



# FAIRFAX COUNTY PLANNING COMMISSION

May 8, 2019

## PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to  
Va. Code Sec. 15.2 - 2232

**Public Hearing Date: May 22, 2019 at 7:30 p.m.**

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

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

Proposed Use: Lorton Community Center, Lorton Community Action Center, and Lorton Community Library

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: 6.85 Ac.

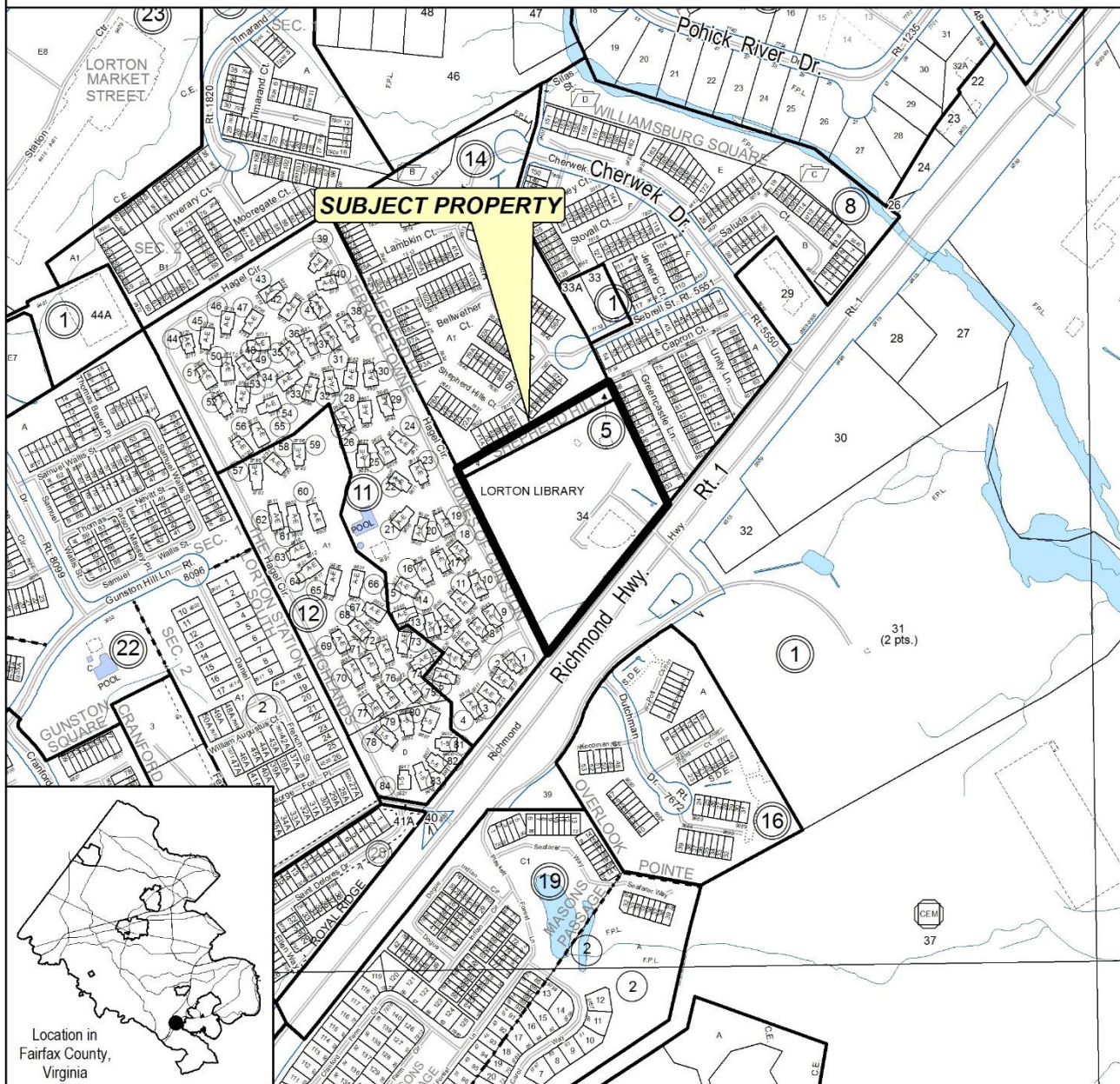
District: Mount Vernon

Tax Map ID Number: 107-4 ((1)) 34 and  
107-4 ((5)) 4Address: 9518 Richmond Highway  
Lorton, VA 22079

Planned Use: Public Facilities

Applicant: DPWES, Capital Facilities,  
Building Design Branch

Proposed Use: Public Facilities



500 FEET

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

**APPLICATION**

**Proposal:** Construct a new community center and expand existing library

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

**Subject Property:** 9518 Richmond Hwy.  
Lorton, VA 22079  
Tax map 107-4 ((1)) 0034 & 107-4 ((5)) 4

**Size and location:** The 7.66-acre site is located on the corner of Richmond Highway and Hagel Circle. The Lower Potomac Park and townhomes are to the south, and there are townhomes to the east, north, and west.

**Existing Conditions:** The site is currently developed with the approximately 10,000-square foot Lorton Community Library, an 80-space parking lot, 4.53-acre Lorton Park containing a circular walking path, and Murphy House (the original house on the site) and associated storage trailers. The house and storage trailers occupy 4,000-square feet on the northeast portion of the property and are leased by the Lorton Community Action Center (LCAC). Special Exception SE 83-V-076 allowed limited operations of the LCAC at the house until an amendment to the conditions allowed addition of accessory trailers on the site for expanded operations. The existing conditions exhibit and photographs can be found in the application (*Attachment A*).

**Comprehensive Plan and Zoning District:** The Comprehensive Plan Map identifies the property for public facilities use. The property is zoned R-8. Additional Plan guidance is provided below under “Comprehensive Plan Provisions.”

**Project Justification:** The Department of Neighborhood and Community Services identified the need for a community center located in the southern part of the county to provide activities and programs for all, especially older adults, and youth. County citizens supported this need by passing the 2016 Human Services and Community Development Bond Referendum.

The new center will provide social, recreational, health/wellness activities combined with the LCAC to enhance quality of life by providing food, basic needs, and self-sufficiency programs. The renovation and expansion of the Lorton Community Library is included as a Phase II future project in FY 2019 - FY 2023 Adopted Capital Improvement Program (with Future Fiscal Years to 2028).

**Proposed Use:** The project comprises the library, community center including a relocated senior center, LCAC subject to the approval of the Special Exception Amendment Application 83-V-076-02, and Lorton Park. Collocating the new community center with the LCAC, the library, and the park allows these public facilities to function in concert, providing a significant opportunity for partnership of services and for community participation.

## **DISCUSSION**

Proposed Facility: The project proposes construction of a new one story, approximately 30,000 square foot community center facility to include LCAC in Phase I. Phase II would renovate, expand and connect the existing library to the community center. The proposal includes associated parking.

Hours of Operation: The community center will be open for operation from 9:00 A.M. to 10 P.M. The library hours are 10:00 A.M. to 9:00 P.M. Monday and Tuesday, 10:00 A.M. to 6:00 P.M. Wednesday, 1:00 A.M. to 9:00 P.M. Thursday, 10:00 A.M. to 6:00 P.M. on Friday, and 10:00 A.M. to 5:00 P.M. on Saturday.

Service Area: The proposed service area location is the Mount Vernon Supervisor District. The LCAC service area comprises a significant portion of the community that is within walking distance of the proposed community center. The center will also serve older adults, adults, youth, and families in the surrounding communities. The medium-sized community library will offer a variety of library services designed to serve the community in which the library is located.

Parking: The total parking supply for the Lorton Library, community center, and LCAC combined site, considering both Phase I & II expansions, is 237 spaces, including 6 handicapped spaces. DPWES has submitted a request for a parking reduction of 35 spaces to 202 spaces.

Access: The existing entrance/exit from the site to Richmond Highway (Route 1) will be maintained.

### **Anticipated Impacts**

Traffic Impacts: The applicant has stated that the proposed community center is expected to generate 37 PM peak hour trips (22 in and 15 out), and 443 average daily trips. This accounts for vehicular traffic only. The center will also draw non-vehicular traffic including pedestrians and bicyclists. A significant number of patrons do not own vehicles and thus will arrive by foot, public transportation, or in carpools. Fastran is utilized by seniors patronizing the current senior center to be relocated to this site.

Noise Impacts: There will be no exterior speakers on the building and most of the center's activities will occur indoors, keeping the noise levels from sport activities at a minimum to the neighboring communities.

Water quality/Stormwater management: Stormwater management is being provided for the existing library and parking lot via a dry retention pond to the north of the site, which will be retrofitted to meet requirements with the expansion of the library. Stormwater management for the new center and parking will be provided through Low Impact Development and underground facilities. Computations and narratives for stormwater outfall requirements per the County's Public Facility Manual (PFM) will be included for the site plan review and approval.

Lighting: All site lighting, including parking lot lighting and walking trail lighting, will be appropriately scaled for the facility size and will provide safety and security. New LED site lighting fixtures will be provided throughout the site. The lighting will be designed to comply with Zoning Ordinance requirements.



Landscaping: The proposed facility is located close to Richmond Highway to preserve existing trees and to provide natural vegetation buffers to adjacent residential properties. The existing vegetation on the lots will be maintained to the extent possible. Most of the large trees surrounding the site will be preserved for the 25 foot transitional screening yard and for tree preservation requirements, including the 70-inch caliper Monarch Oak Tree north of the Murphy House. A waiver of the transitional screening requirement is requested for the area adjacent to the Richmond Highway right-of-way, because of the center's close location to Richmond Highway. A barrier location and type waiver is also requested to allow the existing fences to remain along the property line rather than to provide a barrier within the site. This waiver is being coordinated with Urban Forest Management Division.

Maintenance: Maintenance activities include facility and equipment repairs and routine grounds upkeep.

Alternate locations: Four sites were considered for the location of the new community center: the Lorton Library site, the Norman Cole site across Route 1, the Pohick Estates Park tennis-courts area at Pohick Road and Cullum Street, and the Lorton Road/Railway Track adjacent to the Amtrak Lorton Station. Through several Lorton Community Center Steering Committee meetings, the Lorton Library site was considered the best of the four options because of the location, access, and opportunity for collocation. Additionally, when this site was acquired by the Board of Supervisors in 1981, the intent was to build both the Lorton Library and a community center, offering services to a growing area of the Lower Potomac District where the benefits of a center are most needed and can be extended to other communities. The combined public uses allow for creation of synergy between the programs of the center, senior center, LCAC, Lorton Library, and Lorton Park.

## **DESCRIPTION OF SURROUNDING AREA**

### **Adjacent and Nearby Land Uses:**

- Subject property – Two contiguous lots, including the Lorton Park, partially developed with the Lorton Community Library, a parking lot, and Murphy House and trailers occupied by the Lorton Community Action Center.
- North – The Williamsburg Square and Shepherd Hills townhomes.
- East – The Lorton South Park.
- South – The Overlook Pointe and Masons Passage townhomes, and Lower Potomac Park.
- West – The Gunston Condominium and Highlands townhomes.

## **COMPREHENSIVE PLAN PROVISIONS**

**Comprehensive Plan Map:** Subject property planned for public Facilities, governmental and institutional uses.

**Planning Area, District, and Sector:** Area IV, Lower Potomac District, LP2 – Lorton-South Route 1 Community Planning Sector

### **Land Use Recommendations:**

Subject property – Public Facilities, Governmental and Institutional uses.

- North – Residential use at 8-12 DU/AC (Plan Map)

- East – Public Facilities and Park uses (Plan Map)
- South – Residential use at 5-8 DU/AC (Plan Map) and Public Park
- West – Residential use at 12-16 DU/AC (Plan Map)

### COMPREHENSIVE PLAN GUIDANCE

The subject property is located in the Area IV, Lower Potomac District, LP2 – Lorton-South Route 1 Community Planning Sector, Land Unit E, Sub-unit E9. The Comprehensive Plan Map identifies the property as planned for public facility, governmental, and institutional uses.

An assessment of this proposal for substantial conformance with land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations:

The Lorton Community Action Center and Lorton Community Library are listed as existing public facilities in the Lower Potomac Planning District in Figure 6 on page 18 of the Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, Amended through 10-6-2018.

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition**  
**Lower Potomac Planning District, Amended through 10-16-2018**  
**LP2-Lorton-South Route 1 Community Planning Sector, Pages 104-105**

**AREA IV**

#### “Public Facilities

The following public facilities are identified as future needs in the LP2 Community Planning Sector:

- ...

Locate a senior center and offices of county support agencies providing services to the elderly and relocate the Lorton Community Action Center to be part of the senior center on Parcel 107-4((1))34;”

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition**  
**Human Services, Amended through 3-4-2014, Pages 11 - 12**

**POLICY PLAN**

### **“COMMUNITY AND RECREATION SERVICES**

#### **INTRODUCTION**

Community and Recreation Services provides recreational and educational programs for socialization and intellectual stimulation, preventive health services, financial counseling, and referral services through the senior centers.

Senior centers are in libraries, park facilities, community centers, as standalone facilities, and in former (and active) schools. Depending on the level of services provided, the facilities vary in size from 700 to 22,368 square feet of space.

The need for senior centers is determined through analysis of the size and density of the existing and projected older populations in relationship to geographic accessibility, the location of major travel corridors, and the availability of sites. The Senior Center Study identifies future sites

for senior centers and adult day health care centers through 1996 and specifies that services be provided to elderly residents on a neighborhood, community, regional and countywide basis.

Community and Recreation Services also provides para-transit services for eligible disabled, elderly, and low-income county residents. Over 400,000 passengers who are unable to use METRO, CONNECTOR or private automobiles are transported each year by the county's para-transit services known as FASTRAN. Under the FASTRAN system, which consists of buses and maintenance vehicles, the county purchases the vehicles and contracts for operations and maintenance of the fleet. The contracted vendor is responsible for providing the facilities used for the storage and maintenance of the vehicles.

**Objective 23: Locate senior centers according to the hierarchy established by the Senior Center Study.**

Policy a. The requirements outlined in the Senior Center Study are as follows:

Regional Senior Centers are located on the periphery of residential areas or in commercial/retail areas accessible to nearby communities. The facilities range from 29,000 to 36,000 square feet, and serve 220 to 340 participants daily, including co-located day health care services (provided by the Department of Health) for residents in a seven-mile radius.

Community Senior Centers, located in residential areas within a three-mile service area radius, range in size from 10,000 to 15,000 square feet, and provide services for 70 to 175 participants daily.

Neighborhood Service Centers, located in residential areas having a small, but constant, elderly population which may be geographically isolated from larger centers, require approximately 4,000 square feet of gross floor area and provide services for 30 to 75 participants daily.

Policy b. Ensure that senior centers are provided commensurate with population increases.”

**STAFF ANALYSIS:** See *Attachments B-F* for detailed discussion. See *Attachment G* for a detailed response from DPWES.

**Department of Planning and Zoning**

- Zoning Administration Division – Ordinance Administration *Attachment B*  
The Zoning Administration Division (ZAD) reviewed the application and stated that the proposal consists of two phases. Phase I is a 30,000-sq. ft. community center and will include space for Lorton Community Action Center, a non-profit, and Lorton Senior Center. The community center use is deemed a public benefit association under the Zoning Ordinance and requires special exception approval in the R-8 District. SEA 83-V-076-02 was submitted for the public benefit association use and is currently scheduled for a May 22, 2019, Planning Commission public hearing. Phase II will include a 6,000-sq. ft. expansion and renovation of the existing Lorton Community library. The library is a public use and permitted in the R-8 District, subject to the R-8 District requirements and other applicable regulations.

**Department of Public Works and Environmental Services**

- Urban Forest Management Division *Attachment C*  
Urban Forest Management review comments for this project note the compliance

requirements regarding parking lot landscaping, transitional screening, and 10-year tree canopy. Analysis of details for demonstration of compliance will be reviewed at the final design/site plan stage.

### **Department of Land Development Services**

- Site Development and Inspections Division *Attachment D*  
Storm water management review comments regarding water quality and quantity controls for this project note the compliance requirements for Best Management Practices, stormwater detention, and outfall channel and flood protection. The analysis calculations and details will be reviewed at the final design/site plan stage.

### **Fairfax County Park Authority**

- Park Planning Branch *Attachment E*  
The Park Authority staff has reviewed the 2232 application and noted the parcels underwent cultural resources review, which determined that the current Community Action Center building appears on early historic aerial photography. The Park Authority recommends a Phase I archaeological survey of the undisturbed areas of the site, including architectural assessments of structures more than 50 years in age. Park Authority staff has also identified a need for all types of parkland and recreational facilities in this area and is working with Capital Facilities on the design for the proposed playground and fitness stations.

### **Department of Transportation**

- Transportation Planning Section *Attachment F*  
The Fairfax County Department of Transportation (FCDOT) reviewed the application and stated that there are four transportation issues related to this application relating to vehicular site access, pedestrian and bicycle site access, frontage improvements, and interparcel access.

1. FCDOT recommends expansion of the site driveway to three lanes to allow for two exit lanes consisting of one right turn and one through/left turn lane in accordance with the Traffic Analysis.

*DPWES Response:* The site plan provides a 36' wide entrance drive for three lanes.

2. FCDOT recommends that the applicant provide bicycle parking and provide for pedestrian access to the site from Richmond Highway along both sides of the main entrance driveway and at the southern end of the site near Hagel Circle.

*DPWES Response:* Pedestrian access is provided on one side of the access road connecting to the service drive of Richmond Highway and is unable to provide a sidewalk on the side where the addition for the library is occurring. The access road cannot be moved towards the Dry Pond to accommodate an additional sidewalk since it would not line up properly with the existing entrance from the service drive to the Richmond Highway lanes. Pedestrian access at Hagel Circle currently exists and is being maintained with this project. Secure bicycles racks are provided close to the entrance of the building.

3. FCDOT notes that the *County Bicycle Master Plan* calls for a 10-foot-wide shared use path along the site's Richmond Highway frontage. The applicant should provide for this facility with development of the proposed uses.

*DPWES Response:* An application is submitted for a waiver of the 10-foot wide shared use path along Richmond Highway with the Special Exception Amendment for the Lorton Community Action Center. The intent is to maintain the existing sidewalk that is currently located adjacent to the service drive.

4. FCDOT comments that the service drive is planned to be removed in the future. The applicant should provide interparcel vehicular access to the immediate surrounding communities with Sebrell Street at the northern corner of the property and provide a reservation for future interparcel access with Hagel Circle.

*DPWES Response:* There are no existing easements that can accommodate a roadway access from either Sebrell Street or Hagel Circle. The access from Sebrell Street would also impact the existing 70-inch white oak tree that is part of the tree preservation plan and a high priority for the community. The roadway access from Hagel Circle would be difficult to provide due to the topographic conditions creating a 10-foot elevation change between the parking and the street.

#### CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed center, are substantially in accord with the adopted Comprehensive Plan.

#### **Location**

This site, with the existing Lorton Park, Lorton Library, and Murphy House and trailers was considered the least disruptive alternative of all sites considered. The original master plan for Lorton Park, approved in April 1985, includes a location for a proposed community action center (*Attachment H*). The Comprehensive Plan Lorton South Route 1 Community Planning Sector identifies tax map parcel 107-4((1))34 as a location for future facilities including "a senior center and offices of county support agencies providing services to the elderly." The Plan also recommends relocating the Lorton Community Action Center to this parcel. Collocation of public facilities is also a policy recommendation of the Plan and in combination with new indoor amenities, enhanced outdoor play areas, and improved parking, services to the community can be optimally provided through facility collaboration.

The Lorton Community Center Steering Committee discussed the proposed location of the facility and approved the Lorton Park site. The Steering Committee included members of the surrounding communities as well as a representative of the South County Federation (SCF).

#### **Character**

The Lorton Community Center is designed to be flexible and accommodate the variety of programming needs for the diverse community to be served. The building area will be approximately 30,000 square feet comprised of multi-purpose rooms, a gymnasium, a kitchen,



administrative offices, meeting spaces, and classrooms. Much of the existing vegetation will be preserved, especially between the proposed center and adjacent residential properties to the north, west, and south boundaries. This will serve as a buffer for the nearest residences. Several key existing features will be retained and/or modernized, including the Monarch Oak Tree in the northern corner of the site. The Lorton Park amenities will include a grass rectangular field inside an oval walking path, picnic tables and benches, a variety of fitness equipment, and an enhanced playground area in coordination with the Park Authority. The character of the center will be compatible with the existing library on the site.

### **Extent**

The proposed community center building will be configured to provide a visual presence along Richmond Highway. The taller gymnasium will be located on the highway side of the building and the rest of the building will step down in height towards the open space and residential side of the site. No adverse impacts to visual character, noise, environment, and water quality are expected as part of the operations of the proposed facility. Phase II, the renovation and expansion of the existing library will add 5,982 square feet and provide a connection to the new center. The proposal is consistent with Plan guidelines to identify facility requirements associated with level of need and by providing adequate maintenance of existing facilities. Connecting the community center and library allows for a considerable exchange in programming of the facilities that can produce a combined greater effect for the community served.

The existing Murphy House and trailers to the northwest of the site that house the LCAC are a total of 4,000 square feet. The house and trailers will be demolished and the LCAC will be relocated to the new community center with approval of the Special Exception Amendment Application SEA 83-V-076-02. The LCAC will occupy 4,000 square feet in the center. This use requires seven parking spaces, included in the 132 total spaces required for the center.

During a June 12, 2018, meeting, the Executive Committee of the SCF listed recommended actions for the County to take in consideration of the proposed community center (*Attachment I*). The list included undergrounding of stormwater retention facilities, reducing parking, and incorporating the future Lorton Library Renovation design into the planning stages of the community center to ascertain the total footprint. DPWES has awareness of this list and made efforts to follow these recommendations. The stormwater retention facilities will be put underground.

DPWES has also submitted a request to reduce the required number of parking spaces to preserve more open space on the site. The request is to reduce parking by 35 spaces, which will save approximately 8,500 square feet of open space on site, particularly around the Monarch Oak Tree to aid preservation of the tree.

### **CONCLUSIONS AND RECOMMENDATIONS**

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 (*Attachment J*). Staff therefore recommends that the Planning Commission find the subject Application 2232-V18-25, substantially in accord with provisions of the adopted Comprehensive Plan.

Non-Telecommunications Facility

2232 Review Application



12/2015



## 2232 PUBLIC FACILITY REVIEW (Non-Telecommunications)

County of Fairfax, Virginia  
Application for Determination  
Pursuant to  
Virginia Code Section 15.2-2232

\*\*\* This area to be completed by staff \*\*\*

APPLICATION NUMBER 2232-V18-25

(Please Type or Clearly Print)

### PART I: APPLICATION SUMMARY

#### LOCATION OF PROPOSED USE

Address 9518 Richmond Highway

City/Town Lorton Zip Code 22079

Place Name (if at county facility) Lorton Community Center

Tax Map I.D. Number(s) 1074 01 0034 and 1074 05 0004

Fairfax County Supervisor District Mount Vernon

Total Area of Subject Parcel(s) 1074 01 0034=6.1528 acres and 1074 05 0004= 6.930 acres= 6.85 acres

Zoning District R-8

#### APPLICANT(S)

Name (Company or Agency) DPWES, Capital Facilities, Building Design Branch

Agent Name Martha Sansaver

(Note: Failure to notify County of a change in agent may result in application processing delays)

Agent's Mailing Address 12000 Government Center Pkwy, Suite 449

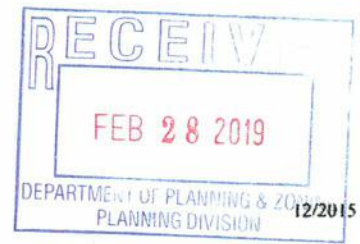
City/Town Fairfax State VA Zip Code 22035

Telephone Number (703) 324-5103 Fax (703) 324-4365

E-mail martha.sansaver@fairfaxcounty.gov

Secondary Contact (Must Be Provided) Teresa Lepe

Telephone Number (703) 324-5161 E-mail teresa.lepe@fairfaxcounty.gov

**PROPERTY OWNER(S) OF RECORD**Owner Board of Supervisors Fairfax CountyStreet Address 12000 Government Center PkwyCity/Town Fairfax State VA Zip Code 22035Has property owner been contacted about this proposed use? Yes ☐ No ☒**BRIEF DESCRIPTION OF PROPOSED USE**

Phase I - Development of a new approximately 30,000 SF Lorton Community Center  
Phase II - Future Expansion and Renovation of the existing Lorton Community Library

**PRIOR TELECOMMUNICATIONS APPROVAL(S)**

Research and provide all previous 2232, 456, 6409, or "Feature Shown" (FS) approvals for the applicant carrier that is the subject of this application. Provide explanation for any conflicting information between previous approval(s) of record and the information shown in this current application.

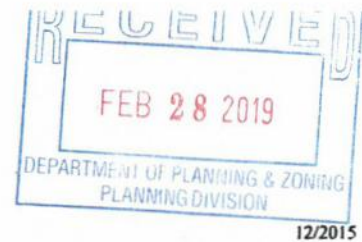
None

**PRIOR ZONING APPROVAL(S)**

Research and provide previous zoning approvals (RZ, SE, SP, VC, etc.) for all uses on site such as proffered conditions, special exceptions, special permits, variances, or development plans. This applies to any carrier with telecommunication equipment on the subject property.

SE 83-V-076



**SIGNATURE**

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent \_\_\_\_\_

Date \_\_\_\_\_

Submit completed application to:

*MICHELLE STAHLANT*  
~~Chris Caperton~~, Chief, Facilities Planning Branch  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5507  
(703) 324-1380



**2232 Public Facility Review  
Lorton Community Center  
And  
Phase II – Future Lorton Community Library Expansion and Renovation  
Project Number 30010/HS-000020  
October 3, 2018  
Revised February 28, 2019**

**PART III: STATEMENT OF JUSTIFICATION**

**A. DESCRIPTION OF THE PROPOSED USE:**

**1. Project Description:**

The Lorton Community Center (LCC) will be located at the northwest corner of Richmond Highway (U.S. Route 1) and Hagel Circle intersection in the Mount Vernon Supervisory District of Fairfax County, Virginia. The site is bordered by residential developments; to the west by the condominiums in the Homes of Gunston subdivision, to the north by townhomes in the Shepherd Hill subdivision, and to the east by townhomes in Williamsburg Square subdivision. Located between 3 neighboring communities, the site provides an opportunity for residents to walk to the new community center.

The new center is proposed to be a one-story, approximately 30,000 SF facility and will be built on an approximately 6-acre parcel adjacent to the current Lorton Community Library located at 9520 Richmond Highway, Lorton VA 22079. There is approximately 0.7 acres BOS property between the LLC site and Shepherd Hill subdivision, which is approximately 40-50' wide strip of land that provides the greater buffer area.

Lorton Community Action Center (LCAC), which is currently leasing the existing "Murphy House" building from Fairfax County, is located on the northeast portion of the subject property. A Special Exception Amendment (SEA 83-V-076) was approved on July 27, 2010 to amend the Special Exception (SE 83-V-076) for a public benefit association, LCAC, to permit accessory construction of a storage structure and site modifications. An amendment to this Special Exception is filed to relocate the LCAC in the new community center Building and associated site work. Additionally, the Lorton Senior Center, located in a leased space at Gunston Plaza at 7722 Richmond Highway, will be relocated to the new community center building.

Phase II proposes the renovation of the existing one-story approximate 10,000 SF library with and expansion of approximately 6,000 SF for a total library square footage of approximately 16,000 SF. The library will be connected to the Lorton Community Center leveraging synergy among the programs and efficiencies for the building and site.

**Site:**

The one-story community center building is proposed to be located to south of the existing Library along Richmond Highway. The Lorton Community Library was completed in 1990 and was designed and sited to accommodate the future community center. The existing Murphy





**Lorton Community Center**  
**2232 Statement of Justification**  
Page 2

House and the trailers, housing LCAC to the northwest of the site, will be demolished. The parking lot will be enlarged to accommodate parking for the new Community center; it will include ADA accessible and possible energy efficient vehicle parking spaces. Phase II, renovation/expansion of the library, will provide a connection between the existing library and the community center and provide the library areas in conformance to the comprehensive plan for a community library. Parking will also be added to the site for the expanded library area.

The building shape and configuration provide a large visual presence along Richmond Highway. The taller gymnasium portion of the LCC is proposed to be located along the U.S. Route 1 side of the building to accentuate the presence and to allow the building to step down from the U.S. Route 1 side towards the open space and residential side of the site. The community center has been sited to allow for a future connection to the Library that will result in one unified building when the existing Library is expanded.

The Fairfax County Park Authority completed a Master Plan for the site in 1984 and approved in 1985, which identified an area for the Lorton Park, owned by the Fairfax County Board of Supervisors, and two buildings: one for the library and the other for community center. The project has been approved by the Fairfax County Park Authority Board for multiple uses. The green open space area and the walkway around it will be reconfigured to the north within the remaining site. There will be a pathway from the entrance of the community center through the parking lot that connects the building to the green space and away from the Richmond Highway traffic which provides a more peaceful and calming area from the busy traffic.

Sanitary sewer and water services are available for both the existing Library and the new Building from U.S. Route 1. Additionally, there is an existing gas line and easement starting from the main gas line at U.S. Route 1 and runs around the existing Library building and then heads north to serve the Shepherd Hill subdivision. This gas line will be relocated with this project to allow the future connection between both buildings.

Stormwater management is being provided for the existing Library and parking lot via a dry detention pond adjacent to the north of the entrance of the site off the entrance drive. Once the Library is expanded this facility will be retrofitted to meet the stormwater management requirements for the increased impervious area. Stormwater management will be provided for the new community center Building and its parking lot through some low impact development and underground facilities.

**Structure:**

The Lorton Community Center is designed to be flexible and accommodate the programming needs for youth and seniors with large dividable multi-purpose rooms, a gymnasium, a kitchen, administrative offices, meeting spaces, and classrooms. The approximately 30,000 sf structure will also include spaces for the Lorton Community Action Center. The main circulation will be





**Lorton Community Center**  
**2232 Statement of Justification**  
Page 3

through a corridor, which connects all of the activity spaces within the building starting from the lobby, which will allow the Phase II future connection directly into the Lorton Community Library. Adjacent to the shared lobby space is a future meeting room that is part of the Lorton Community Library program that can be easily shared with the Community Center, when it is not used for library functions.

The exterior building design of the Lorton Community Center and Lorton Community Library strives to create a timeless facility, well connected to its surroundings. The materials and forms of the building are influenced by the adjacent library and the open green space. The raised portions of the building provide height where required for program activities and the opportunity to locate windows in these higher areas, or clerestory glazing, to push natural light deep into the building. Exterior materials are a combination of brick to create a connection to the existing library building, wood grain metal siding & soffits, metal panels, translucent & clear glazing and a modular green trellis system.

**2. Area to be served by proposed use:**

This project provides the opportunity to serve the Lorton supervisory district with an intergenerational center that previously was not offered. Currently, there is only a senior center serving the district.

**3. Maintenance requirements and frequency:**

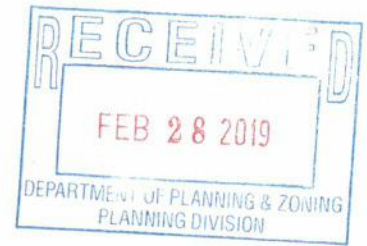
Facility and equipment repairs and routine grounds maintenance will be provided by Fairfax County.

**B. REQUIREMENT FOR PROPOSED USE:**

**1. Why the new facility is needed:**

Neighborhood and Community Services identified the need for a community center located in the southern part of the County to provide social, recreational, health/wellness activities and other programs for all, especially older adults, plus youth programming due to the current lack of dedicated teen facilities in the area. The Lorton Senior Center, combined with the needs for youth programming and LCAC, was determined to provide improved community services for the area. The LCAC will enhance the quality of life by providing food, basic needs, and self-sufficiency programs through the generous support of our community. Combining the LCAC within the new community center provides the offices and storage space into a single building, replaces the current building which has outlived its useful life, and provides a synergy of uses with the community center. The new facility will also provide the flexibility to meet the projected future growth and programmatic needs of the area. By the passing of the 2016 Human Services and Community Development Bond Referendum, the citizens recognized this need. The Lorton Community Library is included as a Phase II future project in the FY 2019 - FY 2023 Adopted Capital Improvement Program (with Future Fiscal Years to 2028) for a renovation/expansion. The current size does not accommodate the needs of the library and expansion is required to





**Lorton Community Center**  
**2232 Statement of Justification**  
Page 4

conform to the 10,000 – 20,000 SF size for a community library as indicated in the Fairfax County Comprehensive Plan.

**2. Why the proposed location is the best location for the proposed use:**

The property that Lorton Community Library is located on, was determined to be the best suitable location for the new Community Center. This site was acquired by the Board of Supervisors in 1981 with the intent to build a community center and library, since collocating the Lorton Community Center and Lorton Community Library provides an opportunity to anchor a growing area of the Lower Potomac District, where the benefits of a community center are most needed and can be extended to other communities. This location will also provide the greatest collocation opportunity to create synergy between the community center including the senior and teen programs, the Lorton Community Action Center (LCAC), the Lorton Park and the existing Library services. Additionally, this location offers the surrounding area communities the opportunity to walk to the community center. The library is an existing facility that will be renovated and expanded in place. No other locations were reviewed for this facility since the current location is central to the residential area for which it serves.

**3. Why the proposed location and type of facility is the least disruptive alternative:**

The proposed location was selected as the least disruptive alternative since the site has already been developed, was the original master plan for the site, and contains several key existing features that will be retained and/or modernized, including the large 70-inch caliper Monarch Oak Tree behind the existing LCAC, a grass rectangular field inside an oval walking path, and a playground. Combined with new indoor amenities, enhanced outdoor play areas, improved parking and traffic flow, this site provides the most flexibility to create an important community asset to meet existing and future needs.

**C. ANTICIPATED IMPACTS/MITIGATION:**

**1. Visual impacts:**

The building shape and configuration provide a large visual presence along Richmond Highway. The taller gymnasium portion is proposed to be located along the U.S. Route 1 side of the building to accentuate the presence and to allow the building to step down from the U.S. Route 1 side towards the open space and community side of the site. The proposed facility will be one-story building and will be positioned on the south corner of the site maximizing the opportunity to save the existing natural vegetation along the boundaries of the site between the adjacent residential properties. The Phase II library renovation/expansion will connect the existing library to the community center.

**2. Noise and light impacts:**

There will be no exterior speakers on the buildings, and the majority of the center's activities will



**Lorton Community Center**  
**2232 Statement of Justification**  
**Page 5**

occur indoors, keeping the noise levels from sport activities at a minimum to the neighboring communities. The community center will be open for operation from 9:00 A.M. to 10 P.M. The library hours are 10:00 A.M. to 9:00 P.M. Monday and Tuesday, 10:00 A.M. to 6:00 P.M. Wednesday, 1:00 A.M. to 9:00 P.M. Thursday, 10:00 A.M. to 6:00 P.M on Friday, and 10:00 A.M. to 5:00 P.M on Saturday. Parking lot lighting will be appropriately scaled for the facility size to provide security, while still designed to comply with Zoning Ordinances requirements.

New LED site lighting fixtures will be provided throughout the site with quantity determined by lighting calculations during the design phase. All proposed site lighting will be appropriately scaled for the facility size and location (smaller fixtures on poles for the walking trail and mid-range pole fixtures for the parking lot), will be installed to provide safety and security and will comply with Article 14, Part 9, §14-900 (Outdoor Lighting Standards) of the ZO preventing spill-over lighting on adjacent properties. All exterior lighting fixtures shall be full cut-off type to prevent light trespass.

**3. Air and water quality:**

No change in air quality is anticipated.

The site is located in the Lower Pohick Watershed and the stormwater from the site is generally draining to two different directions; the stormwater from the existing Library and parking lot is draining into an existing detention pond to the west corner of the site and the rest of the site is sheet flowing to the north east into an off-site storm sewer system at the Shepherd Hill townhouse development. All stormwater management facilities will be designed per the county's Public Facility Manual (PFM) to meet both water quantity and quality control requirements. These facilities will include some low impact development techniques such as onsite infiltration trenches, rain gardens and other stormwater management facilities, where feasible. All erosion and sediment control measures will be installed prior to the start of construction to manage stormwater runoff from construction activities.

Additionally, the project is considering stormwater enhancements and is partnering with the county's Stormwater Planning Division on items to be evaluated such as rain gardens, vegetative swales, as well as some infiltration practices. Appropriate design narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for site plan review and approval.

**4. Environmental:**

The property is not located within a county Historical Overlay District. The site has no known historical or archaeological resources. There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures on the site.

The overall site and building design provides a compact footprint to meet the programmatic





**Lorton Community Center**  
**2232 Statement of Justification**  
Page 6

needs of the community center and future library expansion. Transitional screening yards and barriers, tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and PFM standards, except for a partial transitional screening modification and barrier waiver. Although the requirement is for transitional screening vegetation and barrier location and type, the waiver request is for a decreased depth on the western boundary and the Route 1 boundary since the proposed buildings encroach into the 25-foot yard. For the barrier requirements, we are requesting the existing fences to remain along the property line and to not provide the barrier (fence/wall) which would typically be located 25 feet within the site. The transitional screening plantings are met for all boundaries except for the area adjacent to the Right-of-way along Route 1. Most of the large trees surrounding the site will be preserved for the 35' transitional screening yard, especially the 70-inch caliper Monarch Oak Tree north of the Murphy House. There are no other environmentally sensitive areas like RPAs or floodplain on the site.

