



PLANNING & DEVELOPMENT



Lorton Visioning Plan Amendment Study

Task Force Meeting May 8, 2023

AGENDA

Monday, May 8, 2023

1. Welcome

Task Force Co-Chairs
Nick Firth
Walter Clark

2. Comprehensive Plan 101 Overview

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

3. Adoption of the Community Vision Statement

4. Renaissance Planning - Updates

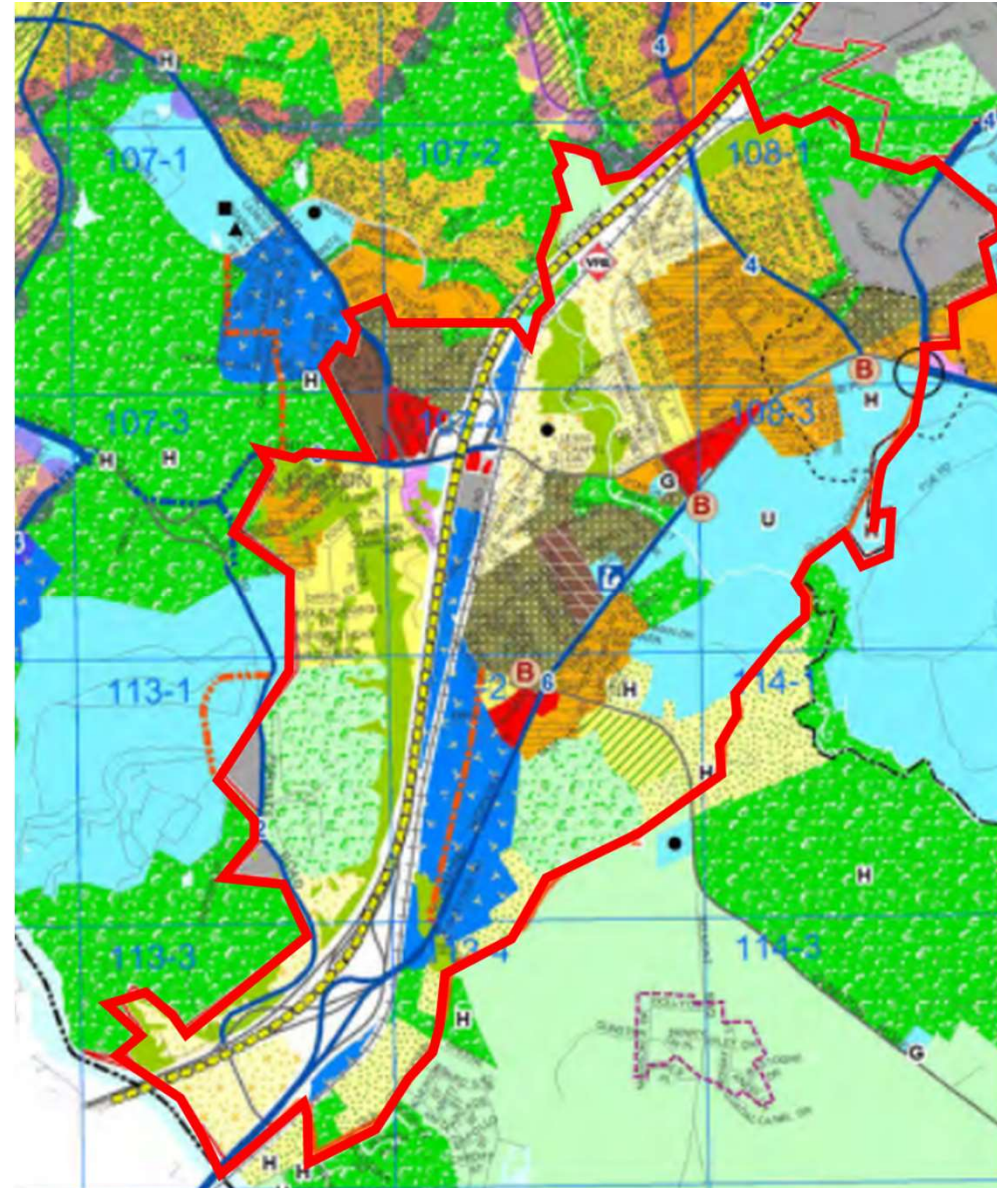
Renaissance Planning & SB Friedman
Becca Buthe
Kate Ange
Lance Dorn

