



PLANNING & DEVELOPMENT



# Lorton Core Study Plan Amendment

Task Force Meeting  
July 31, 2023

# AGENDA

**Monday, July 31, 2023**

Task Force Co-Chairs  
Nick Firth  
Walter Clark

- 1. Welcome (Task Force Co-Chairs)**
- 2. Community Engagement Updates**
- 3. Task Force Discussion of Community Feedback**
- 4. Planning Data**
- 5. Updated Study Timeline and Next Steps**

Planning & Development Staff  
Steve Waller  
Lia Niebauer  
Graham Owen  
Salem Bush



# Community Engagement Updates

# Here's What We Heard

## Overview

- 37 Feedback Forms Submitted
- 25 Online Survey Responses (as of 7/27)

## Common Themes

- Support for the Vision.
- People want more activities for Lorton.
- In favor of a mix of uses and more housing, especially affordable housing.
- Better infrastructure and connectivity for all modes of transportation.

# Here's What We Heard

Anchor places to draw people. Cultural events, space for lateen festivals, and more housing.

Interactions with diverse groups of people.

Lack of options.

Residents and business owners need more commercial shopping close by.

I like the idea and vision. Make Lorton a more attractive place to work, live and be a part.

Bring more walking/gathering areas to Lorton.

Youth activities, options for seniors, street art performances.

# Concerns

Density in the areas should be medium density. We already have significant traffic.

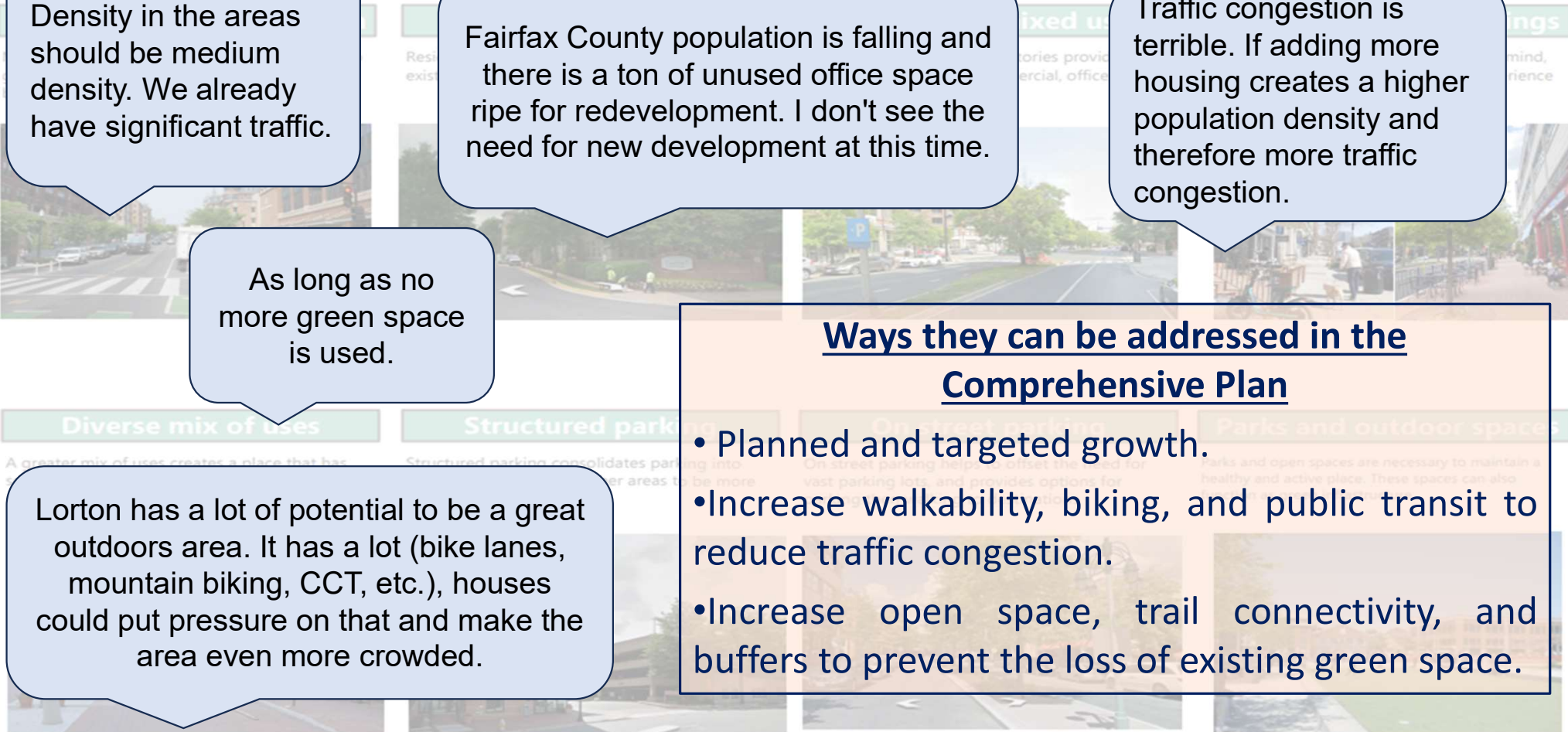
Fairfax County population is falling and there is a ton of unused office space ripe for redevelopment. I don't see the need for new development at this time.

