



# FAIRFAX COUNTY PLANNING COMMISSION

Original Staff Report published May 8, 2019  
Public Hearing Date: May 22, 2019  
Date of Addendum: June 10, 2019

## STAFF REPORT ADDENDUM FOR PLANNING DETERMINATION

Pursuant to  
Va. Code Sec. 15.2 - 2232

Application Number: **2232-V18-25**

Applicant: **Fairfax County Department of Public Works and Environmental Services (DPWES)**

Proposed Use: Lorton Community Center and Lorton Community Action Center

Supervisor District: Mount Vernon District

Subject Property Tax Map ID: 107-4 ((1)) 34 and 107-4 ((5)) 4

Subject Property Address: 9518 Richmond Highway, Lorton, VA 22079

Area of Subject Property: 7.66 acres

Application Accepted: January 7, 2019

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Fairfax County Department of Public Works and Environmental Services, to construct a new community center facility at 9518 Richmond Highway, Lorton, VA 22079, **is substantially in accord** with provisions of the adopted Comprehensive Plan.

# PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-V18-25

Acreage: 7.66

District: Mount Vernon

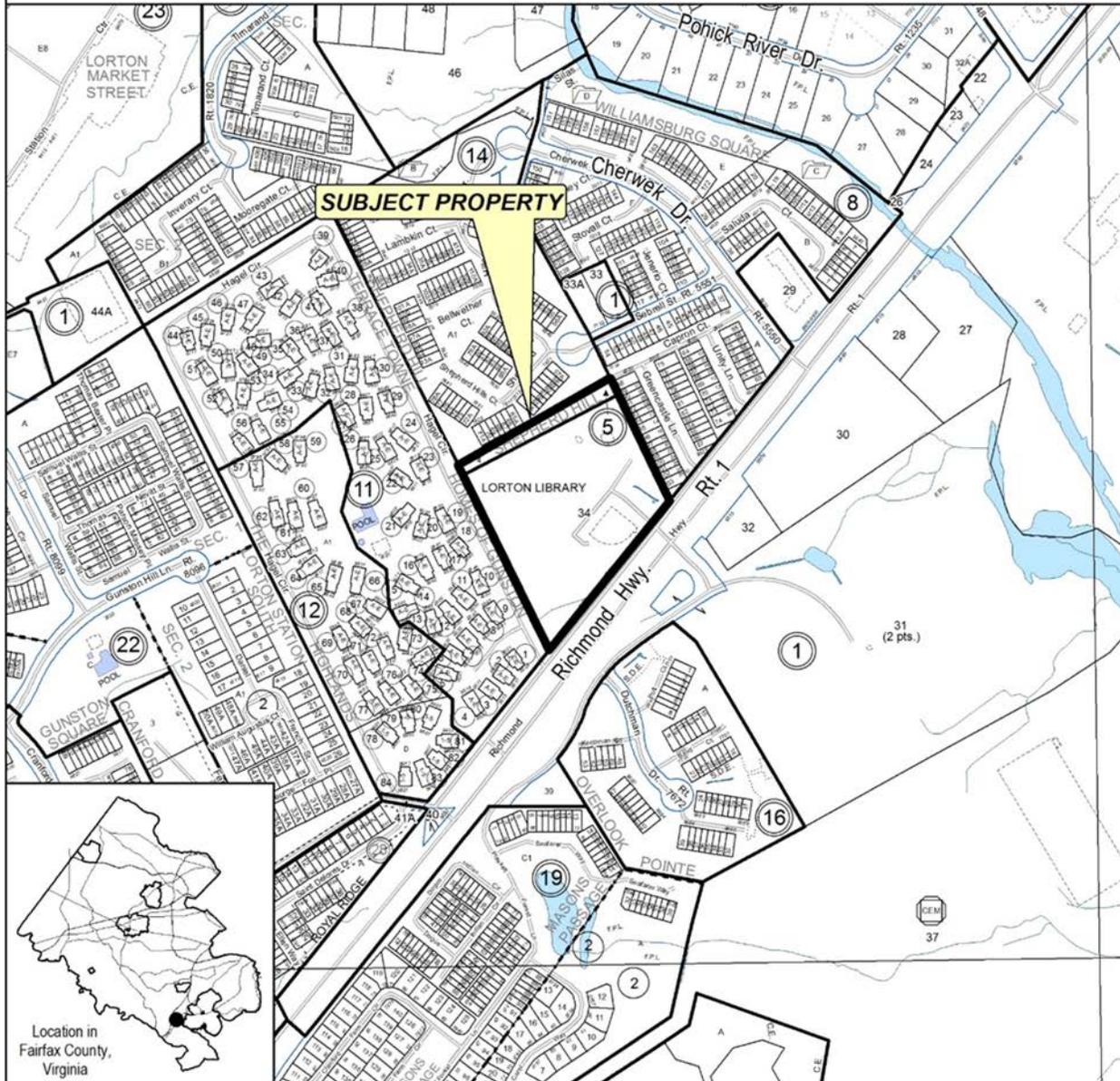
Tax Map ID Number: 107-4 ((1)) 34 and  
107-4 ((5)) 4