The design for site and building will use the LEED® Green Building principals and Low Impact Development (LID) guidelines to minimize environmental impact. The project will be registered with the US Green Building Council with the goal of a Silver Certification under the LEED v4 requirements.

**5. Transportation:**

Through the review and coordination with Fairfax County Department of Transportation (FCDOT), the proposed project does not exceed the traffic requirements stated within the Virginia Administrative Code (VAC), 24 VAC 30-155-40 to necessitate the need for a Traffic Impact Analysis. The existing entrance/exit from the site will be maintained. The proposed Lorton Community Center is expected to generate 37 PM peak hour trips (22 in and 15 out), and 443 average daily trips. The community center will also draw non-vehicular traffic (pedestrians and bicyclists) as well. The trips noted above account for vehicular traffic only.

**D. CONFORMANCE WITH COMPREHENSIVE PLAN AND OTHER STANDARDS:**

**1. Comprehensive Plan Policies and Guidelines that Support Proposal:**

The site is in the Lower Potomac Planning District, and is located within Land Unit E-9 of the Lorton-South Route 1 Community Planning Sector in Area IV. The base use is planned for "public facilities." Figure 6, Page 18 of the Comprehensive Plan in the Lower Potomac Planning District Overview lists the LCAC and Lorton Senior Center as existing public facilities. Page 19 states: "Locate a senior center and offices of county support agencies providing services to the elderly and relocate the Lorton Community Action Center to be part of the senior center on Parcel 107-4 ((1)) 34 in Sector LP2." All of this will fit in context with the proposed Lorton Community Center." The proposed project supports the Comprehensive Plan recommendations, while also supporting the needs of the community within the Lower Potomac District.





**Lorton Community Center**  
**2232 Statement of Justification**  
Page 7

**2. Relevant Standards/Criteria Supporting the Facility and Location:**

The use of a Public Facility is in general conformance with the Fairfax County Comprehensive Plan, 2017 Edition, Human Service Policy Plan. The proposed project further supports the following countywide "Public Facilities" objectives and policies:

**Objective 3:** *Encourage the location of new facilities to increase their accessibility. (Page 3)*

**Policy c.** *When appropriate, locate human service facilities near public transportation.*

- The facility is located along U.S. Route 1.

**Objective 4:** *Identify the impact of public facilities on adjacent planned and existing land uses. (Page 3)*

**Policy a.** *Locate human services facilities in areas of compatible land use.*

- Community Center is co-located with the Library to achieve economies of scale and convenience of use for the community.

**Policy b.** *Design facilities to promote or enhance the community identity.*

- Community Center is co-located with the Library to increase and enrich a diversity of programs offered to the community and, by having an access to the park, promote community interaction. The design of the building will provide a visual focal point that clearly identifies the Community Center and Library and acts as a gateway to the Lorton community, providing a much needed identity.

**Policy c.** *Design facilities that are architecturally and environmentally appropriate.*

- This property has mature vegetation around the peripheral to provide a natural buffer with the surrounding community, but enhances the features of the park. The design for site and building will use the LEED® Green Building principals and Low Impact Development (LID) guidelines to minimize environmental impact. The project will be registered with the US Green Building Council with the goal of a Silver Certification under the LEED v4 requirements.

**Objective 5:** *Acquire sites which, given applicable location criteria, are appropriate for facility's specific purpose. (Page 4)*

**Policy a.** *Locate facilities on sites which have adequate acreage for short-term needs, but which can also accommodate expansion, if expansion is anticipated or projected.*

- Public water and sewer are available for this site to accommodate the addition of the Community Center.

**Objective 6:** *Promote the utilization of volunteers. (Page 4)*

**Policy a.** The community center will have adequate space for the training, management and utilization of volunteers.

This project also supports the following "Human Services" objectives and policies:

**Objective 10:** *Develop sufficient adult day health care centers. (Page 6)*

**Policy c.** *Locate centers in or near residential communities to minimize transportation*



**Lorton Community Center**  
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Page 8

*requirements of families*

- The facility is located between three residential communities to provide the citizens the opportunity to walk to the community center. It is also located within a targeted area that has an elderly population and a large number of households with young children.

**Policy f.** *Develop architecturally and environmentally appropriate facilities on sites with adequate space for outdoor activities. Parking needs are limited as clients do not drive. Provide ample space for para-transit vans and handicapped loading. A five-mile service radius is desirable for the convenience of commuting adult children and for para-transit services.*

- The proposed project provides a park with ample outdoor area and parking for cars and vans and handicapped loading. The facilities provide for pedestrian access throughout the site encouraging community interaction.

**Policy g.** *Utilize the facility standards in the Senior Center Study (1988) that establish the criteria for adult day health care centers.*

- The proposed project meets the intent of the Regional Senior Center requirements.

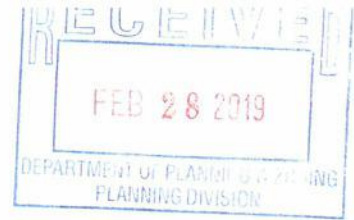
**E. ALTERNATIVE SITE CONSIDERATION:**

**1. Other Properties Considered:**

As part of the planning and design process, four sites owned by the county have been carefully considered for the future community center:

1. Lorton Library Site – Site selected.
2. Norman Cole Site – not selected due to:
  - a. Purchased with sewer funds that would need to be reimbursed.
  - b. Buildable area is small and may not accommodate the Community Center.
  - c. Large residential community across RT#1 that may require crossing a major road or providing a new pedestrian bridge.
  - d. Part of the site is unsuitable for development due to a RPA and steep slopes.
  - e. Future ROW dedication would be required.
  - f. LCAC would need to be relocated.
  - g. An underground vault for SWM would be needed due to the small land area.
  - h. Contaminated soils are identified on the site.
3. Park-Tennis Court Site
  - a. Site owned by the Park Authority and would need to be purchased.
  - b. Not a highly visible site.
  - c. The site is not located off as major roadway, as Richmond Highway.
  - d. Site has some steep slopes that reduce buildable area.
  - e. Residential communities are not located nearby as compared to the other sites.





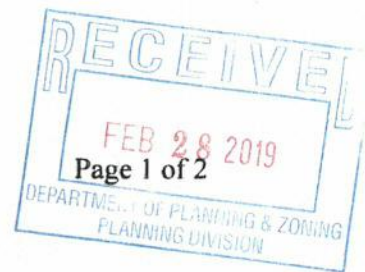
**Lorton Community Center**  
**2232 Statement of Justification**  
Page 9

- f. The site is not close to the Senior Center and LCAC.
- 4. Lorton Road/Railway Track Site
  - a. The site is next to rail tracks.
  - b. Residential communities are not located nearby as compared to the other sites.
  - c. Area is not as walkable as the other sites.
  - d. The site is not located off as major roadway, as Richmond Highway.

Each of these sites have been analyzed with consideration affecting land use and site layout including: the comprehensive plan and zoning regulations, vehicular and pedestrian access and parking, environmental concerns such as stormwater management and water quality, availability of utilities, easements or land use restrictions, and ability to accommodate the program requirements.

The Lorton Community Library/Lorton Park site was determined to be the best suitable location for the new community center building. The site was acquired in 1981 with the intent of collocating a community center and library. The Lorton Community Center and Lorton Community Library provides an opportunity to anchor a growing area of the Mount Vernon Supervisory District, where the benefits of a community center are most needed and can be extended to other communities. It also provides the greatest collocation opportunity to create synergy between the senior and teen center, the Lorton Community Action Center (LCAC), and the community center, with the existing Library services.

Fairfax County



MAP #: 1074 01 0034  
BOARD OF SUPERVISORS FAIRFAX  
COUNTY

9518 RICHMOND HWY

**Owner**

Name	BOARD OF SUPERVISORS FAIRFAX COUNTY,
Mailing Address	12000 GOVERNMENT CENTER PKWY STE 533 FAIRFAX VA 22035 0001
Book	05595
Page	0714

**Parcel**

Property Location	9518 RICHMOND HWY VA
Map #	1074 01 0034
Tax District	60000
District Name	MT VERNON
Land Use Code	Libraries
Land Area (acreage)	6.1528
Land Area (SQFT)	
Zoning Description	R-8(Residential 8 DU/AC)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	NO
	For further information about the Fairfax County Historic Overlay Districts, <a href="#">CLICK HERE</a> For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	BUILDABLE-AVERAGE LOT

**Legal Description**

Legal Description	LORTON LIBRARY 5960-1616
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**Last Refresh**



MAP #: 1074 01 0034

BOARD OF SUPERVISORS FAIRFAX COUNTY



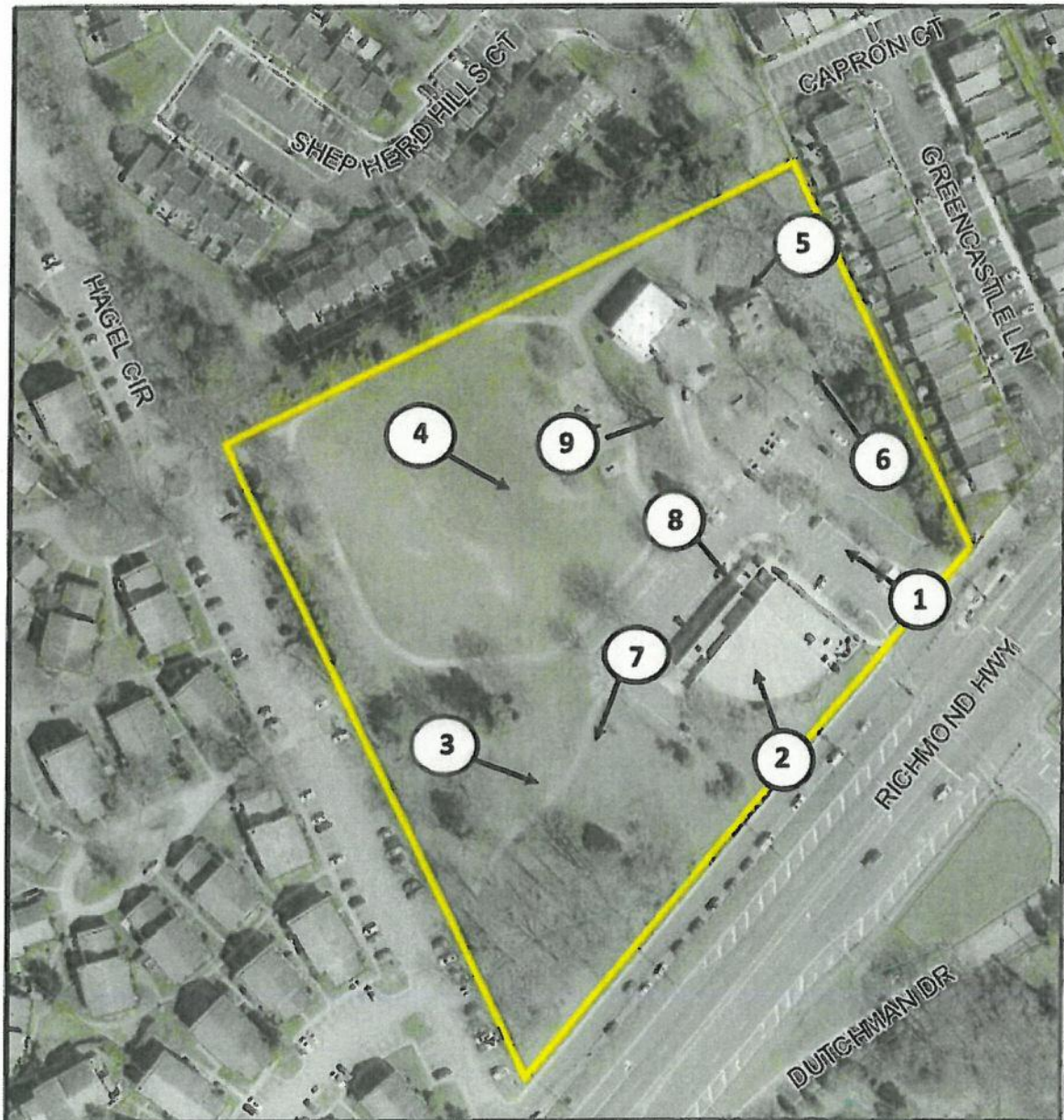




**FUTURE SITE OF LORTON COMMUNITY CENTER**

**EXISTING SITE PHOTOS (September, 2018)**

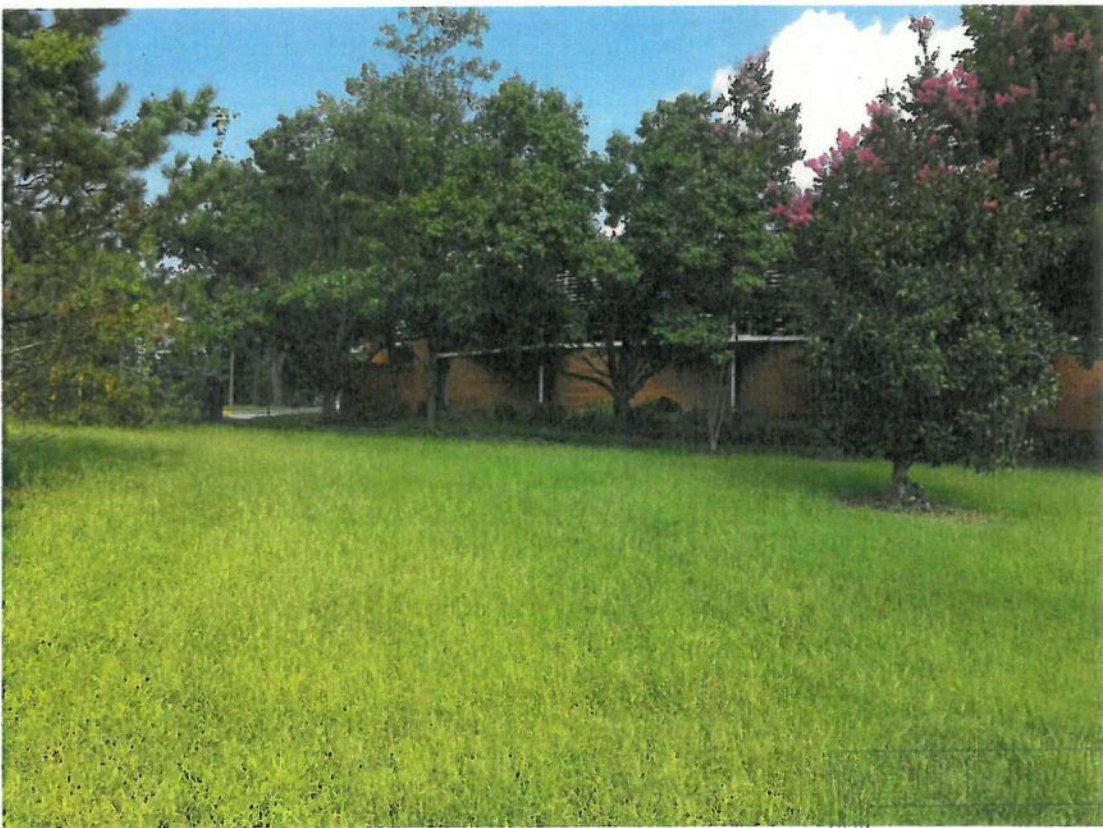
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Picture 1