Traffic congestion is terrible. If adding more housing creates a higher population density and therefore more traffic congestion.

As long as no more green space is used.

- Ways they can be addressed in the Comprehensive Plan**
- Planned and targeted growth.
  - Increase walkability, biking, and public transit to reduce traffic congestion.
  - Increase open space, trail connectivity, and buffers to prevent the loss of existing green space.

Lorton has a lot of potential to be a great outdoors area. It has a lot (bike lanes, mountain biking, CCT, etc.), houses could put pressure on that and make the area even more crowded.



# Does a greater mix of uses and activities supported with a higher density of housing within walking distance seem right for Lorton?

Yes – 52

No – 4

Unsure - 6

## Common Themes

- In favor of mixed uses because there is currently a lack of options for families, residents, and businesses to live, work and play in the area.
- Need more gathering places, playgrounds, recreational spaces, retail, commercial, and entertainment options.
- In favor of the higher density of housing.
- More green space and places to gather.

**Does a greater mix of uses and activities supported with a higher density of housing within walking distance seem right for Lorton?**

Yes – 52

No – 4

Unsure - 6

I am okay with more housing as long as it brings more retail, restaurants, and other amenities to the area.

Would love more mixed development.

High density should be planned in the center of Lorton.

Need more play so we don't go far for it. More affordable housing.

Plan for green space and recreation opportunities when planning more density.

Area needs activities for families.

**LORTON CORE STUDY PLAN AMENDMENT**

**5 EVOLUTION OF ACTIVITY NODES**

These images are illustrative only and do not show actual or proposed redevelopment.

**Activity Nodes**

- LORTON CENTER**  
Modest infill of housing to maximize opportunity for Lorton.
- "LORTON CENTER"**  
Transformation into stronger regional commercial center with mix of uses that maximizes highway and auto-train access. Building character that reinforces a sense of 'arrival' at interchange with new internal streets and connections at the pedestrian scale transitioning into nearby neighborhoods.
- "GUNSTON COMMONS"**  
Transformation into dynamic community center of Lorton. Mix of both neighborhood serving retail and larger office-based employment that benefits from future BRT access. Infill of density housing with pedestrian oriented public spaces.
- "LORTON COMMUNITY HUB"**  
Transformation into civic hub with infill residential, library, open space, and community gathering places. New pedestrian connections to Lorton Gateway.
- "LORTON WORKS"**  
Transformation of industrial into Industrial Flex space, higher employment concentration and mixed use for complementary non-residential.
- "LORTON SOUTH"**  
Continued growth as employment hub with infill housing and retail to support the area.

**How these places will evolve**

- Designing around the walkshed (1/4 mile) and transit connections
- Use that supports the 'core' of each center
- Levels of intensity based on location and function
- Multiple modes of

**Building height by location**

1/8 mile

**Existing**

**Potential**

**People Oriented Places**



# FUTURE LAND USE VISION

# LORTON CORE STUDY PLAN AMENDMENT

These images are illustrative only and do not show actual or proposed building heights.

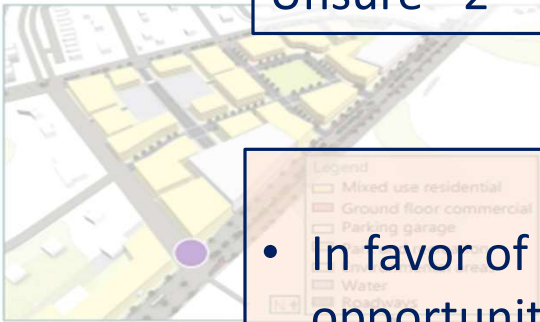
**Do taller building heights seem right for Lorton?**