5. Next Steps

a. FCDOT Updates - June

Comprehensive Plan – Main Ideas

- **The Comprehensive Plan is a guide that reflects the community's long-term land-use vision for the future**
- The Plan is used by the PC and Board to make decisions about changes in the use of a property (zoning)
- The Plan is dynamic and is updated through amendments
- The Plan amendment process involves extensive community engagement and many planning stakeholders



Comprehensive Plan vs. Zoning Ordinance

Comprehensive Plan

- Guide: Goals & Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Land use categories
- Density and Intensity (amount of development)

Zoning Ordinance

- Law: Body of Regulations
- Implements the Plan
- Identifies use types and requirements such as setbacks, height, and open space
- Zoning Districts (ex. R-1, C-2, and PDC)

The Comprehensive Plan guides zoning and development review decisions.

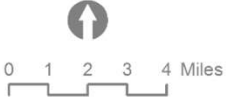
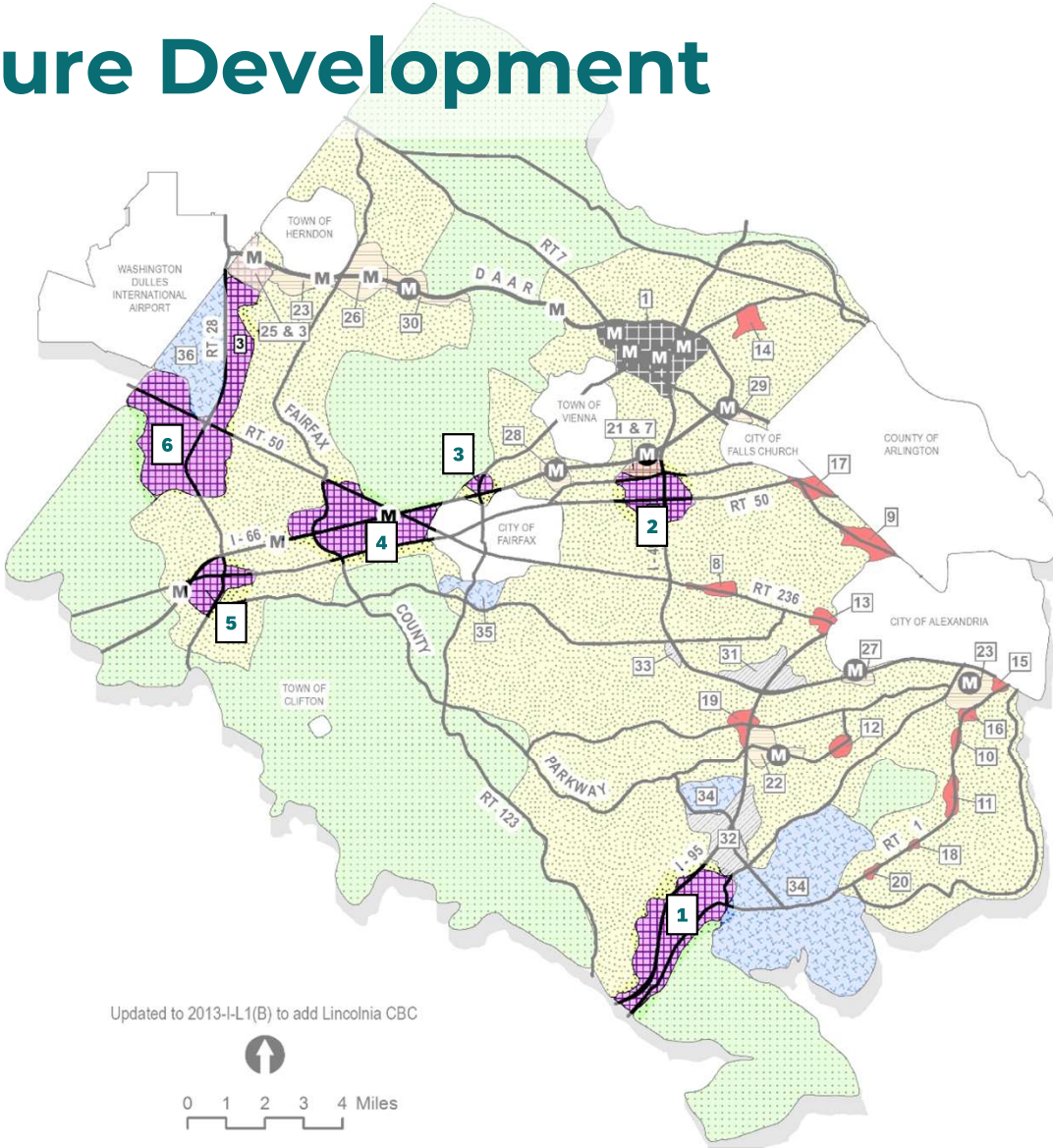
Concept For Future Development