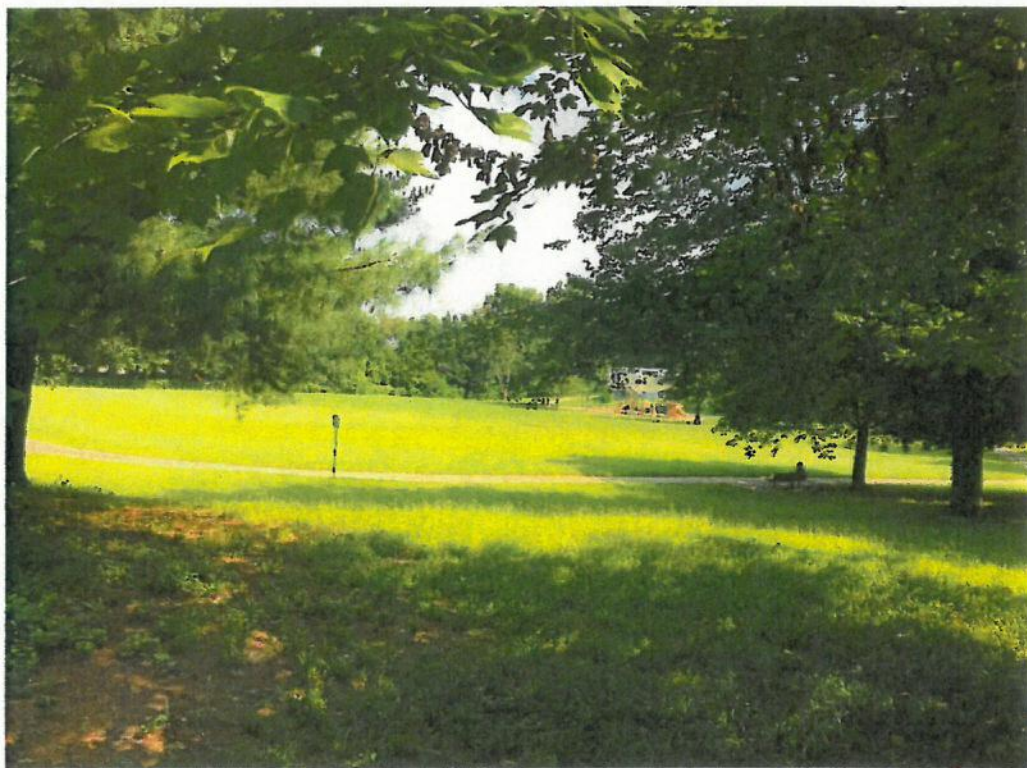
Picture 2







Picture 3



Picture 4







Picture 5



Picture 6

ED  
OCT 05 2018  
DEPARTMENT OF PLANNING & ZONING  
PLANNING DIVISION





Picture 7



Picture 8



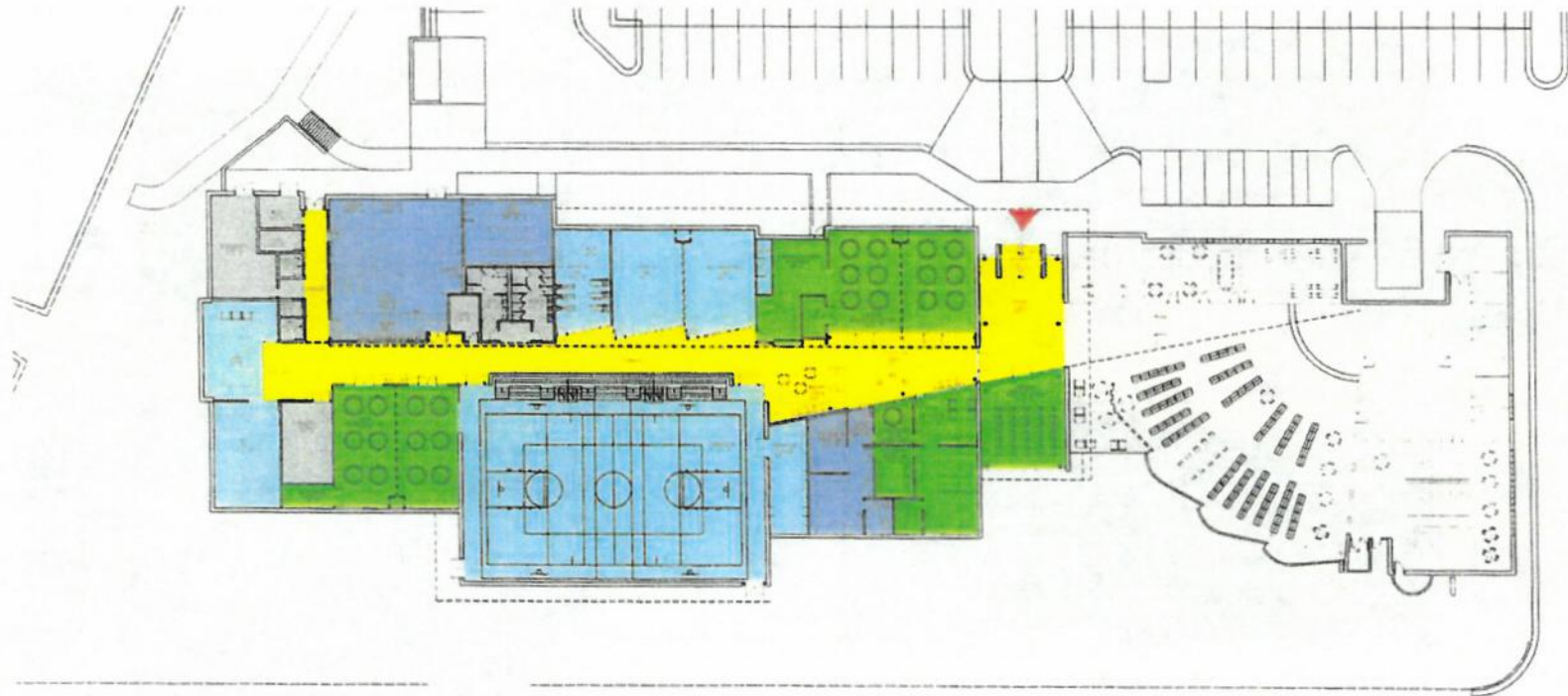
Picture 9





KEY

- COMMUNITY SERVICES
- RECREATION SERVICES
- LORTON COMMUNITY ACTION CENTER
- CIRCULATION
- SUPPORT SERVICES



scale: 1/16" = 1'-0"

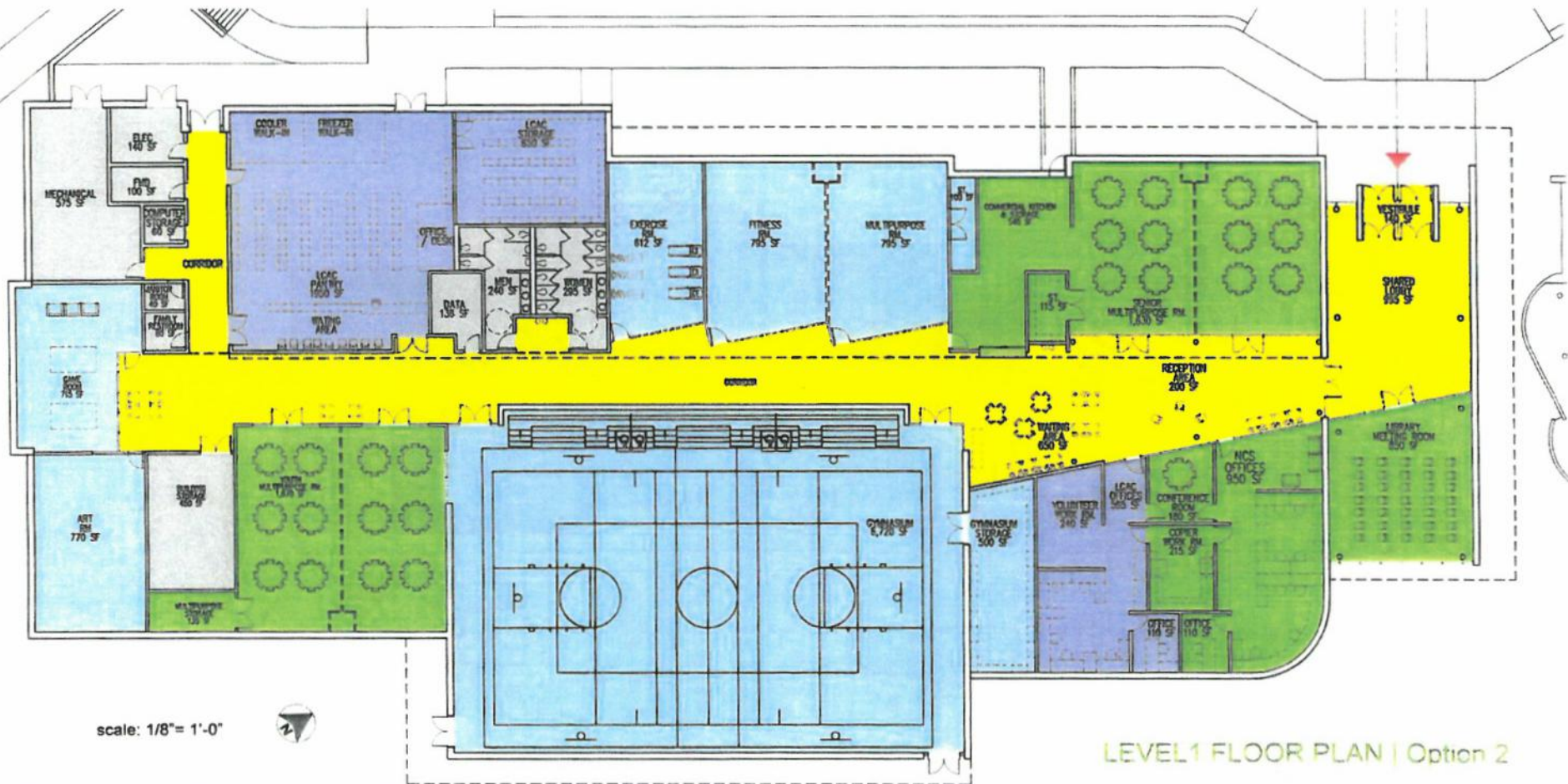


LEVEL 1 FLOOR PLAN | PHASE 2





KEY	
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<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>	LORTON COMMUNITY ACTION CENTER
<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:10px; background-color:lightgrey;"></span>	SUPPORT

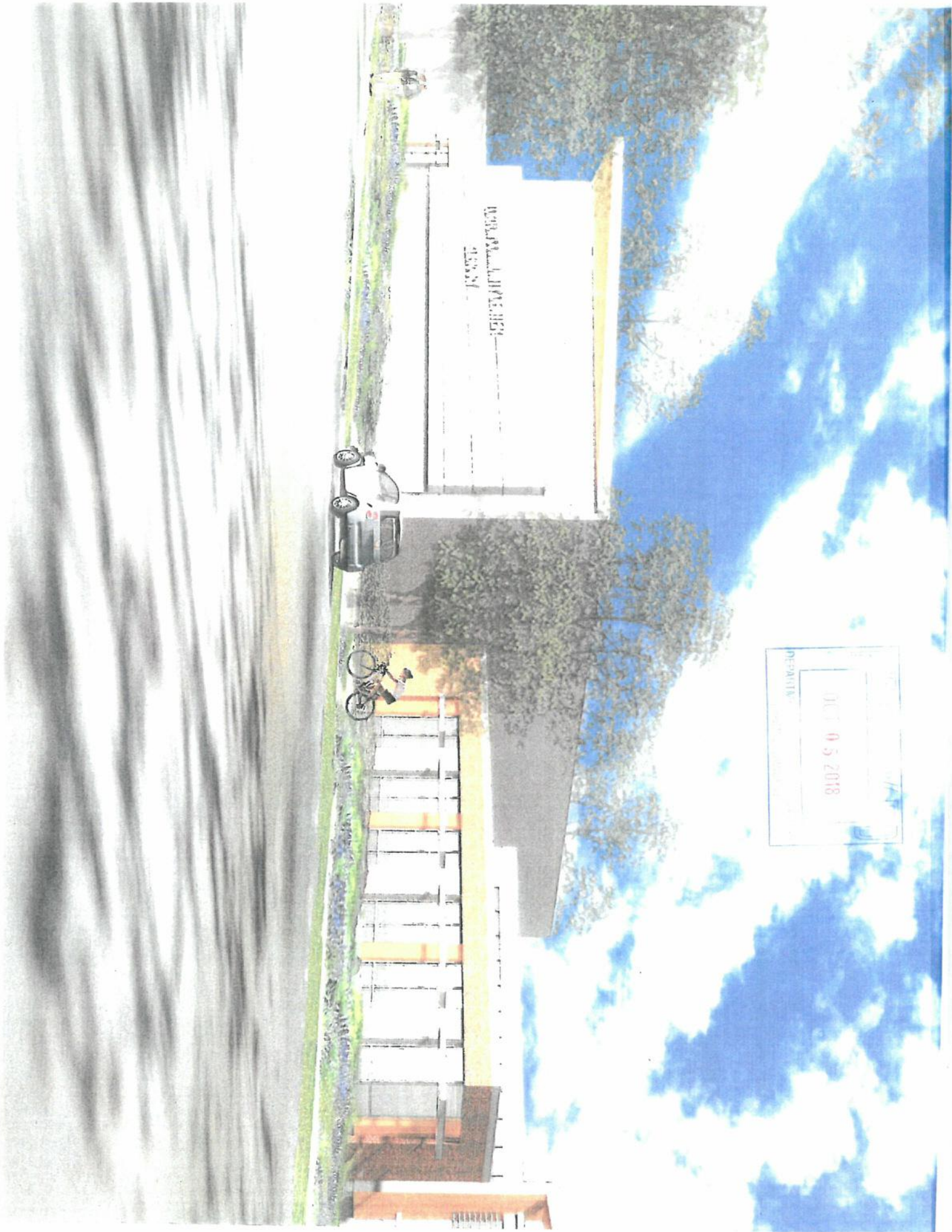






BUILDING VIEW FROM PARKING LOT









FORTSON COMMUNITY CENTER  
LIBRARY

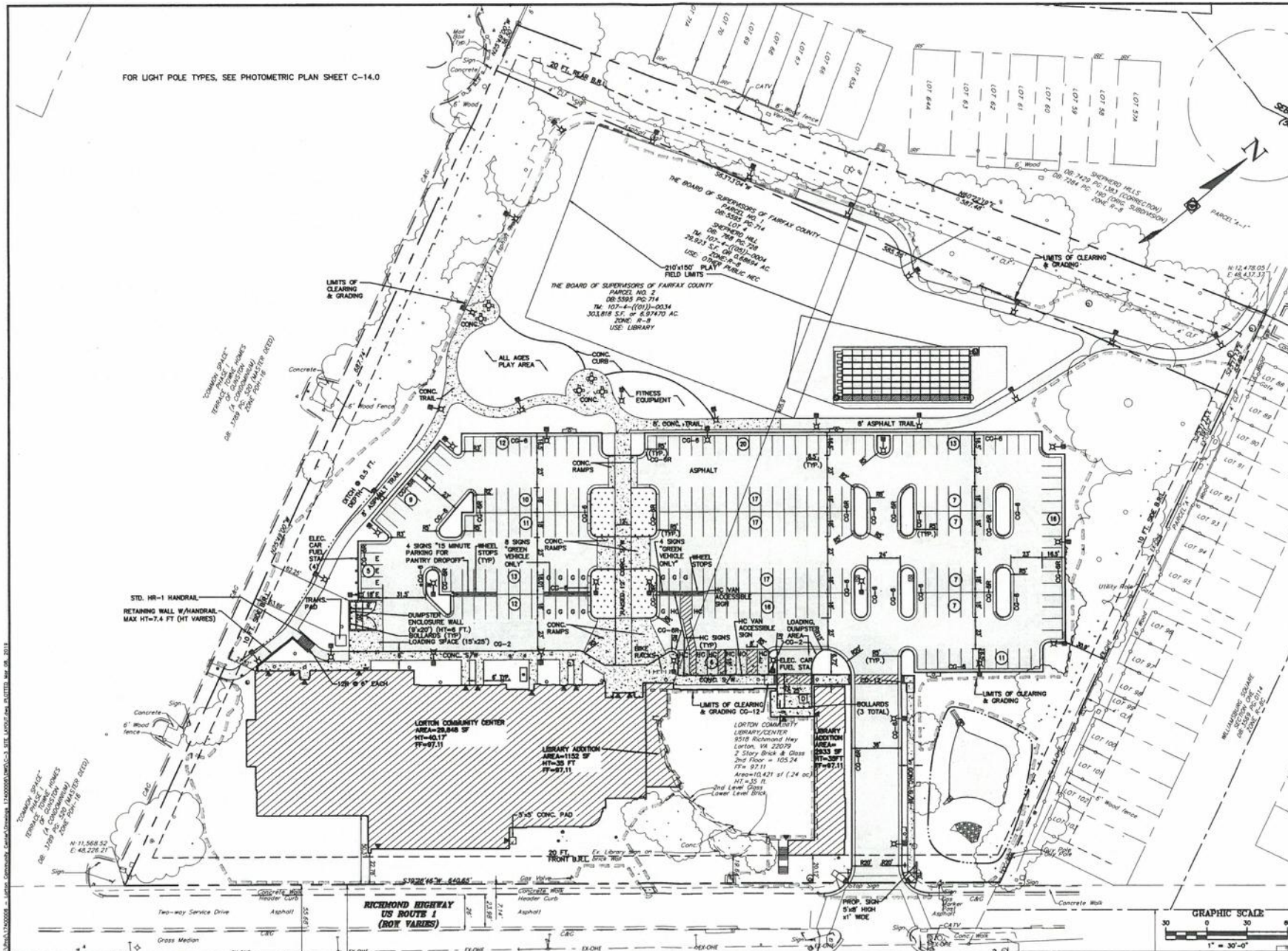




BUILDING VIEW FROM ROUTE 1



FOR LIGHT POLE TYPES, SEE PHOTOMETRIC PLAN SHEET C-14.0



**ADTEK**  
9990 Fairfax Boulevard, Suite 300  
Fairfax, Virginia 22030  
Phone: 703-691-4040 Fax: 703-691-4056  
[www.ADTEKengineers.com](http://www.ADTEKengineers.com)

RECEIVED  
FEB 28 2019  
DEPARTMENT OF PLANNING & ZONING  
400 N. CENTRAL AVENUE, SUITE 200  
DENVER, CO 80202

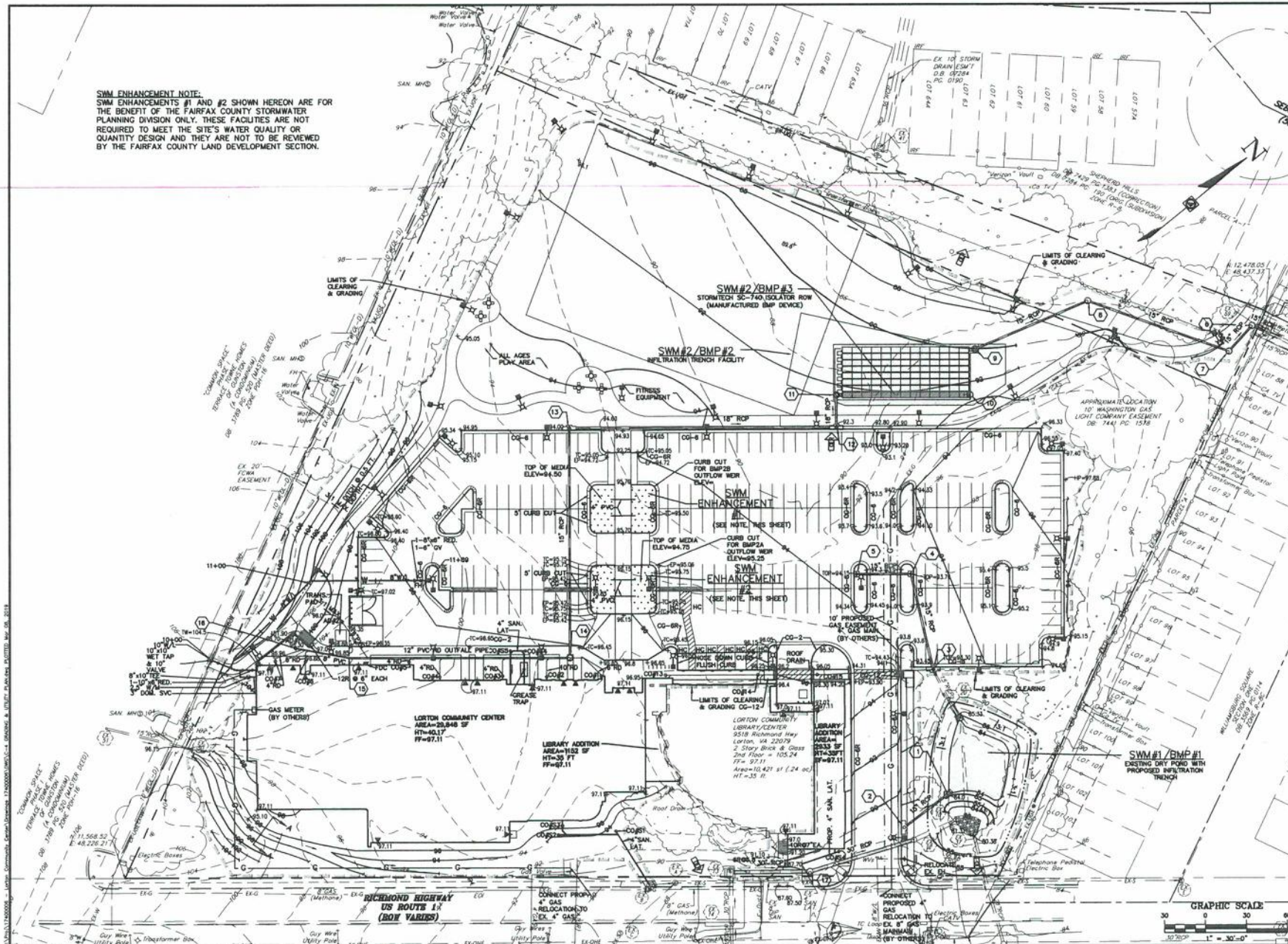
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THIS DRAWING SHALL BE USED FOR THE PROJECT  
INDICATED IN THE TITLE BLOCK ONLY AND ONLY  
IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP  
AND SIGNED IN BLUE.