Yes – 55

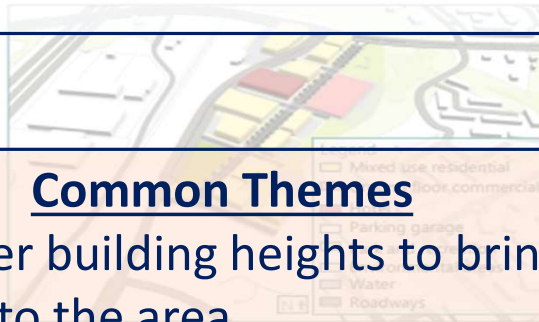
No – 5

Unsure - 2

### A – Gunston Future Land Use Recommendations



### B – Lorton Gateway Future Land Use Recommendations



### C – Town Center Future Land Use Recommendations



**Common Themes**

- In favor of taller building heights to bring more opportunities to the area.

### Building Height Recommendations



### Building Height Recommendations



### Building Height Recommendations



# LORTON CORE STUDY PLAN AMENDMENT

**Do taller building heights seem right for Lorton?**

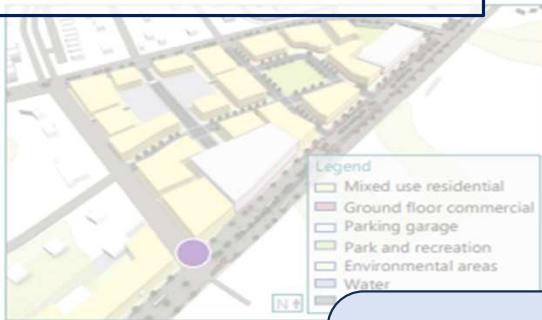
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No – 5

Unsure - 2

## A – Gunston Commons

### Future Land Use Recommendations



### Building Height Recommendations

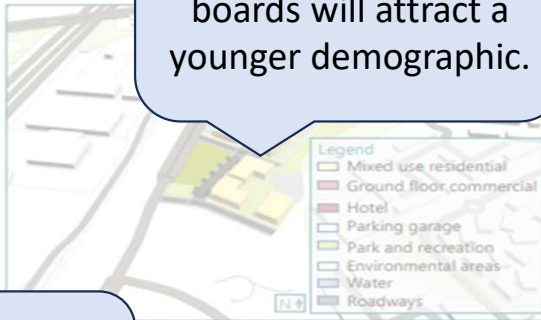


The idea to plan Lorton Town Center and other places is great.

Taller buildings as depicted on the boards will attract a younger demographic.

## B

### Future Land Use Recommendations



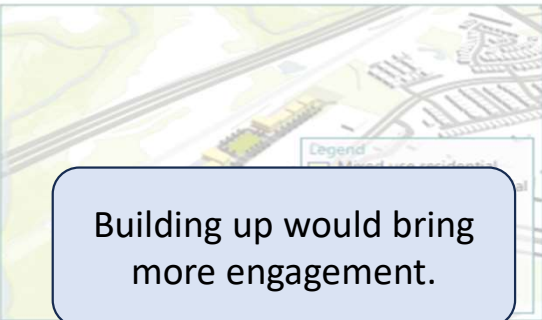
### Building Height Recommendations



Reston Town Center and Mosaic District are good examples of the type of housing and retail.

## C – Town Center

### Future Land Use Recommendations



### Building Height Recommendations



Building up would bring more engagement.

# CONNECT

## Do these kinds of transportation priorities seem right for the long-term future of Lorton?

Yes – 55

No – 3

Unsure - 3

### What does a connected Lorton look like?

When destinations are located far apart with few options to reach them safely, travel time increases. Walkable developments with a focus on pedestrian access to destinations encourage "one and done" and walkable trips.



Uses located far away require multiple car trips between destinations

Compact development encourages using alternate modes of transportation or walking or using other modes of transportation