Suburban Centers

- 1. Lorton-South Route 1 (No Core)
- 2. Fairfax Center (Core)
- 3. Centreville (Core)
- 4. Dulles (Core)
- 5. Flint Hill (No Core)
- 6. Merrifield (Core)

LEGEND

-  Tysons Urban Center
-  Suburban Center
-  Community Business Center
-  Transit Station Area
-  Industrial Area
-  Large Institutional Land Area
-  Suburban Neighborhood
-  Low Density Residential Area
-  Major Road - Existing (1-1-2018)
-  Metro Station - Existing (1-1-201)
-  Metro Station - Proposed



“**How much**” development can be anticipated on a specific site or within a planned area?

Density, Intensity, and Floor Area Ratio (FAR)



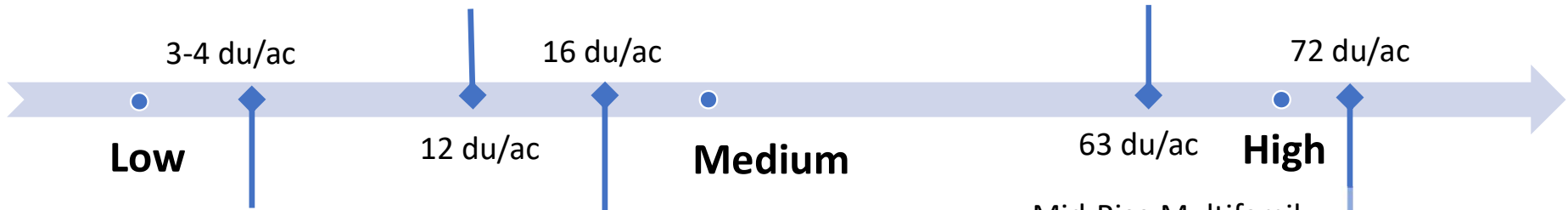
Residential Density

Dwelling units per acre (du/ac)

Urban Townhomes



Mid-Rise Residential Over Retail
(Beacon of Groveton)



Low

Medium

High

Single Family Detached



Stacked Townhomes (2-over-2)



Mid-Rise Multifamily
(Shelby Apartments)