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



**SWM ENHANCEMENT NOTE:**  
SWM ENHANCEMENTS #1 AND #2 SHOWN HEREON ARE FOR THE BENEFIT OF THE FAIRFAX COUNTY STORMWATER PLANNING DIVISION ONLY. THESE FACILITIES ARE NOT REQUIRED TO MEET THE SITE'S WATER QUALITY OR QUANTITY DESIGN AND THEY ARE NOT TO BE REVIEWED BY THE FAIRFAX COUNTY LAND DEVELOPMENT SECTION.



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

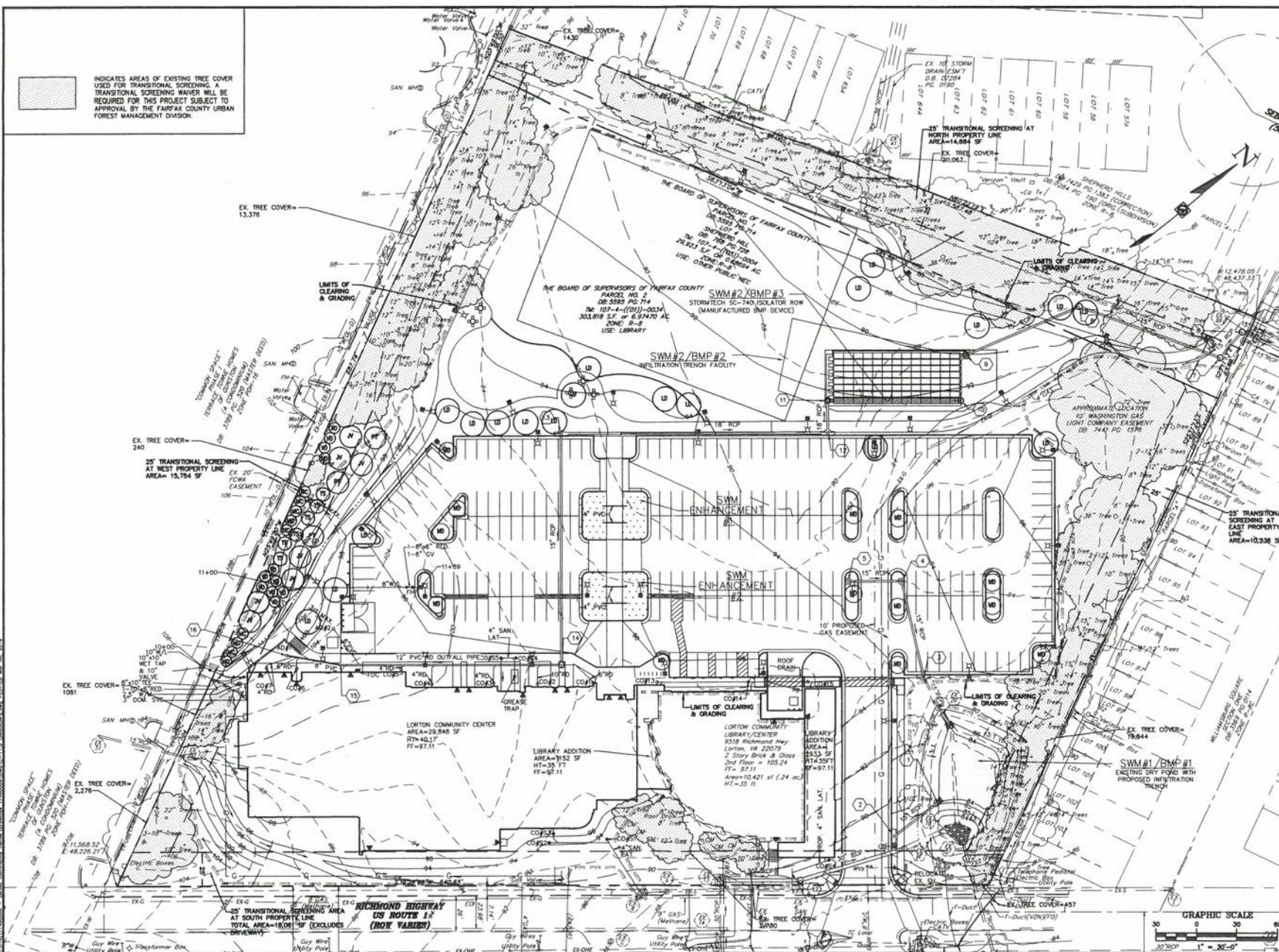
**GRADING & UTILITY PLAN**

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PROJECT: 1740.0006  
SHEET: 1740.0006  
C-7.0

THE GRADING PLAN IS FOR THE PROJECT SHOWN IN THE TITLE BLOCK ONLY AND DOES NOT INCLUDE ANY OTHER GRADING, BLACK TOP, OR OTHER WORK NOT SHOWN IN BLUE.

**ADTEK**  
THE FUTURE OF CONSTRUCTION  
9900 Fairfax Boulevard, Suite 300  
Fairfax, Virginia 22030  
Tel: 703-461-4666  
Fax: 703-461-4666  
www.ADTEKengr.com





**ADTEK**

9900 Fairfax Boulevard, Suite 300  
 Fairfax, Virginia 22030  
 Phone: 703-991-4000  
 www.adtek-engineers.com

**RECEIVED**

**FEB 28 2019**

DEPARTMENT OF PLANNING & ZONING

**LORTON COMMUNITY CENTER**  
 8518 RICHMOND HIGHWAY  
 MOUNT VERNON DISTRICT  
 FAIRFAX, VA

**LANDSCAPE PLAN**

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 CHECKED: [blank]  
 SCALE: 1" = 30'

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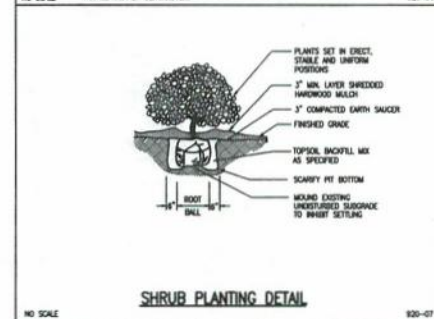
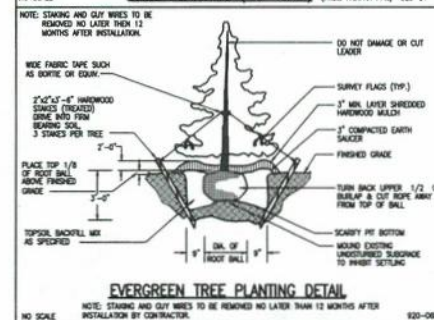
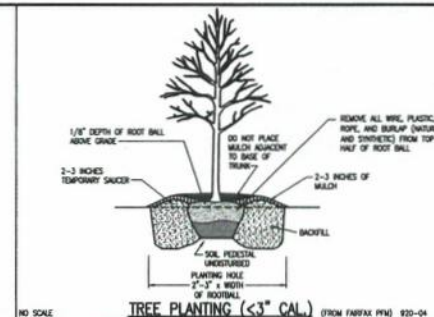
17400006 - Lorton Community Center\Drawings 17400006\DWG\C-11.3 LANDSCAPE.dwg, 3/8/2019 11:50:05 AM, AutoCAD PDF (General Documentation).pc3

PLANTING SCHEDULE - LORTON COMMUNITY CENTER						
Code	Screening / Tree Line	Category	Quant	Size	Stock Type	USE
LD	Large Deciduous	IV	16	2'-3.5' cal	B&B	2750
MD	Medium Deciduous	V	13	3' cal	B&B	125
		TOTAL	29			8175

LORTON COMMUNITY CENTER AND PUBLIC LIBRARY TREES PRESERVATION		SF
A	PRE-DEVELOPMENT EX TREE CANOPY (FROM EVN)	9531
		47323
		8062
		11186
		55636
		16220
		124788
B	PERCENTAGE OF GROSS SITE COVERED BY EX CANOPY SITE AREA PERCENT	33741
C	PERCENTAGE OF EX 10-YEAR CANOPY REQUIRED (ZONE A-B) (TARGET)	20%
D	PERCENTAGE OF EX 10-YEAR CANOPY USED TO MEET REQ.	100%
E	PERCENT OF REQUIREMENT MET BY PRESERVATION SURVIVING EX TREE CANOPY PERCENT	62132
F	HAS TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES

LORTON COMMUNITY CENTER AND PUBLIC LIBRARY TRANSITIONAL SCREENING		SF
NORTH PROPERTY LINE		
A	TRANSITIONAL SCREENING AREA	14864
B	SCREENING REQUIRED (75%)	11013
C	EXISTING TREE COVER	21487
D	PROPOSED TREE COVER	0
E	TOTAL TRANSITIONAL TREE COVER PROVIDED	21487
F	PROVIDED VS REQUIRED TRANSITIONAL SCREENING?	YES
EAST PROPERTY LINE		
A	TRANSITIONAL SCREENING AREA	10236
B	SCREENING REQUIRED (75%)	7677
C	EXISTING TREE COVER	19844
D	PROPOSED TREE COVER	0
E	TOTAL TRANSITIONAL TREE COVER PROVIDED	19844
F	PROVIDED VS REQUIRED TRANSITIONAL SCREENING?	YES
SOUTH PROPERTY LINE		
A	TRANSITIONAL SCREENING AREA	15261
B	SCREENING REQUIRED (75%)	11396
C	EXISTING TREE COVER	3188
D	PROPOSED TREE COVER	0
E	TOTAL TRANSITIONAL TREE COVER PROVIDED	3188
F	PROVIDED VS REQUIRED TRANSITIONAL SCREENING?	NO
WEST PROPERTY LINE		
A	TRANSITIONAL SCREENING AREA	19754
B	SCREENING REQUIRED (75%)	14816
C	EXISTING TREE COVER	19844
D	PROPOSED TREE COVER	1425
E	TOTAL TRANSITIONAL TREE COVER PROVIDED	18273
F	PROVIDED VS REQUIRED TRANSITIONAL SCREENING?	YES

LORTON COMMUNITY CENTER/PUBLIC LIBRARY 10-YEAR TREE CANOPY CALCULATION WORKSHEET		SF
STEP	THIS PRESERVATION TARGET AND STATEMENT	62132
A1	EXISTING TREE PRESERVATION	62132
B	TREE CANOPY REQUIREMENT	
B1	GROSS SITE AREA	301814
	PANCREAS 34	28623
	PANCREAS 4	333741
	TOTAL SITE AREA	
B2	SUBTRACT AREA DEDICATED AREAS	0
B4	ADJUSTED GROSS SITE AREA B1-B2	333741
B5	ZONE 10-YEAR CANOPY REQUIREMENT	0.26
B6	% TREE CANOPY REQUIRED	86748
B7	BAUDS (TREE CANOPY REQUIRED)	
C	TREE PRESERVATION	
C1	TREE PRESERVATION TARGET AREA	62132
C2	TOTAL EX CANOPY MEETING STANDARD	62132
C3	C2 x 1.25	77665
C10	TOTAL CREDIT FOR EX CANOPY	77665
D	TREE PLANTING	
D1	AREA OF CANOPY MET BY TREE PLANTING	6075
E	TOTAL OF 10-YEAR CANOPY PROVIDED	
E1	TOTAL TREE PRESERVATION (C10)	77665
E2	TOTAL TREE CANOPY PROVIDED	83737
E4	TOTAL 10-YEAR TREE CANOPY	84612



**ADTEK**  
 8900 Parkside Boulevard, Suite 300  
 Fairfax, VA 22031  
 Phone: 703-691-4000 Fax: 703-691-4008  
 www.ADTEKEngineering.com

LORTON COMMUNITY CENTER 8518 RICHMOND HIGHWAY MOUNT VERNON DISTRICT FAIRFAX, VA		LANDSCAPE DETAILS & COMPUTATIONS	
DATE: 1/15/2018	BY: [Signature]	DATE: 1/15/2018	BY: [Signature]
CHECKED BY: [Signature]	DATE: 1/15/2018	CHECKED BY: [Signature]	DATE: 1/15/2018
SCALE: 1"=30'		SCALE: 1"=30'	



**Knight, Natalie**

---

**From:** Kirst, Lorrie  
**Sent:** Monday, April 1, 2019 1:54 PM  
**To:** Knight, Natalie  
**Subject:** 2232-V18-25 - Lorton Community Center

2232-V18-25

Expansion/Renovation of Lorton Community Library/Development of Lorton Community Action Center  
9518 Richmond Hwy.

Tax Map 107-4 ((1)) 34

Zoning District: R-8

The proposal consists of two phases. Phase I is a 30,000 sq. ft. community center and will include space for Lorton Community Action Center, a non-profit, and Lorton Senior Center. The community center use is deemed a public benefit association under the Zoning Ordinance and requires special exception approval in the R-8 District. SEA 83-V-076-02 was submitted for the public benefit association use and is currently scheduled for a May 22, 2019, Planning Commission public hearing. Phase II will include a 6,000 sq. ft. expansion and renovation of the existing Lorton Community library. The library is a public use and permitted in the R-8 District, subject to the R-8 District requirements and other applicable regulations.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 8, 2019

**TO:** Doug Hansen, Senior Planner  
Planning Division, DPZ

**FROM:** Rachel Habig-Myers, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Lorton Community Center

The following review comments are based on a review of the first submission of a Special Exception Amendment/2232 Plat date stamped as "Received, January 3, 2019, by Fairfax County". Site visit was conducted as part of initial consultation with Fairfax County Capital Facilities in August 2018, and this site was assessed using Pictometry imagery dated April 14, 2017 as part of this review.

### General Comments

1. Per Zoning Ordinance Article 13-201, parking lot landscaping will be required in this application. Plantings depicted in the plat provided appear to be smaller than those typically allowed for used in a parking lots, and no depiction of total parking lot area has been provided to ensure that the quantity of plantings shown are adequate.
2. Per Zoning Ordinance Article 13-301, transitional screening is required, as depicted in along the southwestern northwestern, and northeastern property boundaries in the form of a type one transitional screening yard and barrier. Should full compliance with Zoning Ordinance Article 13-301 not be possible due to final engineering, a WTSW application will be required under separate cover at the time of site plan. Additionally, the zoning and use of parcels across Richmond Highway have not been provided in this application, hindering confirmation that this application is in compliance with transitional screening requirements along the southeastern property boundary.
3. Demonstration of compliance with 10-year tree canopy requirements will be required at the time of site plan.

rh/

UFMDID #: 261580

cc: DPZ File

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 11, 2019

**TO:** Harold Ellis and Natalie Knight, Staff Coordinators  
Zoning Evaluation Division and Zoning Administration Division  
Department of Planning and Zoning

**FROM:** Durga Kharel, P.E., Senior Engineer III (Stormwater)  
South Branch, Site Development and Inspections Division (SDID)  
Land Development Services (LDS)

**SUBJECT:** Special Exception Amendment No.: SE 83-V-076-02 and Application for 2232; Lorton Community Center; Special Exception Amendment Plan dated December 12, 2019; LDS Project No.: 7104-ZONA-002-1 for SE and 7104-ZONA-003-1 for 2232; Tax Map No.: 107-4-01-0034 & 107-4-((05))-0004; Mount Vernon District

The subject application has been reviewed, and the following stormwater management comments are offered at this time. The review is based on a courtesy copy of the preliminary site plan (Dated March, 2018) provided by the engineer.

### General Comment

Two infiltration trenches are proposed for meeting water quality and quantity requirements at two different locations of the site. Geotechnical report on sheet C13.1 appears to suggest a maximum infiltration rate of 0.5 inch per hour whereas the preliminary designs show much larger values used. To ensure that the proposed facilities are feasible on this site, please strictly adhere to the requirement of Public Facilities Manual (PFM) Section 4-0700 (Testing for Infiltration Facilities) and provide sufficient information with proper validation from the geotechnical engineer.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) located on the project property.

### Floodplains

There is no regulated floodplain located on the project property.

### Downstream Drainage Complaints

There are no contemporary downstream drainage complaints on file.

### Water Quality





Harold Ellis, Staff Coordinator  
Natalie Knight, Staff Coordinator  
7104-ZONA-002-1; 7104-ZONA-003-1  
Page 2 of 3

Water quality controls are required for this project (Stormwater Management Ordinance [SWMO] 124-1-6, 124-4-1 & 124-4-2). The Preliminary Water Quality (BMP) Narrative and preliminary designs indicate that the proposed project's required phosphorous reduction will be achieved via the installation of three SW measures. An infiltration trench is proposed on the southeast side of the project where there is a dry pond now. A Stormtech isolator row and infiltration trench are proposed on the northeast side of the site. A preliminary Virginia Runoff Reduction Method (VRRM) analysis has been provided to identify the initial phosphorus reduction requirement for the project, and to demonstrate and support the design engineer's expectation of project compliance via the proposed BMP practices. The calculations and design details are reviewed at the final design/site plan stage.

#### **Water Quantity - Detention**

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The Stormwater Management Narrative indicates the proposed project's detention requirements will be achieved via the installation of two SWM facilities- an infiltration trench on the southeast side of the site and a combination of infiltration trench and underground Stormtech system on the northeast side. The calculations and design details are reviewed at the final design/site plan stage.

#### **Water Quantity - Outfalls**

Water quantity controls for outfall channel and flood protection are required for this project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). The Adequate Outfall Narrative states the site has two piped outfall locations, one on the northeast side and another one on the southeast side. At the time of final design/site plan development, adequate post-development capacity must be demonstrated for the storm sewer systems into which the site is to outfall, otherwise the detention method (PFM 6-0203.4 & SWMO 124-4-4.B.3.a) may be applicable to the discharges from the site.

The design engineer has provided an opinion that adequate outfall requirements will be met. The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

#### **Stormwater Planning Comments**

This site is located within the Pohick Creek Watershed Management Area (WMA). Limit of analysis has been shown to end within a piped system, hence there is no need for any comments on this issue.