### Alternate modes of transportation:



Micro-mobility options

Bus Rapid Transit

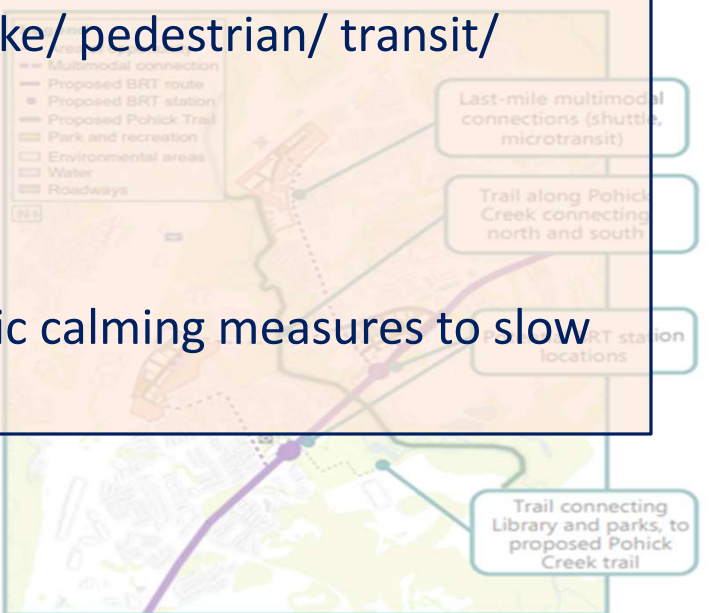
Trail connections

## Common Themes

### Transportation network

- Desire for improved multimodal connectivity (bike/ pedestrian/ transit/ scooters) for all people.
- Make Lorton more walkable!
- Improved and more trail connectivity.
- Traffic needs to flow better and implement traffic calming measures to slow cars.

### Transportation connections



### Transit (BRT) street



# LORTON CORE STUDY PLAN AMENDMENT

**Do these kinds of transportation priorities seem right for the long-term future of Lorton?**

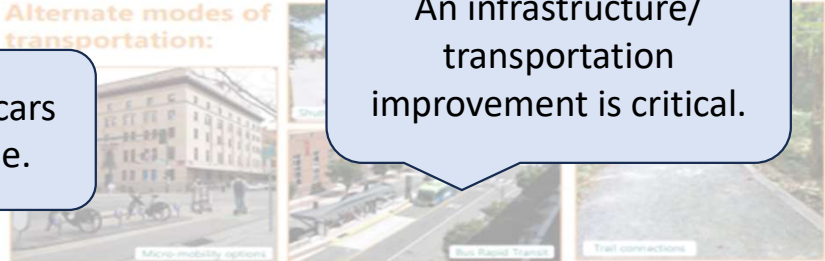
Yes – 55  
No – 3  
Unsure - 3



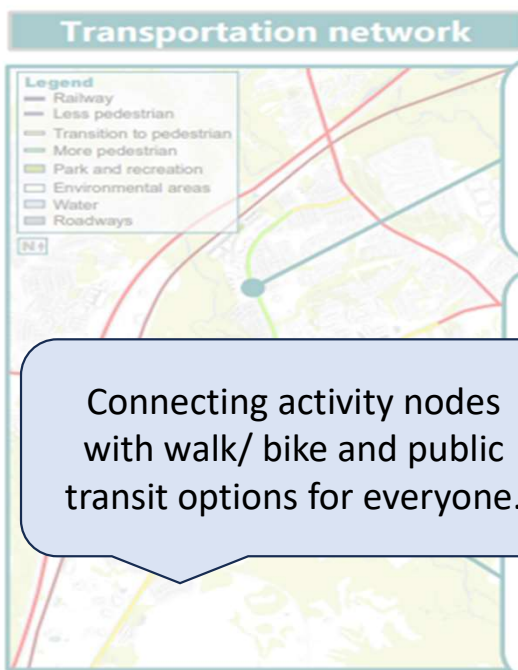
Uses located far away require multiple car trips  
parking and walking or using other modes of transportation

Traffic favors more cars than it does people.

Alternate modes of transportation:



An infrastructure/ transportation improvement is critical.

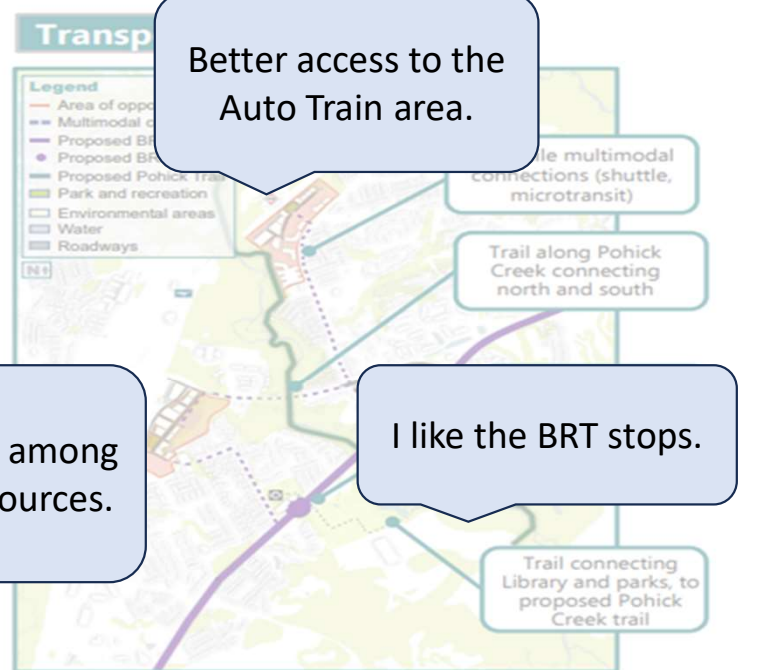


Want more bike trails and trail connections.