Address: 9518 Richmond Highway  
Lorton, VA 22079

Planned Use: Public Facilities

Applicant: DPWES, Capital Facilities,  
Building Design Branch

Proposed Use: Public Facilities



Location in Fairfax County, Virginia

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING  
USING FAIRFAX COUNTY GIS



## **APPLICATION 2232-V18-25 STAFF REPORT ADDENDUM**

This staff report addendum provides a revised public facility proposal for the Lorton Community Center (9518 Richmond Highway), as outlined below:

### **BACKGROUND**

On May 22, 2019, the Planning Commission held a public hearing on application 2232-V18-25. The proposal in the May 8, 2019, staff report included a phase I construction of a new one story Lorton Community Center facility to include a senior center, the Lorton Community Action Center (LCAC) subject to the approval of the Special Exception Amendment Application, SEA 83-V-076-02, and Lorton Park. Expansion and renovation of the Lorton Library is proposed as Phase II of the project and is to be considered as a Feature Shown, FS-V19-49.

### **DISCUSSION**

The analysis provided in the staff report is not repeated here; rather, this discussion addresses specific issues subsequent to the May 22, 2019, hearing including the public hearing ad and notifications, parking, and park space.

#### **Public Hearing Notification**

The public hearing ad and notifications for application 2232-V18-25 only included the community center phase I portion of the proposal. The Planning Commission may only act on the phase I portion of the public facility proposal for application 2232-V18-25. Consequently, the phase II library expansion is removed from application 2232-V18-25 and is proposed under a separate application, FS-V19-49, to be acted on as a Feature Shown by the Planning Commission.

#### **Parking**

In response to questions regarding surface parking and open space, DPWES has done further work to reduce and phase parking at the site. A request for parking reduction has been formally submitted and increases the total reduction request from 35 spaces to 62 spaces (Attachment A). The 39 spaces for Phase II would be constructed with the Library expansion.

Required Parking		237
Proposed parking reduction		62
Proposed Total Parking	Phase I	136
	Phase II	39
	Total On-site Spaces	175

Staff supports the proposed parking reduction. The request for parking reduction has not yet been approved.

#### **Park Space**

Fairfax County Park Authority staff defines the park space at this site as the existing 4.5 acre area maintained by the Park Authority on the rear portion of the site (Figure 1). This includes the 1.4 acre area containing the Murphy House and associated storage and parking.