#### **Dam Breach**

The property is not located within a dam breach inundation zone.

Harold Ellis, Staff Coordinator  
Natalie Knight, Staff Coordinator  
7104-ZONA-002-1; 7104-ZONA-003-1  
Page 3 of 3

**Miscellaneous**

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of appropriate BMPs.

Please contact me at 703-324-1720 or Durga.Kharel@fairfaxcounty.gov, if you have any questions or require additional information.

cc: Dipmani Kumar, P.E., Chief, Watershed Planning and Evaluation Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)  
Shannon Curtis, Chief, Watershed Planning and Assessment Branch, SWPD, DPWES  
Bijan Sistani, Chief, South Branch, SDID, LDS  
Zoning Application File





# FAIRFAX COUNTY PARK AUTHORITY

## M E M O R A N D U M

**TO:** Michelle Stahlhut, Chief  
Facilities Planning Branch, Planning Division  
Department of Planning and Zoning

**FROM:** Andrea L. Dorlester, AICP, Manager  
Park Planning Branch, PDD *ADD*

**DATE:** March 25, 2019

**SUBJECT:** 2232-HS-20, Lorton Community Center  
Tax Map Number(s): 107-4 ((1)) 34 & 107-4 ((5)) 4

### **BACKGROUND**

The Park Authority staff has reviewed the referenced 2232 review application dated October 3, 2018. The applicant proposes a new community center and library expansion on a 7.66-acre site zoned R-8. This site is owned by the Board of Supervisors (BOS) and shared between the library, community action center, and the Park Authority, which operates 4.5 acres of the site as Lorton Park in the Mount Vernon Supervisory District. Staff has been working closely with the Department of Public Works and Environmental Services (DPWES) to mitigate park impacts and provide new facilities to the community.

### **COMPREHENSIVE PLAN GUIDANCE**

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p. 5-7).

### **ANALYSIS AND RECOMMENDATIONS**

#### **Cultural Resources Impacts**

The parcels were subjected to cultural resources review, which determined that the current "Community Action Center" building appears on early historic aerial photography. Therefore, due to the high potential for significant sites, the Park Authority recommends a Phase I archaeological survey of the undisturbed areas of the site, including architectural assessments of structures more than 50 years in age to VDHR standards. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide two copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Archaeology and Collections Branch (Attention: Liz Crowell) within 30 days of completion of the study. Materials can be sent to 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. For artifact catalogues, please include the database in Access™ format, as well as digital photography, architectural assessments, including line drawings. If any archaeological, architectural, or other sites are found during cultural resources assessments, the applicant should update files at VDHR, using the VCRIS system.

FCPA Reviewer: Andy Galusha  
DPZ Planner: Natalie Knight

eCopy: David Bowden, Director, Planning and Development Division  
Barbara Nugent, Director, Resource Management Division  
Liz Crowell, Manager, Archaeology & Collections Branch  
David Buchta, Manager, Heritage Conservation Branch  
Natalie Knight, Planner, Facilities Planning Branch, DPZ





# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 29, 2019

TO: Michelle Stahlhut, Branch Chief Public Facilities  
Planning Division, DPZ

FROM: Nina E. Aamodt, Transportation Planner II NEA  
Site Analysis Section, FCDOT

SUBJECT: 15.3-2232 analysis for application number 2232-V18-25 for the approval of a community center and library at 9518 Richmond Highway [Tax Map Parcels: 107-4 ((1)) 34 & 107-4 ((5)) 4]

### Site Description and Proposal

The Fairfax County Department of Transportation (FCDOT) has reviewed application number 2232-V18-25 to permit construction of a 40,269 square-foot facility housing a community center, which also accommodates a senior center and community non-profit organization as well as expansion of the existing library on a 6.795 acres property at 9518 Richmond Highway, Lorton, VA 22079. The proposed use is in the R-8 (Residential) District and is located on the west side of Richmond Highway (US Route 1), south of Lorton Road and north of Gunston Cove Road. There is currently a public library and community non-profit organization on site.

### Vehicle Access and Trip Generation

The property is currently accessed from Richmond Highway at a signalized intersection opposite Dutchman Drive and via a service road for Richmond Highway along the site frontage. The submitted Traffic Analysis (TA) was not scoped with FCDOT/VDOT and as such, FCDOT cannot confirm the assumptions, trip distributors, etc., used to create the figures presented. Based on the data provided, the TA shows a need for two egress lanes from the site. The TA indicates that with appropriate site design, the public road network will be able to accommodate the trips generated by the proposed uses.

### Planned Improvements

Future expansion is planned for the Richmond Highway corridor along the site frontage, which will eliminate the Richmond Highway service road currently used by neighboring residential communities and visitors. This service drive allows for neighboring community members to access the site without having to get on Richmond Highway. In addition, the service road provides the residents immediately to the south of the site with their only signalized intersection access to Richmond Highway. The Richmond Highway expansion will also include improved transit, bicycle, and pedestrian facilities but is unfunded at this time.



### **Issues Summary**

There are four (4) transportation issues related to this application. These relate to vehicular site access, pedestrian and bicycle site access, frontage improvements, and interparcel access.

**Site Access (Vehicle):** The TA includes two (2) exit lanes and one (1) entrance lane at the signaled intersection from the site onto Richmond Highway. Therefore, FCDOT recommends that the applicant expand the site driveway within the site to three (3) lanes to allow for two exit lanes consisting of one right turn and one through/left turn lane in accordance with the TA. This design improves traffic operations by allowing vehicles exiting the site onto southbound Richmond Highway the ability to reach the signalized intersection on Richmond Highway when they would otherwise be blocked by left-turning vehicles waiting for the traffic signal to turn green, while also allowing more vehicles to exit the site more efficiently when the traffic signal is green. It is noted that expanding the driveway to fit three lanes would conflict with the proposed northern expansion of the library. In order to accommodate the proposed future library addition, the applicant will need to reconfigure the building layout to accommodate this needed improvement.

**Site Access (Pedestrian & Bicycle):** The applicant is not proposing to provide any pedestrian access between the service road sidewalk, Richmond Highway crosswalks, and the proposed uses, and further proposes to remove the lone existing sidewalk on the northeast edge of the library with the proposed addition. The applicant should provide for pedestrian access to the site from Richmond Highway along both sides of the main entrance driveway and at the southern end of the site near Hagel Circle. These facilities should connect to the trails shown on the plan to increase public accessibility to the site, and to create connectivity with the Lorton South Park and residential communities located across Richmond Highway. Additionally, the applicant does not appear to be providing bicycle parking on site per the *Fairfax County Bicycle Parking Guidelines*, which could discourage patrons from accessing the site via a bicycle.

**Site Frontage:** The *County Bicycle Master Plan* calls for a 10-foot-wide shared use path along the site's Richmond Highway frontage. The applicant is not proposing any frontage improvements with this application. The applicant should provide for this facility with development of the proposed uses.

**Interparcel Access:** The applicant is providing one vehicular entrance to the site that is accessible by a public road that currently includes a service drive for local access. The service drive allows for another point of access to Richmond Highway to the north at Cherwek Drive. However, the service drive is planned to be removed in the future. The applicant should provide interparcel vehicular access to the immediate surrounding communities with Sebrell Street at the northern corner of the property and provide a reservation for future interparcel access with Hagel Circle.

Cc: Natalie Knight, DPZ  
Marc L. Dreyfuss, FCDOT-SAS  
Michael W. Garcia, AICP, FCDOT-SAS  
Jeffrey C. Hermann, AICP, Chief, FCDOT-SAS





# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 10, 2019

Natalie Knight, Planner  
Fairfax County Department of Planning and Zoning  
Facilities Planning Branch  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035

Reference: Lorton Community Center  
Project Number HS-000020  
2232-V18-25 Determination Resubmission-Comment Response Letter

Dear Ms. Knight,

We are in receipt of your comments dated March 25- March 29, 2019 and offer the following in responses:

## **DPWES, Site Development & Inspections Division (SDID)**

**1. Comment:** General Comment: Two infiltration trenches are proposed for meeting water quality and quantity requirements at two different locations of the site. Geotechnical report on sheet C13.1 appears to suggest a maximum infiltration rate of 0.5 inch per hour whereas the preliminary designs show much larger values used. To ensure that the proposed facilities are feasible on this site, please strictly adhere to the requirement of Public Facilities Manual (PFM) Section 4-0700 (Testing for Infiltration Facilities) and provide sufficient information with proper validation from the geotechnical engineer.

**Response:** Public Facilities Manual (PFM) Section 4-0700 (Testing for Infiltration Facilities) will be followed and infiltration testing results from the geotechnical engineer were completed and results are provided in the Site Plan drawing review submission. The Geotech Report provides justification for the use of infiltration facilities based on their findings/results.

**2. Comment:** Chesapeake Bay Preservation Ordinance (CBPO): There is no Resource Protection Area (RPA) located on the project property.

**Response:** Acknowledged.

Department of Public Works and Environmental Services  
Building Design and Construction Division

12000 Government Center Parkway, Suite 449  
Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



**3. Comment:** Floodplain: There are no regulated floodplain located on the property.

**Response:** Acknowledged.

**4. Comment:** Downstream Drainage Complaints: There are no contemporary downstream drainage complaints on file.

**Response:** Acknowledged. Adequate Outfall computations are provided in the final Site Plan in accordance with the PFM & SWMO 124.

**5. Comment:** Water Quality: Water quality controls are required for this project (Stormwater Management Ordinance [SWMO] 124-1-6, 124-4-1 & 124-4-2). The Preliminary Water Quality (BMP) Narrative and preliminary designs indicate that the proposed project's required phosphorous reduction will be achieved via the installation of three SW measures. An infiltration trench is proposed on the southeast side of the project where there is a dry pond now. A Stormtech isolator row and infiltration trench are proposed on the northeast side of the site. A preliminary Virginia Runoff Reduction Method (VRRM) analysis has been provided to identify the initial phosphorus reduction requirement for the project, and to demonstrate and support the design engineer's expectation of project compliance via the proposed BMP practices. The calculations and design details are reviewed at the final design/site plan stage.

**Response:** Acknowledged.

**6. Comment:** Water Quantity - Detention: Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The Stormwater Management Narrative indicates the proposed project's detention requirements will be achieved via the installation of two SWM facilities- an infiltration trench on the southeast side of the site and a combination of infiltration trench and underground Stormtech system on the northeast side. The calculations and design details are reviewed at the final design/site plan stage.

**Response:** Acknowledged.

**7. Comment:** Water Quality Outfalls: Water quantity controls for outfall channel and flood protection are required for this project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). The Adequate Outfall Narrative states the site has two piped outfall locations, one on the northeast side and another one on the southeast side. At the time of final design/site plan development, adequate post-development capacity must be demonstrated for the storm sewer systems into which the site is to outfall, otherwise the detention method (PFM 6-0203.4 & SWMO 124-4-4.B.3.a) may be applicable to the discharges from the site.



The design engineer has provided an opinion that adequate outfall requirements will be met. The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

**Response:** Acknowledged. Adequate Outfall computations are provided in the final Site Plan in accordance with the PFM & SWMO 124.

- 8. Comment:** Stormwater Planning Comments: This site is located within the Pohick Creek Watershed Management Area (WMA). Limit of analysis has been shown to end within a piped system, hence there is no need for any comments on this issue.

**Response:** Acknowledged.

- 9. Comment:** Dam Breach: The property is not located within a dam breach inundation zone.

**Response:** Acknowledged.

- 10. Comment:** Miscellaneous: The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of appropriate BMPs.

**Response:** Acknowledged.

#### **Park Authority – Planning Division**

- 1. Comment:** Park Needs: Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Lower Potomac and Pohick Stream Valley) meet only a portion of the demand for parkland generated by residential development in the Lorton-South Route 1 Corridor. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, rectangle fields, playgrounds, diamond fields, reservable picnic shelters with amenities, and trails.

Recommendation: Arrange the fitness stations into a modern fitness cluster.

**Response:** We are working closely with the Park Authority (PA) on the selection and design of the playground and fitness areas. The fitness area has been modified to incorporate the fitness cluster recommended by the PA.

- 2. Comment:** Onsite Facilities: The application proposes to modify the existing trail loop and replace the existing picnic area while retaining space for a U-10 rectangle field as is currently on site (total dimensions 210' x 150') for the community. The existing

playground will also be replaced with a school-age playground and tot lot. The plan proposes fitness stations set in three different locations throughout the park. Park Authority staff is working with Capital Facilities on the design for the playground and fitness stations.

**Response:** Acknowledged.

- 3. Comment:** Cultural Resources Impact: The parcels were subjected to cultural resources review, which determined that the current“ Community Action Center” building appears on early historic aerial photography. Therefore, due to the high potential for significant sites, the Park Authority recommends a Phase I archaeological survey of the undisturbed areas of the site, including architectural assessments of structures more than 50 years in age to VDHR standards. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended. At the completion of any cultural resource studies, the Park Authority requests that the applicant provide two copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority’s Archaeology and Collections Branch (Attention: Liz Crowell) within 30 days of completion of the study. Materials can be sent to 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. For artifact catalogues, please include the database in Access format, as well as digital photography, architectural assessments, including line drawings. If any archaeological, architectural, or other sites are found during cultural resources assessments, the applicant should update files at VDHR, using the VCRIS system.

**Recommendation:** Conduct a Phase I archaeological study of the undisturbed areas of the site that includes an architectural assessment of existing "Community Action Center" building which is more than 50 years old.

**Response:** A Phase I archaeological study has been conducted and the report will be provided to the Park Authority.

**Fairfax County Department of Transportation**

- 1. Comment:** Site Access (Vehicle): The TA includes two (2) exit lanes and one (1) entrance lane at the signaled intersection from the site onto Richmond Highway. Therefore, FCDOT recommends that the applicant expand the site driveway within the site to three (3) lanes to allow for two exit lanes consisting of one right turn and one through/left turn lane in accordance with the TA. This design improves traffic operations by allowing vehicles exiting the site onto southbound Richmond Highway the ability to reach the signalized intersection on Richmond Highway when they would otherwise be blocked by left-turning vehicles waiting for the traffic signal to turn green, while also allowing more vehicles to exit the site more efficiently when the traffic signal is green. It is noted that expanding the driveway to



fit three lanes would conflict with the proposed northern expansion of the library. In order to accommodate the proposed future library addition, the applicant will need to reconfigure the building layout to accommodate this needed improvement.

**Response:** The site plan provides a 36 FT wide entrance drive for three lanes. The copy of the site plan attached incorporates the striping providing for two (2) exit lanes and one (1) entrance lane.

**2. Comment:** Site Access (Pedestrian & Bicycle): The applicant is not proposing to provide any pedestrian access between the service road sidewalk, Richmond Highway crosswalks, and the proposed uses, and further proposes to remove the lone existing sidewalk on the northeast edge of the library with the proposed addition. The applicant should provide for pedestrian access to the site from Richmond Highway along both sides of the main entrance driveway and at the southern end of the site near Hagel Circle. These facilities should connect to the trails shown on the plan to increase public accessibility to the site, and to create connectivity with the Lorton South Park and residential communities located across Richmond Highway. Additionally, the applicant does not appear to be providing bicycle parking on site per the *Fairfax County Bicycle Parking Guidelines*, which could discourage patrons from accessing the site via a bicycle.

**Response:** Pedestrian access is provided on one side of the access road connecting to the service drive of Richmond Highway. We are unable to provide a sidewalk on the Library side where the addition for the Library is occurring. The access road cannot be moved towards the Dry Pond to accommodate an additional sidewalk since it would not line up properly with the existing entrance from the service drive to the Richmond Highway lanes and filling in the Dry Pond to accommodate an additional sidewalk would generate fill in the existing facility and loose the volume require for the water quality and quantity control. Pedestrian access at Hagel Circle currently exists and is being maintained with this project. Secure bicycles racks are provided close to the entrance of the building. This information has been updated on the site plan. There are currently seven u-shaped bikes racks proposed at the main entrance to the facility.

**3. Comment:** Site Frontage: The *County Bicycle Master Plan* calls for a 10-foot-wide shared use path along the site's Richmond Highway frontage. The applicant is not proposing any frontage improvements with this application. The applicant should provide for this facility with development of the proposed uses.

**Response:** We are applying for a waiver of the 10-foot wide shared use path along Richmond Highway with the Special Exception Amendment for the Lorton Community Action Center. The intent is to maintain the existing sidewalk that is currently located adjacent to the service drive. Note that either end of the project does not have a continuous 10-foot trail but rather the same sidewalk size and location as the front of this property. In addition, the proposed Route 1 widening would provide this design in the future when that project is constructed.

- 4. Comment:** Interparcel Access: The applicant is providing one vehicular entrance to the site that is accessible by a public road that currently includes a service drive for local access. The service drive allows for another point of access to Richmond Highway to the north at Cherwek Drive. However, the service drive is planned to be removed in the future. The applicant should provide interparcel vehicular access to the immediate surrounding communities with Sebrell Street at the northern corner of the property and provide a reservation for future interparcel access with Hagel Circle.

**Response:** There are no existing easements that can accommodate a roadway access from either Sebrell Street or Hagel Circle. The access from Sebrell Street would also impact the existing 70 FT white oak tree that is part of the tree preservation plan and a high priority for the community. The roadway access from Hagel Circle would be difficult to provide due to the topographic conditions creating a 10 FT elevation change between the parking and the street.

#### **Fairfax Water**

- 1. Comment:** The property is served by Fairfax Water.

**Response:** Acknowledged.

- 2. Comment:** Adequate domestic water service is available at the site from existing 12-inch water main located in Richmond Highway. See the enclosed water system map.

**Response:** Acknowledged. However, we are proposing a connection to the existing 10-inch watermain adjacent to Hagel Circle. Note that there is an existing FCWA easement that is adjacent to the existing boundary line, so no additional easements are required for this connection.