Connecting activity nodes with walk/ bike and public transit options for everyone.



Need connections among all our natural resources.



Better access to the Auto Train area.

I like the BRT stops.

Multiple multimodal connections (shuttle, microtransit)  
Trail along Pohick Creek connecting north and south  
Trail connecting Library and parks, to proposed Pohick Creek trail

# What did you hear?

Thank you for your support at the Open House!





# Planning Data

# Lorton Study Area Geography

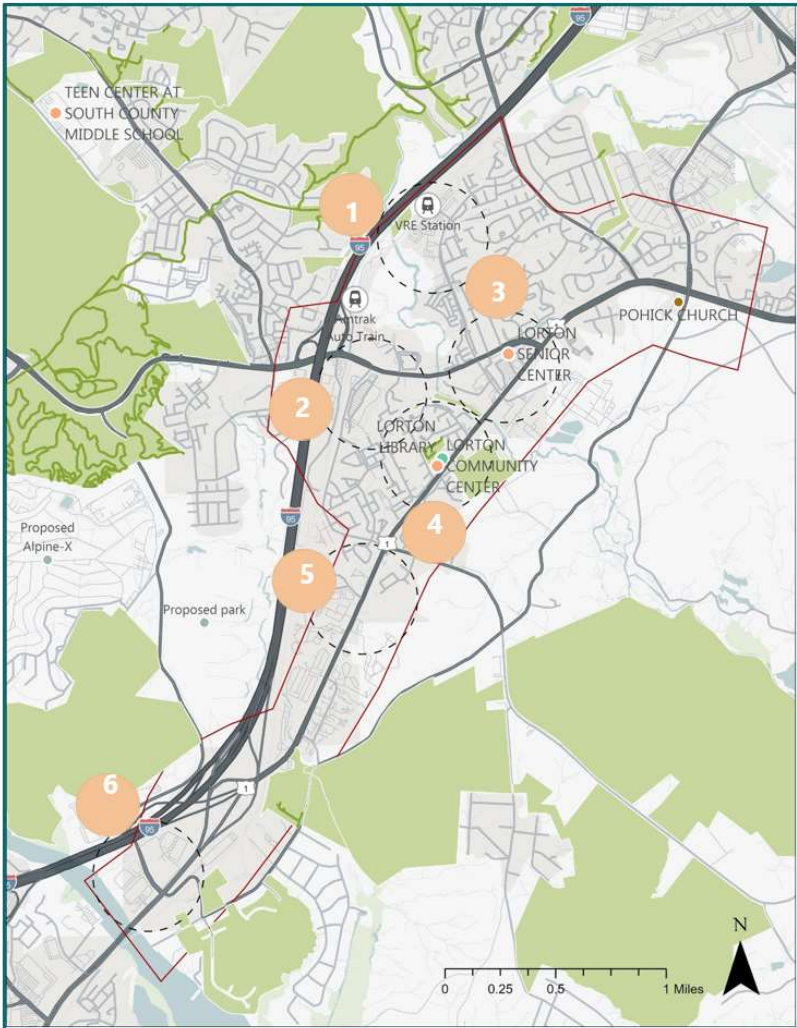
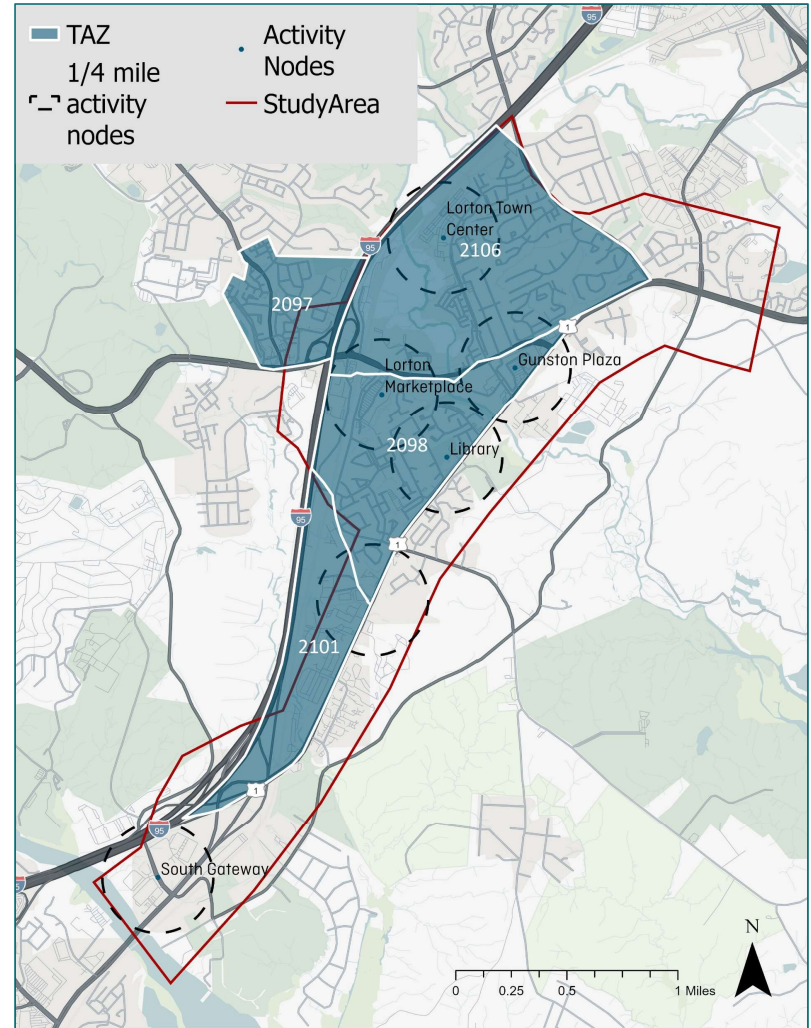
BBO