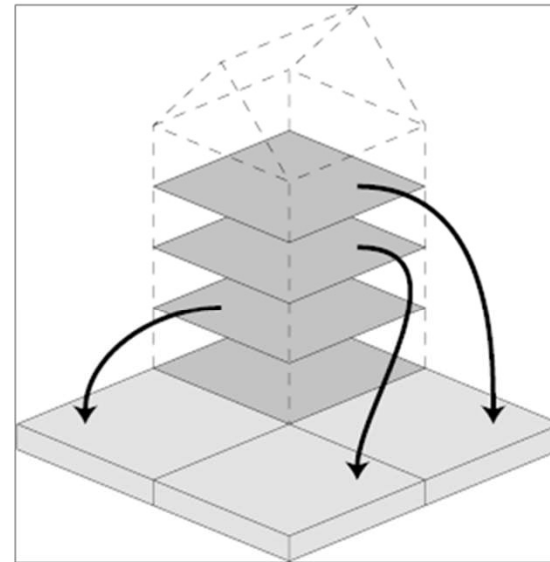
Non-residential and Mixed-use Intensity

Intensity typically expressed as Floor Area Ratio (FAR)

The floor area of the building is divided by the land area to calculate the FAR.

EXAMPLE:

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$



Non-Residential and Mixed-use Intensity

Floor Area Ratio (FAR)

Auto-Oriented Retail
(Gunston Plaza)



0.30 FAR

Low

Mixed-Use Residential/Retail



1.0 FAR

Medium

1.3 FAR

3.5 FAR

High

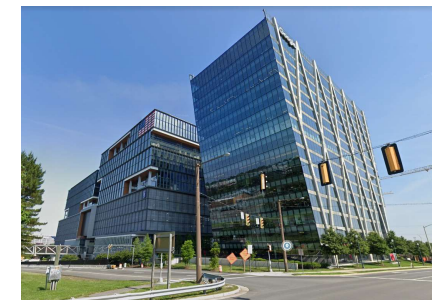
Lorton Station



Mixed-Use Center/ Structured Parking



Transit-Oriented Development



McLean Community Business Center (CBC)

Vision and Principles in the Plan

Screenshot of the adopted Vision and Guiding Planning Principles for McLean CBC text.

VISION AND GUIDING PLANNING PRINCIPLES

The community's vision for the McLean CBC is to sustain and enhance its legacy function as a community-serving business area, while encouraging quality mixed-use redevelopment and other revitalization efforts that support vibrancy, walkability, public infrastructure, open space and public parks, and other improvements. The plan incentivizes redevelopment by offering flexibility in land uses and intensity guided by a form-based approach for the majority of the CBC. Planned non-residential intensities and residential densities along the edges of the CBC will provide transitions in scale, mass, and height to adjacent single-family residential neighborhoods. The vision contemplates vibrant places and a diversity of land uses with inviting street level facades primarily in the form of mid-to-high-rise buildings concentrated mostly towards the central portion of the CBC. Buildings particularly in the center of the CBC are envisioned to support a pedestrian-oriented environment by being located close to the sidewalk, with little to no surface parking between buildings and the street. In some circumstances, redevelopment may incorporate long-standing commercial uses, including some surface parking, especially to serve retail uses. A signature urban park is expected to be a major placemaking element in the center of the CBC.

Planning Principles

In addition to the guidance provided above, the following planning principles are intended to guide future development in the McLean CBC.

- Encourage revitalization and redevelopment that creates attractive community-serving commercial and mixed-use areas.
- Incorporate common urban design elements for sites that have frontage along the same street to provide a sense of continuity and cohesion.

Vision and Guiding Visioning Principles for Lorton

Task Force Guiding Visioning Principles

Placemaking

Define a community identity that is developed by and supported by residents within the Lorton area.

Housing and Neighborhood Stability

Define a community identity that is developed by and supported by residents within the Lorton area.

Economic Development

Create a vibrant and diverse network of businesses and attractions that build community identity and create interest and services for area residents and visitors.

Health and Recreation

Ensure the health and leisure needs of people living, working, and visiting Lorton are met.

Accessibility and Connectivity

Enhance community connections to natural resources and other destinations throughout Lorton through a variety of safe, efficient, and interconnected transportation modes.

Heritage Resources and Environment

Act as responsible stewards of heritage, cultural, and natural resources.

Equity and Access

Foster an environment of collective support and empowerment for people of all backgrounds and ages.



Adoption of the Community Vision Statement!