- 3. Comment:** Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

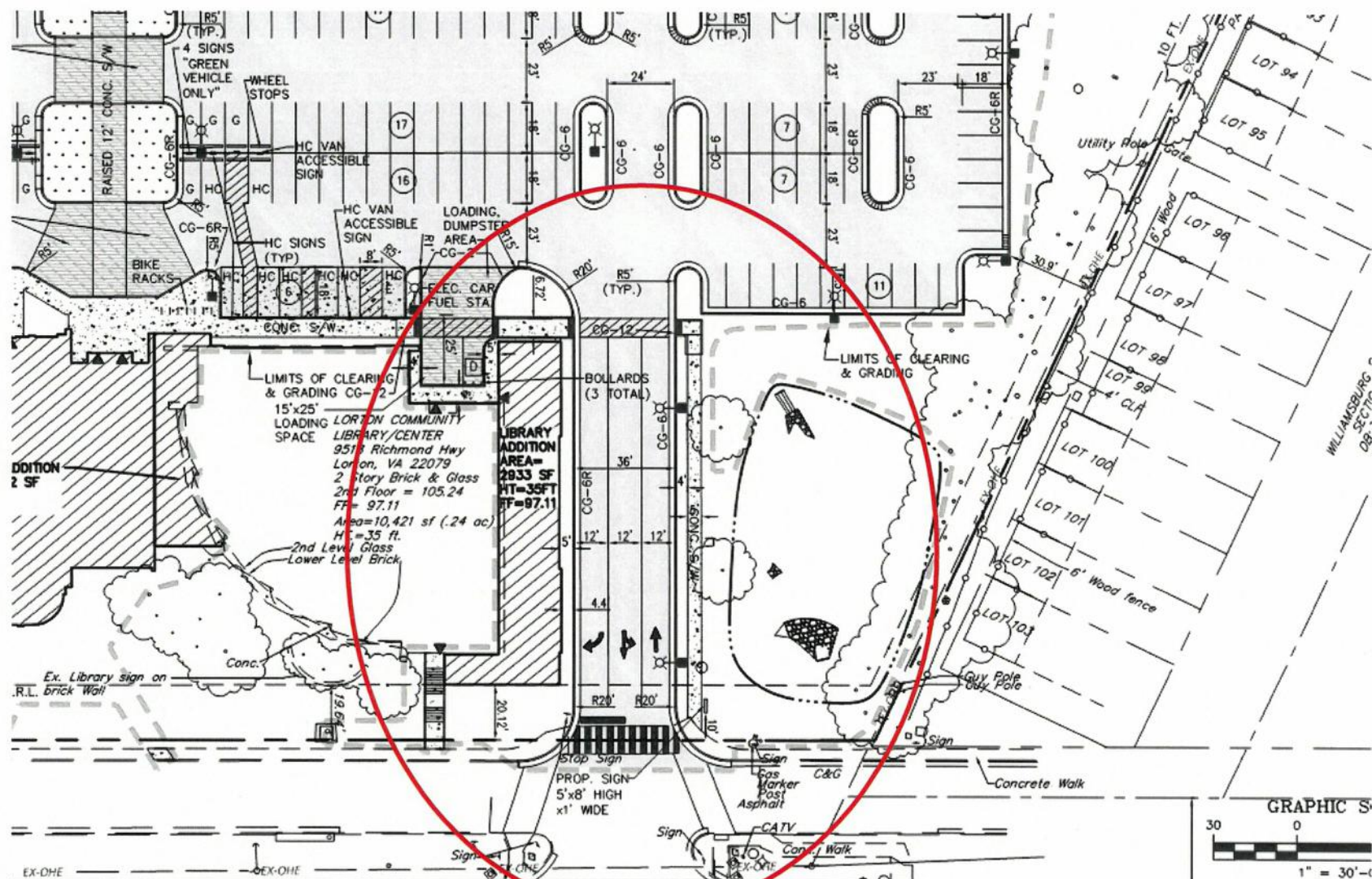
**Response:** Acknowledged.

We trust that the above responses adequately address your comments. Please contact me if you should need further information.

Sincerely,  
Martha Sansaver, Project Manager  
Building Design and Construction Division



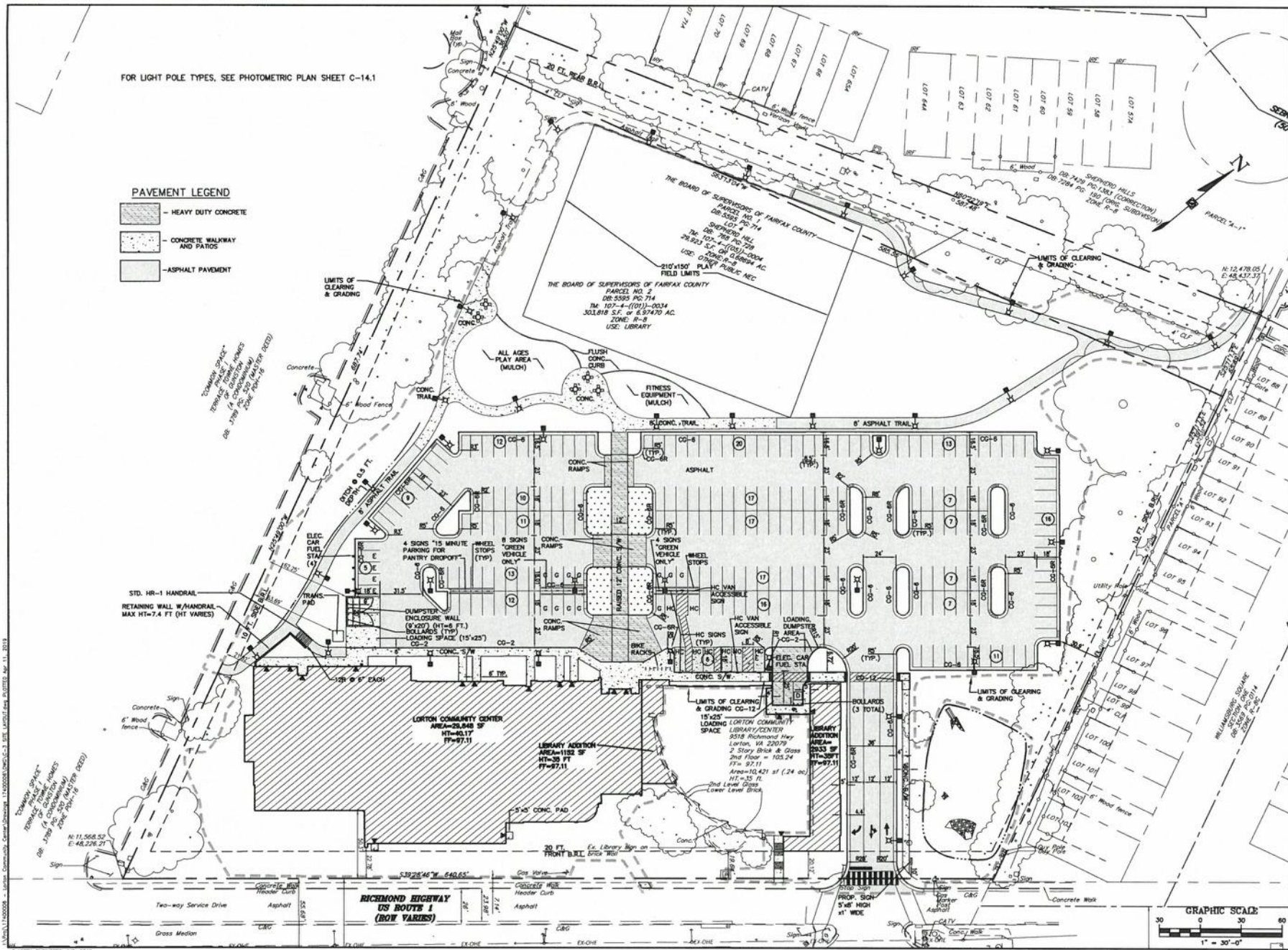
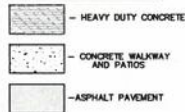
## Partial Site Plan





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

# PAVEMENT LEGEND



GRAPHIC SCALE



ADTEK  
10000 South Lakeshore  
Fairfax, Virginia 22030  
Phone: 703-691-4040 Fax: 703-691-4056  
www.adtek-engineers.com



THIS DRAWING SHALL BE USED FOR THE PROJECT  
INDICATED IN THE TITLE BLOCK ONLY AND NOT  
BE REPRODUCED OR COPIED FOR ANY OTHER  
PROJECT WITHOUT THE WRITTEN CONSENT OF ADTEK

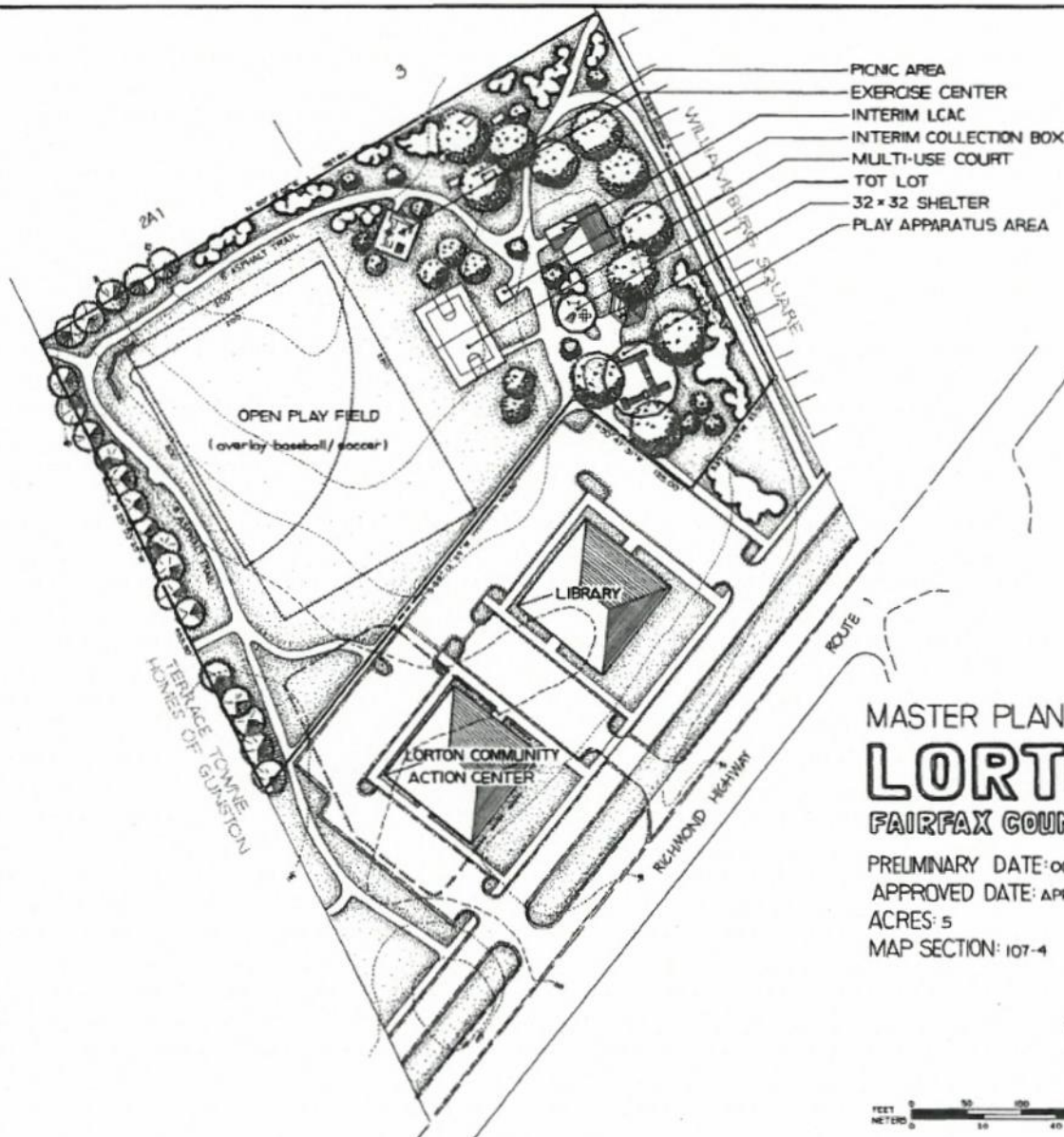
**LORTON COMMUNITY CENTER**  
9518 RICHMOND HIGHWAY  
MOUNT VERNON DISTRICT FAIRFAX, VA

## SITE LAYOUT

DATE: 1/15/2018  
DRAWN BY: TV  
CHECKED BY: TV  
SCALE: 1"=30'  
SHEET NO: 1740.0005  
OF: 1740.0005  
PROJECT NO: C-6.0

NO.	DATE	DESCRIPTION	ISSUE





#### LEGEND

- INTERIM OPEN PLAY
- PARKING AND INTERIM ENTRANCE TO BE BUILT BY PARK AUTHORITY (WITH SOME LIBRARY FUNDS)
- TO BE BUILT BY LIBRARY BOARD
- FUTURE PARKING
- TOTAL PARKING SPACES: 150

NOTE: ALL PROPERTY INFORMATION IS APPROXIMATE. BOUNDARIES ARE FROM EXISTING BY CHURCHES & DAVIS, FARMER, VA, JULY 1982 AND ARE FOR MASTER PLANNING ONLY. BOUNDARIES ARE ONLY APPROXIMATE AND MAY BE CHANGED AT ANY TIME. CONTOUR INFORMATION FROM FAIRFAX COUNTY TOPO AND IS FOR MASTER PLANNING ONLY. CONTOUR INTERVAL: 5 FEET.

## MASTER PLAN LORTON PARK FAIRFAX COUNTY, VIRGINIA

PRELIMINARY DATE: OCTOBER 1984

APPROVED DATE: APRIL 1985

ACRES: 5

MAP SECTION: 107-4

DESIGNED BY:



FOR

FAIRFAX COUNTY PARK AUTHORITY

JAMES F. WILD, CHAIRMAN  
FREDERICK M. CHAMBERS, VICE-CHAIRMAN  
BARBARA B. CLARK, SECRETARY-TREASURER  
KATE SLOAN BURKE  
OLIVER W. FRANKLIN  
JOHN WATKINSBROOK  
ALAN E. HAYES  
ROBERT E. MOSE  
DOROTHY S. HOPPEL  
RICHARD W. PHILLIPS

JOSEPH P. DONNEL, DIRECTOR  
LOUIS A. CABLE, ASSISTANT DIRECTOR  
DONALD F. LEVETTER, SUPERINTENDENT OF DESIGN



**Knight, Natalie**

---

**From:** Nick Firth <ndfirth@gmail.com>  
**Sent:** Monday, March 11, 2019 8:49 PM  
**To:** Lepe, Teresa G.  
**Cc:** Linda Patterson; Dale Rumberger; Sansaver, Martha; Washington, Pallas; Oak, Vrushali; Stahlhut, Michelle K; Ellis, Harold; Mayland, William; Knight, Natalie; Morin, Christine A  
**Subject:** Re: Lorton Community Center

Hello all, just so that my words are not misconstrued, the SCF did not and will not be making a vote on the matter of location. We have not issued a statement of support of the location, we do however, agree with the Committee's (independently setup by Supervisor Storck) findings on which the SCF had a representative. Please let me know if I can clarify further or if anyone would like to discuss.

Nick Firth  
 Vice-President, Land Use Chair  
 South County Federation  
 President, Occoquan Overlook HOA  
 703-929-8742

On Sun, Mar 10, 2019 at 7:57 AM Lepe, Teresa G. <[Teresa.Lepe@fairfaxcounty.gov](mailto:Teresa.Lepe@fairfaxcounty.gov)> wrote:

Dale,

For reference, attached is the email correspondence with Nick Firth and Martha Sansaver, project manager, indicating that the South County Federation (SCF) supports the location approved by the Lorton Community Steering Committee and asking if the SCF would like a presentation on the project (Sorry Linda – Looks like you were not on the email chain). The design team in coordination with the Steering Committee has done wonderful work progressing the design including working with the libraries and community center to gain synergies and efficiencies with the two agencies and working with Park to enhance the area with play equipment, outdoor exercise equipment, picnic tables and benches. We have also been working closely with the Stormwater Planning Division on the SWM/BMP features for the project.

The project requires a 2232 – Public Hearing and a Special Exception for LCAC. The applications are for both the community center and the library (indicated as phased when construction funding is available). We are designing both concurrently to ensure all is properly coordinated and we are not short sighted with the plan. The applications are currently under review by DPZ and are tentatively scheduled for the Planning Commission on May 22, 2019. Do we need a recommendation letter from the SCF or any type of Letter of Understanding? We have presented the project to the SCF and can come back before the SCF, if desired.



Teresa

**From:** Linda Patterson <[Linda@lortonaction.org](mailto:Linda@lortonaction.org)>  
**Sent:** Saturday, March 9, 2019 12:54 PM  
**To:** Dale Rumberger <[president@southcountyfederation.com](mailto:president@southcountyfederation.com)>  
**Cc:** Lepe, Teresa G. <[Teresa.Lepe@fairfaxcounty.gov](mailto:Teresa.Lepe@fairfaxcounty.gov)>; Sansaver, Martha <[Martha.Sansaver@fairfaxcounty.gov](mailto:Martha.Sansaver@fairfaxcounty.gov)>; Washington, Pallas <[Pallas.Washington@fairfaxcounty.gov](mailto:Pallas.Washington@fairfaxcounty.gov)>  
**Subject:** [Marketing Mail] Lorton Community Center

Afternoon Dale,

As we have moved further along in the design development phase for the Center, there was a question of whether the County had to come back before the Federation. We anticipate the LCC going before the Planning Commission in late May or so.

Could you clarify this?

Thanks!

Linda

Linda Patterson

Executive Director

Lorton Community Action Center

703/339-5161, ext 140

----- Forwarded message -----

From: "Sansaver, Martha" <[Martha.Sansaver@fairfaxcounty.gov](mailto:Martha.Sansaver@fairfaxcounty.gov)>

To: Nick Firth <[ndfirth@gmail.com](mailto:ndfirth@gmail.com)>

Cc: "Lepe, Teresa G." <[Teresa.Lepe@fairfaxcounty.gov](mailto:Teresa.Lepe@fairfaxcounty.gov)>, "Oak, Vrushali"

<[Vrushali.Oak@fairfaxcounty.gov](mailto:Vrushali.Oak@fairfaxcounty.gov)>, "Morin, Christine A" <[Christine.Morin@fairfaxcounty.gov](mailto:Christine.Morin@fairfaxcounty.gov)>, Dale

Rumberger <[dsrumberger@verizon.net](mailto:dsrumberger@verizon.net)>

Bcc:

Date: Fri, 15 Feb 2019 19:06:24 +0000

Subject: RE: Lorton Community Center Project

Hi Nick,

Thank you for your quick response. It's great that the location has been approved and that the SCF supports the results.

We are scheduled to present the project to the planning commission on May 22<sup>nd</sup>. Would the SCF want to see the presentation before the Planning Commission meeting and is there any further action needed by the SCF in reference to the overall project?