- 1 LORTON TOWN CENTER
- 2 "LORTON GATEWAY"
- 3 "GUNSTON COMMONS"
- 4 "LORTON COMMUNITY HUB"
- 5 "LORTON WORKS"
- 6 "LORTON SOUTH"

**Study Area**

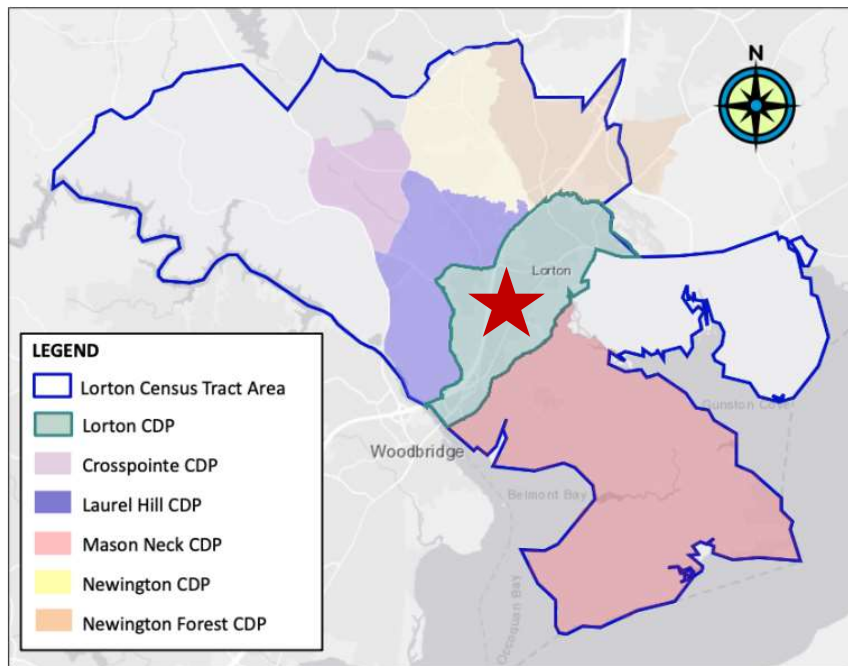
**Activity Nodes**

**Transportation Analysis Zones**



# Adopted Comprehensive Plan and **Market Study**

Current planned potential allows a total build out of up to  
**\*6,800 dwelling units**