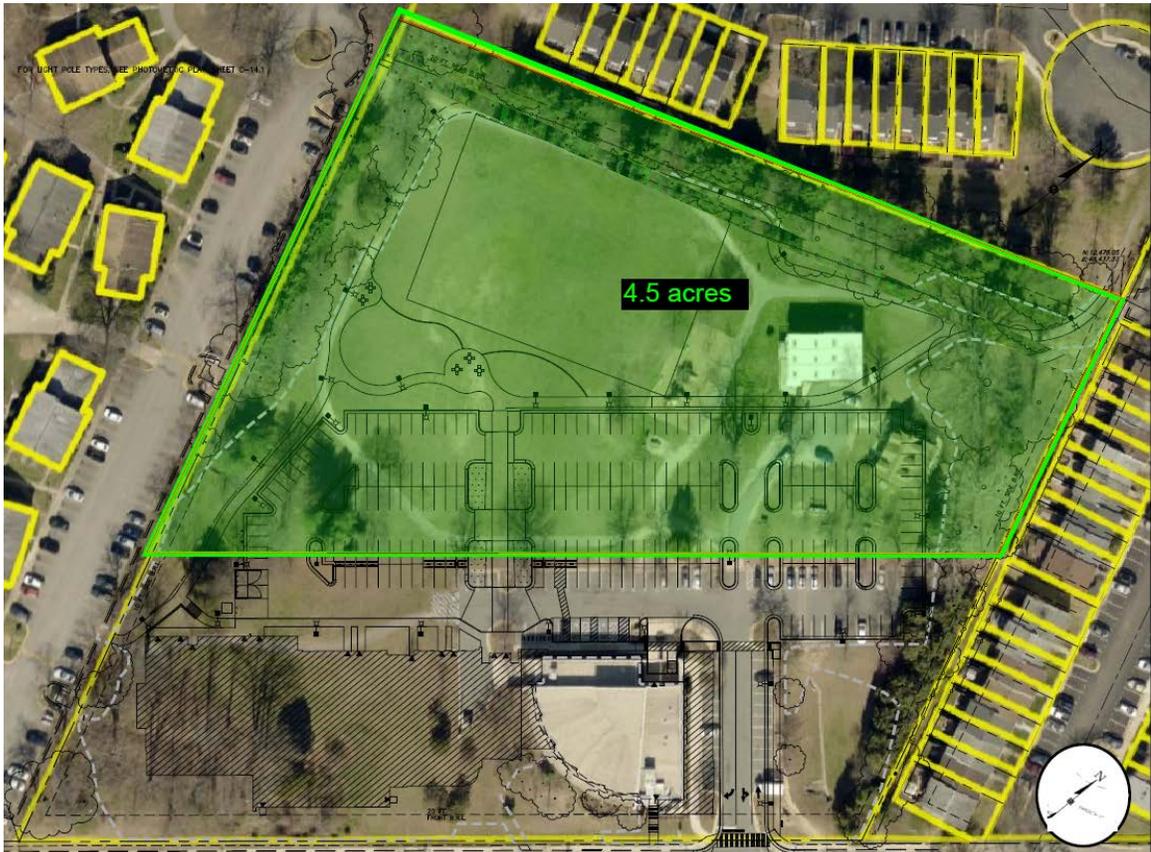


FIGURE 1. Existing Park Space as defined by Park Authority



FIGURE 2. Existing Park Space as defined by Park Authority *without Murphy House*

Completion of both phase I and phase II of the proposed facilities comprises a new Lorton Community Center facility to include a senior center, the Lorton Community Action Center (LCAC) subject to the approval of the Special Exception Amendment Application, SEA 83-V-076-02, Lorton Park, and also the renovation, expansion and connection of the existing Lorton Library to the community center. After finishing both phases, the total park space would be 3.6 acres (Figure 3).



FIGURE 3 – Total proposed park space *without* parking reduction

The total square footage of park area *with a parking reduction* would increase to 3.9 acres.



FIGURE 4 – Total proposed park space *with* parking reduction

Total Existing Park Space	4.5 acres
Total Existing Park Space <i>w/o</i> Murphy House	3.1 acres
Total Proposed Park Space	3.6 acres
Total Proposed Park Space w/ Parking Reduction	3.9 acres

**RECOMMENDATION**

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services to construct the new Lorton Community Center, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject application 2232-V18-25, substantially in accord with provisions of the adopted Comprehensive Plan. A separate report, analysis, and recommendation is provided in application FS-V19-49 regarding the proposed Lorton Library renovation and expansion.

FOR LIGHT POLE TYPES, SEE PHOTOMETRIC PLAN SHEET C-14.1

**CURRENT SITE PLAN - 237 REQUIRED SPACES**  
 - 35 SPACES ORIGINAL PROPOSED REDUCTION  
 202 TOTAL SPACES

- 27 SPACES ADDITIONAL PROPOSED REDUCTION REQUEST  
 - 39 SPACES PROPOSED PHASE 2 PARKING

PHASE 1 = 136 SPACES TOTAL  
 PHASE 2 = 39 SPACES TOTAL  
 PHASE I & 2 = 175 TOTAL SPACES

ADDITIONAL 9 SPACES  
 PROPOSED PARKING  
 REDUCTION - 1,400 SF

ADDITIONAL 18 SPACES  
 PROPOSED PARKING  
 REDUCTION - 2,700 SF

ORIGINAL PROPOSED  
 PARKING SPACE REDUCTION  
 8,500 SF

PHASE 1 PARKING  
 136 SPACES

PHASE 2 PARKING  
 39 SPACES

LORTON COMMUNITY CENTER  
 PHASE I  
 AREA - 30,000 SF

LORTON COMMUNITY  
 LIBRARY CENTER  
 EXISTING LORTON  
 COMMUNITY LIBRARY  
 AREA - 10,000 SF

LIBRARY ADDITION  
 PHASE II  
 AREA - 6,000 SF

NO.	DATE	ISSUE

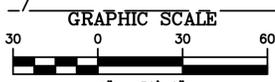


THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

**LORTON COMMUNITY CENTER**  
 9518 RICHMOND HIGHWAY  
 MOUNT VERNON DISTRICT FAIRFAX, VA

**SITE LAYOUT**

SCALE: 1" = 30'  
 DRAWN BY: KG  
 CHECKED BY: TV  
 DATE: 1/15/2018  
 PROJECT NUMBER: 1740.0006  
 DRAWING NUMBER: C-6.0



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