Thank you,

Martha

Martha J. Sansaver, RA

Project Manager

Building Design Branch, DPWES

Fairfax County

12000 Government Center Parkway

Suite 457

Fairfax, VA 22035

Work: 703-324-5103



Email: [martha.sansaver@fairfaxcounty.gov](mailto:martha.sansaver@fairfaxcounty.gov)

**From:** Nick Firth [mailto:[ndfirth@gmail.com](mailto:ndfirth@gmail.com)]

**Sent:** Thursday, February 14, 2019 5:18 PM

**To:** Sansaver, Martha <[Martha.Sansaver@fairfaxcounty.gov](mailto:Martha.Sansaver@fairfaxcounty.gov)>

**Cc:** Lepe, Teresa G. <[Teresa.Lepe@fairfaxcounty.gov](mailto:Teresa.Lepe@fairfaxcounty.gov)>; Oak, Vrushali <[Vrushali.Oak@fairfaxcounty.gov](mailto:Vrushali.Oak@fairfaxcounty.gov)>; Morin, Christine A <[Christine.Morin@fairfaxcounty.gov](mailto:Christine.Morin@fairfaxcounty.gov)>; Dale Rumberger <[dsrumberger@verizon.net](mailto:dsrumberger@verizon.net)>

**Subject:** Re: Lorton Community Center Project

Hi Martha, there was a member of the SCF on the steering committee and also members of the surrounding communities. The executive committee felt that because this was being done at a Committee level and there was some opposition and division within the surrounding communities, that the decision of location was best decided at the Steering Committee level where it, I believe, has been thoroughly debated. There was also a local meeting with only those surrounding communities and then the location issue was brought to a vote by the committee and SCF supports the result of that vote.

Please feel free to contact me if you have any further questions, but the SCF will not be taking a further decision in regards to location. I have copied Dale, the SCF President as well.

Nick Firth

Vice-President, Land Use Chair  
South County Federation

President, Occoquan Overlook HOA

703-929-8742

On Thu, Feb 14, 2019 at 4:54 PM Sansaver, Martha <[Martha.Sansaver@fairfaxcounty.gov](mailto:Martha.Sansaver@fairfaxcounty.gov)> wrote:

Dear Mr. Firth,

My name is Martha Sansaver with Fairfax County and the new project manager for the Lorton Community Center project located adjacent to the existing Lorton Library.

I understand that the project has been presented to the members of the South County Federation, and in reviewing the meeting minutes from an earlier meeting (attached), it specifies that there was a “no action” resolution for the project.

It seems that this indicates approval of the project or do we still need to meet or provide information to the SCF to obtain final approval? We want to make sure of this decision before the Planning Commission meeting in May.

Thank you and please let me now if you have any questions.

Regards,

Martha

Martha J. Sansaver, RA

Project Manager

Building Design Branch, DPWES

Fairfax County

12000 Government Center Parkway

Suite 457

Fairfax, VA 22035

Work: 703-324-5103

Email: [martha.sansaver@fairfaxcounty.gov](mailto:martha.sansaver@fairfaxcounty.gov)





**Meeting at SCHS Media Room  
Tuesday, June 12, 2018 @ 7:30 PM**

1. President Dale Rumberger called the meeting to order at 7:35 PM.
2. Administrative Matters and Officers' reports
  - May Minutes – Cathy Bonnefil: One correction was requested and made. A **Motion** to approve the corrected May minutes was made, seconded, and approved by voice vote.
  - Treasurer's Report - Larry Clark
    - TIAA-CREF Fund Money Market: \$6,521.56
    - SunTrust Checking: \$2,474.58
    - TOTAL BALANCE: \$8,996.14
  - South Fairfax Chamber Report – No representative present from the SFCC.
3. Supervisors' Reports.

**Springfield District Supervisor Pat Herrity** was not in attendance nor represented.

**Mount Vernon District Supervisor Dan Storck** addressed multiple issues:

- Serious Crash involving School Children - "Our crash reconstruction detectives have identified the victims involved in the crash on Furnace Road today as teenage boys. A preliminary investigation has determined that the car, driven by an unlicensed 14-year-old from Prince William County, was southbound on Lorton Road when he lost control and left the roadway. The car struck a tree and the impact caused the vehicle to flip before coming to rest on its driver side door. There was one fatality; but four passengers, all 15, and also from Prince William County, were taken to the hospital with what are believed to be non-life threatening injuries. The investigation continues."
- NVTA Richmond Highway Funding – "On May 23, I represented Fairfax County on the NVTA Planning Coordination Advisory Committee (PCAC). I had the



pleasure of moving or seconding staff recommendations and PCAC support for a series of motions recommending NVTAF funding of our three MVD projects and many other county ones. Funding, which will take place over the next six years, seems now all but certain by NVTAF for these projects. NVTAF has recommended funding for 9 of the County's projects, including 1 for the Town of Vienna. The recommendation provides for \$531 million; and the amount recommended for our projects on Richmond Highway are:

- Richmond Highway BRT - \$250 million (full request).
- Richmond Highway Widening (Mt Vernon Memorial Highway to Napper Road) \$127 million (full request)
- Richmond Highway/CSX Underpass - \$12 million (full request)

The NVTAF will make their final decision this Thursday, June 14."

- Transportation Updates – "Transportation staff provided several district updates to my office to include the long-awaited intersection improvement at Silverbrook & Lorton Roads from the 2012 study and a Pohick Road widening and pedestrian accommodations. I've directed staff to meet with the Federation Transportation/Land Use committees to share the report and get the community's feedback."
- Lorton Visioning with Planners - "On May 9, I met with County staff and spoke with them about beginning a Lorton Visioning process. I thought it was essential that the Planning staff tour Lorton, so Tae last week gave a thorough tour of the southern portion of the Mount Vernon District. We're getting the conversation started, and the next step will be to create a Lorton Visioning Task Force or reconvening the Task Force that was established two years ago. I'm excited for this initiative and look forward to collaborating with the Federation to come up with a vision for the area."

Dale Rumberger added that the SCF "would like to be on that bus" as part of a Visioning Task Force for our area.

- SOCO Police Station & Animal Shelter Community Meeting – "Tomorrow, on Wednesday, June 13 at the Workhouse Arts Center starting at 7:00 PM, the steering committee, county staff, and AECOM (Architects) will host a community meeting on the South County Police Station & Animal Shelter to update the community on the work that has been done."
- Occoquan Regional Park Grand Reopening – "On June 23, from 2:30 – 8:30 PM there will be a FREE festival-style event which will include live music, tours of the brand new River View wedding & events center, a variety of vendors, food trucks, moon bounces and fun for the family, tours of the park and much more!"





- Farmers Market opened – “The Lorton Farmers Market now is officially open every Sunday from 9 AM – 1 PM until November 18th.”
- Lorton Community Center (LCC) Update – Supervisor Storck briefly recapped the history of the park and community center planning and site selection (see details in last month’s minutes). He feels that objections raised by several HOAs near the Lorton Library site have been adequately addressed by Steering Committee/staff/architect interactions.

#### 4. Legislative Updates -

- Delegate Kathy Tran (42nd House District) - “This was my first session. I have introduced legislation that strengthens our workforce to be more competitive, invests in our public schools, protects the environment, stands up for women, and honors our veterans and military families. Some of these bills are:
  - Awarding Academic Credit for Service in Armed Forces of the United States - Requires four year public institutions of higher education to have policies to review veterans’ and active duty military students’ military training to award academic credit, as appropriate.
  - Transfer of Any Course Credit Awarded for Service in Armed Forces - Guarantees that any academic credit awarded by community colleges to veteran and active duty military students for prior military training are transferable to four year public institutions of higher education.
  - A Religious Identification Protection bill - Prevents state and local entities from sharing data about individual Virginian’s religious beliefs, affiliations, and activities with the federal government for the purpose of creating a registry or database.
  - Repeal of the Rate Freeze Bill – This could have raised electrical bills; and I supported the movement to repeal this because the new Trump administration does not seem interested in increasing charges. We should be getting refunds of around \$30 per customer.”
- Senator George Barker (39<sup>th</sup> district) - “This was an extraordinary year because when a new governor is coming in, it is usually a low activity year. But we did a lot of things due to leadership in the assembly and working with Governor Northam because people knew him.”
  - Funding for Metro – “I’m the only Virginia representative on the Metrorail Safety Commission, which has worked on fixing a lot of issues. Metro has not been taking care of its infrastructure. We came up with the first



dedicated funding stream of \$154 million per year for Metro over the next 10 years. The only negative thing is that the original funding mechanism was terrible. We did come up with a proposal that included \$10 million from the state level; but everything else has been moved (borrowed) from other parts of the budget, and that will now need to be replaced.”

- Medicaid expansion – “We have been working on this since 2012. This year we had a new speaker in the House of Delegates; and finally the bill passed with bipartisan support, which will provide health care to 400,000 more Virginians. 90% of the money will come from federal funding; although if federal funding is ever rescinded, the entire program will close. Medicaid expansion should help with reductions of premiums as there will be fewer uninsured patients.”
  - Mental health and substance abuse issues – “This has not been a shining light in our State. We started meeting in 2014. We have come up with a number of elements which need to be addressed to improve the response and treatment of people with acute mental illness. We added more than \$80 million to this effort. The new Speaker supports doing away with the long waiting lists for urgent care. We’ll try to eliminate this urgent waiting list over next few years.
  - Budget - “We’ve added money to the “rainy day fund”, and so we have maintained our AAA bond rating!”
- State Senator Scott Surovell (36th district) was not able to attend this evening, but his legislative aide, Philip Scranage, was present. He mentioned that Senator Surovell submitted 53 bills. One of his most important efforts has been in support of the funding for Route 1 development.
  - Delegate Vivian Watts (39<sup>th</sup> district) commented on many issues:
    - K thru 12 funding for schools – “I’ve been trying to change the funding formula. Northern Virginia looks rich but not so for the schools, because the amount each locality gets is based on a seriously flawed, 50-year-old formula, which came out of a court ruling that children in poor localities should have equal educational opportunities. As a result, the General Assembly adopted a funding formula that measures local ability to pay based on 50% personal income (AGI), 40% real estate values, and 10% sales tax collections. . The most serious flaw in this formula is that Fairfax County has no way to tax income. Even though real estate values are 40% of the formula, for many long-time residents, the current value of the house they’ve lived in for 30-plus years is much higher than their ability to pay on a fixed income. Nevertheless, since we are a county and





not a city, Fairfax has nowhere to turn but the real estate tax, while cities can get substantial revenue from hotel, restaurant, and local cigarette taxes (which is \$1.15 per pack in Falls Church.) The state formula ignores those taxes, giving areas – like the City of Virginia Beach – substantially more state school funding. Not only has statewide per-pupil funding not increased since 2009, but since 2012 Northern Virginia localities have had to fight attempts to severely cut or eliminate the Northern Virginia cost of living adjustment (COLA). The state only had been adding about 2%. Compare that with the 26% COLA paid to state police when they're stationed in Northern Virginia. I will continue to try to build a coalition to change the school funding formula, as well as getting everyone to recognize that densely-populated Fairfax County should be a city.”

- Passage of Medicaid – Adding to what Senator Barker has said, Delegate Watts pointed out that payments to doctors for Medicaid patients are only 2/3 what the doctor would be paid for a Medicare patient. Among the 400,000 un-insured people living in poverty (who will now be eligible for Medicaid) 70% are in working families but earn less than \$32,000 for a family of four or \$15,302 for one person. Also the 400,000 does not include anyone who is not a US citizen.
  - Bill passed for self-managed HOAs – “If you file electronically, you will now be paid at the same rate as a professionally-managed HOA. The money is balanced out during closing.”
  - Metro funding – Mirroring Senator Barker, Delegate Watts opined that “the House of Delegates did not do well in not properly funding Metro.”
- 
- Q&A Session for the Legislators included queries about
    - Unbalanced State support for Fairfax County schools compared with counties to the South.  
ANS: See Delegate Watts’ comments about school support.
    - Effect on the expanded Medicaid program if the federal government stops supporting it.  
ANS: See Senator Barker’s comments on the expansion.
    - Status on funding for the Lorton Road Park and Giles Run Road.  
ANS: Supervisor Storck says, “We’ve made it clear to county staff that the money needs to be turned over. Tae is working with Tom Biesiadny on this.”
    - Could a tobacco tax be a potential place for funding all Health Services?
    - Tax burden for over-55 citizens already is such that many are being squeezed into moving out of this county by tax assessments that greatly outpace the Social Security COLA. Since the State Constitution governs



this area, the solution must come from all of you - our Delegates and Senators. Some considerations could be: (1) Homestead Act?, (2) legislation that restricts tax increases to some reasonable amount – 6-, 8-, 10% maximum in any one year?

ANS: Delegate Watts stated that “60 to 80 factors are tracked (of which individual home sales price is one) in determining tax assessments.

Regarding the possibility of instituting a Homestead provision, this goes back to the fact that we are taxed on inflated incomes, but the dollars are not coming back to our local area.”

## 5. Committee Reports

- **Transportation**, Dale Johnson, Chair addressed:
  - Pedestrian walkway proposed by FCDOT on Hooes Road from 123 -
  - Lorton Road / Silverbrook Road intersection – Transportation staff provided several district updates to Supervisor Storck to include the long-awaited intersection improvement at Silverbrook and Lorton Roads from the 2012 study and a Pohick Road widening and pedestrian accommodations. Supervisor Storck recommended that staff meet with the Federation Transportation/Land Use committee to share the report and get the community’s feedback.
  - Proposed use of the shoulder of I-95 as a lane from the Occoquan to Prince William County. This is a complicated issue as any widening projects may violate the contract with Transurban, the company that maintains the HOT lanes.
  - Northern Virginia Transportation Authority (NVTA) vote on June 14 as to whether or not to fund important road improvements along the Richmond Highway.
- **Public Safety** Jonathan Kiell, Chair,
  - South County Police Station and Animal Shelter community meeting to be held at 7:00 PM tomorrow, June 15, at the Workhouse Arts Center regarding
  - the planning and design of this new community asset.
- **Land Use**, Nick Firth, Chair, is on vacation. Dale Rumberger spoke for him.
  - Panera Bread – “We have met with them and are waiting for them to return specifics on this proposal. Nick says that the site at the corner of Lorton Road and Lorton Market Street currently permits no drive-thru; whereas Armstrong (the owners of Panera) have said that the drive-thru is





a must. In order to ensure that some future user of the site does not install a drive-through, Nick has specified that Armstrong must agree in writing that all future land use must be prescribed to meet the same standards as Panera related to the drive through.”

- Starbucks wants to relocate to the former Capital One bank location in the Saratoga Shopping Center. We are waiting for specifics on their design use.
- Historic Overlay in the Lower Potomac Planning District – There was a short discussion about this because these areas affect zoning and other planning decisions. One is near the Pohick Church. According to the Comprehensive Plan, heritage resources must be considered “at the earliest planning stages of development.”
- **Environmental & Parks, Howard Bishop, Chair –**
  - Update on saving Lake Accotinck – “They are waiting for funding, and thinking of putting this on a bond referendum. Primarily, the community is looking at the two dredging options (costing \$29 to \$45M).”
- **Education (Seeking Chair) Karen Corbett Sanders, the Mount Vernon District representative on the Fairfax County School Board, was unable to attend; but asked Dale Rumberger to read the following email:**

“I had the pleasure of attending 9 graduations over the last two weeks. Truly an amazing experience to see the class of 2018 matriculate. Our students are doing amazing things with a majority of them moving on to 2 or 4 year colleges. Colleges where students are attending include Dartmouth, Harvard, Cornell, NYU, UVA, George Mason, VCU, CNU, Mary Washington, and the University of Notre Dame as well as all of the service academies. Although we are still calculating numbers, close to \$20 million was awarded to the students at South County, Mount Vernon, Hayfield and West Potomac. The Honorable Kathy Tran spoke at today’s commencement at Lee HS.

At our last meeting we adopted the \$2.9 billion budget for next year. Because of the generosity of the Board of Supervisors and the increased funding from the state, we were able to address much needed market rate adjustments for teachers, support staff and administrators. It was the first time in 25 years that the budget request was fully funded.

Although school is out this Friday, the School Board continues to have a busy schedule.

- The Student Rights and Responsibilities Handbook and the family life education advisory committee recommendations are on the schedule for adoption this Thursday night,



- The new School year Calendar for 2019-2020 at the June 28 meeting. Adopting the new calendar earlier will allow for increased planning time for families booking vacations.
- In July a reprioritization of the strategic plan, and the audit work plan for next year."

6. Old Business: Lorton Community Center (LCC) site selection discussion and proposed **Resolution** from Shepherd Hills –

Dale Rumberger said that, as stated at the May SCF, the proposed Resolution was reviewed by the SCF EXCOM. After extensive discussion the EXCOM recommended "no action on the Resolution"; but does prescribe the following list of actions for the County to take going forward:

- Request that the current Lorton Community Center Steering Committee be enlarged, restructured and right-sized, to include a more complete representation of the community stakeholders.
- As the County initiates the 2232 process, schedule Planning Committee public hearings to consider the changes to the Fairfax County Comprehensive Plan that will be required to initiate this project.
- Schedule public hearings to consider the changes to the Fairfax County Parks Master Plan that will be required to initiate this project.
- Schedule public hearings to consider the "Special Exception" required to allow a private (non-profit) organization (Lorton Community Action Center) to be incorporated into a publicly-owned County facility (Lorton Community Center).
- Ensure that a wider swath of communities be involved in the "fleshing-out" of the plans/design of the actual park area, as well as the attributes of the facility itself.
- Include representatives, specifically for gathering concerns and requirements, for the components and programs of the Senior Center.
- Enlarge the playground (as currently depicted) --- gain further building design and layout efficiencies that would lead to a smaller foot print for the entire Lorton Community Center project.
- Reduce the parking area (as currently depicted) --- even if it requires a waiver.
- Consider alternative underground water retention measures to provide for more green space in place of an open storm water pond/area.
- Incorporate the future Lorton Library Renovation design/construction into the Lorton Community Center planning stages NOW, to ascertain the total combined footprint of both structures.





Chris Ambrose from Shepherd Hills, rose to propose another amended Resolution, reiterating objections (by the communities closest to the Lorton Park) to the selected Library Site. He urged a continued evaluation of alternate sites. After several minutes of discussion, Dale Rumberger stated that the "no action" decision by the EXCOM precludes any further consideration of such a Resolution, and he urged Chris and neighbors to work with Supervisor Storck's office to move ahead with the recommendations above.

7. New Business – None

A Motion was made, seconded, and approved to adjourn. Dale Rumberger adjourned the meeting at 9:45 PM

NEXT MEETING: July 10th, 2018 at South County High School Media Room

Future Meeting Dates: August (No Meeting), September 11<sup>th</sup>, October 9<sup>th</sup>, November 13<sup>th</sup>, December 11<sup>th</sup> (Workhouse Arts Center)

Code of Virginia  
 Title 15.2. Counties, Cities and Towns  
 Chapter 22. Planning, Subdivision of Land and Zoning

## § 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or



resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. Asolar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or by a small agricultural generator under § 56-594.2. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613; 2018, cc. 175, 318.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.