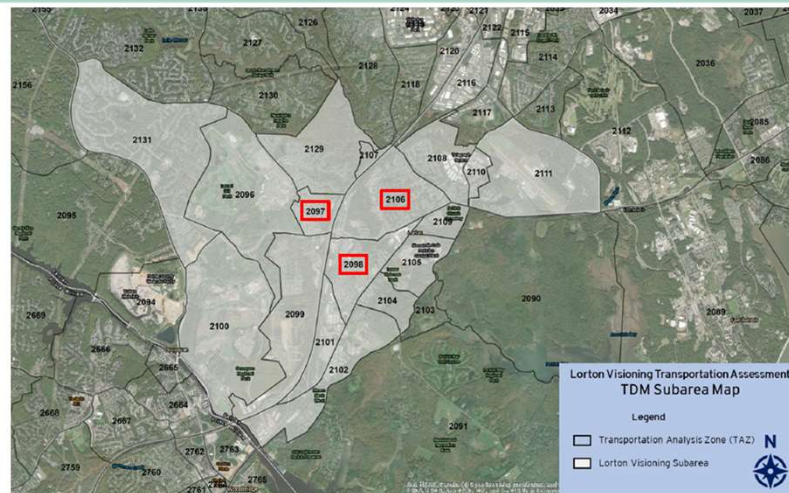
Original Market Study projection:  
**877 new households**  
across the entire **Lorton CDP**  
under current Adopted Plan



# Updated Plan Amendment vs County Projections

Current planned potential allows a total build out of up to **\*6,800 dwelling units**

	2050 New Households	Total Households	% of County Growth
No change scenario (4 TAZ areas)	500	6,000	0.6%
Lorton Community Vision scenario range	*2,300 - 2,900	8,000	3.2%
<b>Countywide Growth Projection</b>	<b>90,300</b>		<b>100%</b>



Updating the Comprehensive Plan could enable **\*15% – 25%** increase in allowable units

# Adopted Plan Employment Potential

MWCOG estimates **1,380** new jobs in the 4 TAZ area by 2045

<b>Retail jobs</b>	<b>Office Jobs</b>	<b>Hotel Jobs</b>	<b>Industrial jobs</b>
500	200	85	580

Under the adopted Plan, new development in Study Area could change the type and concentration of jobs in the area but wouldn't change the number of jobs.

# Lorton-South Route 1 Suburban Center

## Adopted Plan

- Development-driven and self contained “Town Center” recommendations for suburban-level intensities within a relatively small area
- Reinforces preexisting patterns automobile-oriented development
- Realized at the low-end or below allowable ranges in several cases

## Plan Amendment Study

- Grounded in Guiding Visioning Principles that are broadly accepted by the Lorton Community
- Core Area plan for future growth, development, and improved connectivity to several places where people are and want to be (Activity Nodes)
- Flexible guidance for long-term viability as markets change (20-year-plus horizon)

“Tale of Two Plans”

# Density, Intensity, and Floor Area Ratio (FAR)

“**How much**” development can be anticipated within the Study Area and Core?

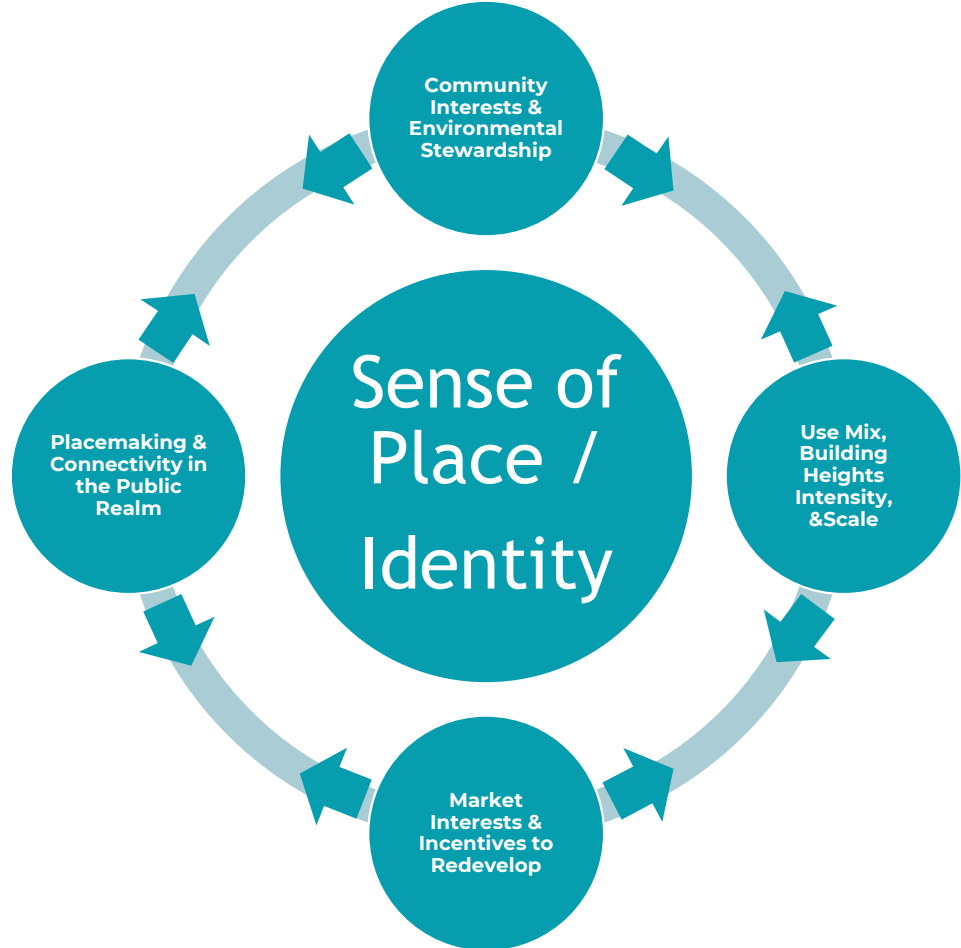
“**Where**” are the sites that are best suited for additional development?

“**What**” are the impacts that can be expected from these changes?

“**How**” can we best plan to mitigate any development impacts?

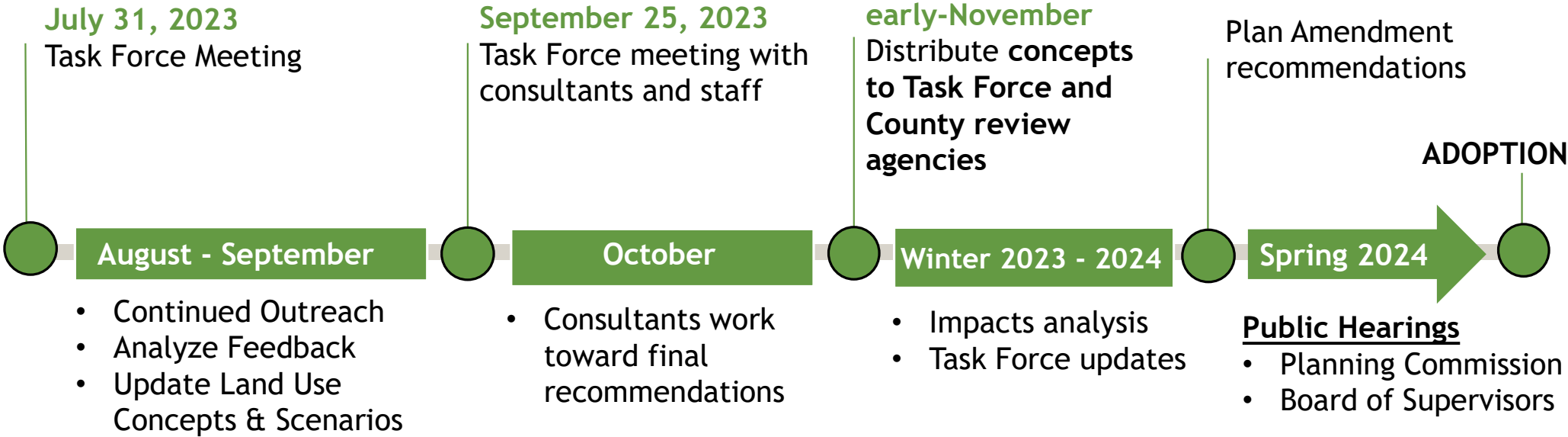


# Set attainable land use goals for achieving the Vision

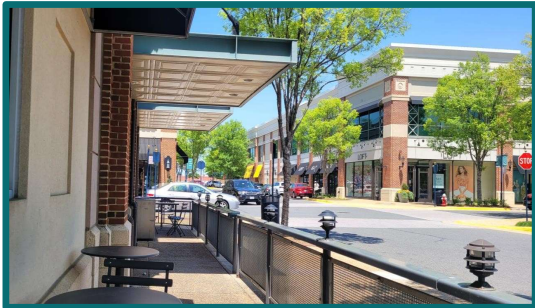
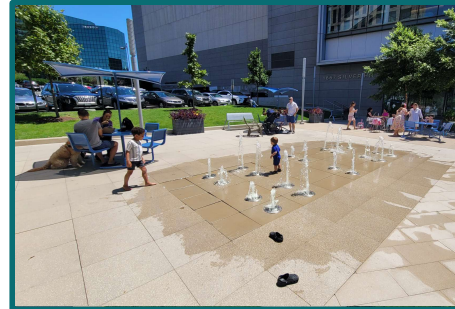


# Balance interrelated components through Flexible Policy

# Lorton Core Study Remaining Timeline



# Discussion and Questions





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