



# Lorton Visioning Plan Amendment Task Force

Fairfax County Department of Planning and Development  
Planning Division

January 24, 2022

# AGENDA

1. Welcome and Announcements

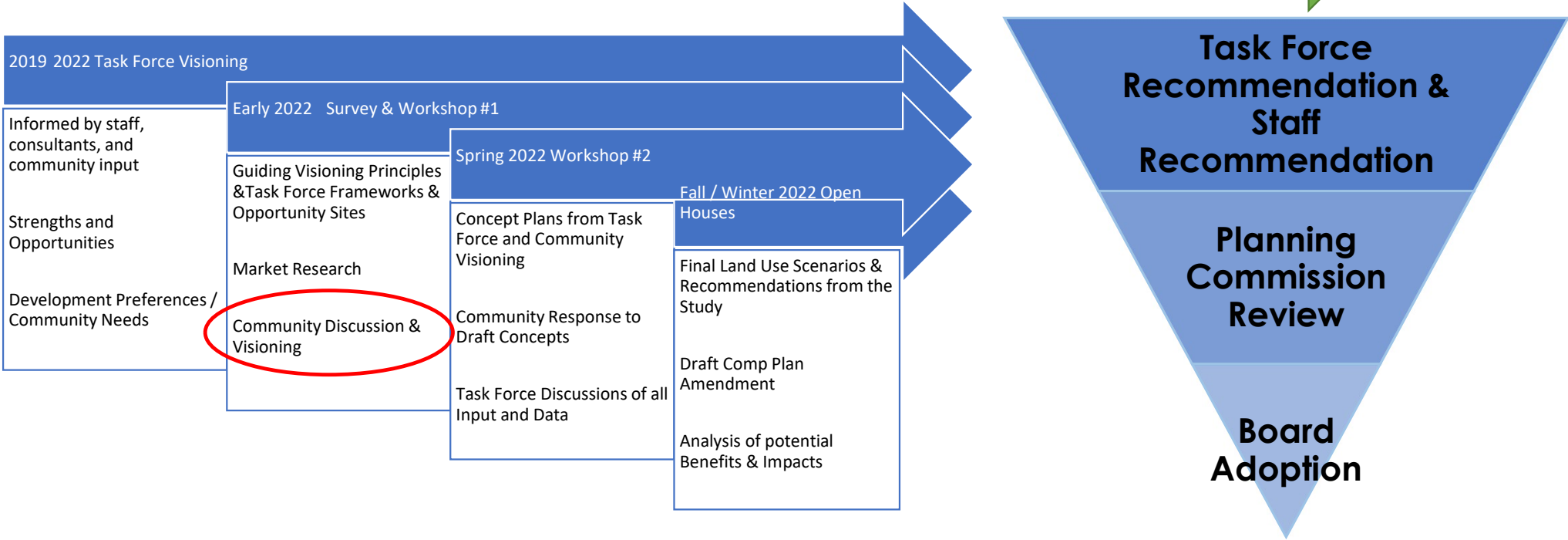
2. Check-in on the Schedule

3. Draft Market Study Findings

4. Survey and Promotional Efforts

5. Community Workshop #1 Preview

**\*Task Force, Public Comment and Community Updates**



\*Monthly Task Force meetings can be attended by members of the public and comments can be submitted to [DPDLortonVisioning@fairfaxcounty.gov](mailto:DPDLortonVisioning@fairfaxcounty.gov)

# Lorton Visioning Task Force Guiding Principles

“To begin a community dialogue on Lorton’s vision for the future, an online community survey and a community meeting were utilized to collect ideas and opinions from Lorton area residents and visitors. These ideas were summarized into themes describing the desirable features of Lorton today and in the future. **The Visioning Guiding Principles were drafted as a final product to be shared with and solicit further feedback from the community.**”



# for Inclusive

## Values:

People forging common ground and envisioning a future that can meet a variety of community needs.

## Full Spectrum of Stakeholder Voices:

Ensuring a balanced understanding of community values, interests and concerns.

## Dialogue:

People seeking to understand each other.

## Real Input:

Input that can be used to help shape decisions.

## Process:

Provide information that places all participants at a shared level of understanding, and community input that is integrated with decision-making.



# Fairfax County Comprehensive Plan



## Purposes

- Set community goals for land use and development
- Maintain the quality of life for County residents
- Promote the public health, safety and welfare
- Manage growth and impacts of development
- Preserve environmental and cultural resources



## In Use

- Establish the standards for using County codes and ordinances
- Identify and set policies for establishing appropriate land uses throughout the County
- Target community and county-wide needs for public facilities and services



## Does Not

- Provide laws or regulations
- Determine when development will occur or how it will look
- Address all issues a community may face



# Lower Potomac Planning District

## Lorton South-Route 1 Community Planning Sector

- Create a focal point of development or "Town Center" and stronger "sense of place" (identity)
- Develop a strong "sense of place" and positive image for the area
- Provide an effective and efficient transportation network
- Promote safe pedestrian access to retail and mixed-use areas
- Promote adequate buffering and screening and appropriate transitional land uses between residential areas and nonresidential uses
- Encourage additional open space, parklands, and recreation areas
- Protect natural and historic resources
- Acquire environmentally sensitive areas through the Environmental Quality Corridor program



# Why amend the Comprehensive Plan?

Considerations for updating the Plan for Lorton:

- Significant changes since the current Plan was adopted.
- Identify development patterns, services, amenities, public facilities and other attributes that may be beneficial for the community.
- Examine sites that could provide greater benefits community with updated land use recommendations.
- Focus on assets throughout the community that can be better supported or linked to strengthen the identity and character of Lorton.
- Provide greater access to the sites, amenities, services, and facilities that make Lorton such a unique place to call home.





# 2019 Lorton Community Survey Results

## Employment

- **22%** - Work in Lorton
- **60%** - Work elsewhere

## Events / Entertainment

- **29%** - In Lorton
- **66%** - Elsewhere

## Public Facilities (more needed)

- **81%** - Traffic Improvements
- **76%** - Pedestrian Improvements
- **74%** - Park Improvements
- **56%** - Sports Facilities
- **53%** - Public Transit Access and Options

## Retail Shopping

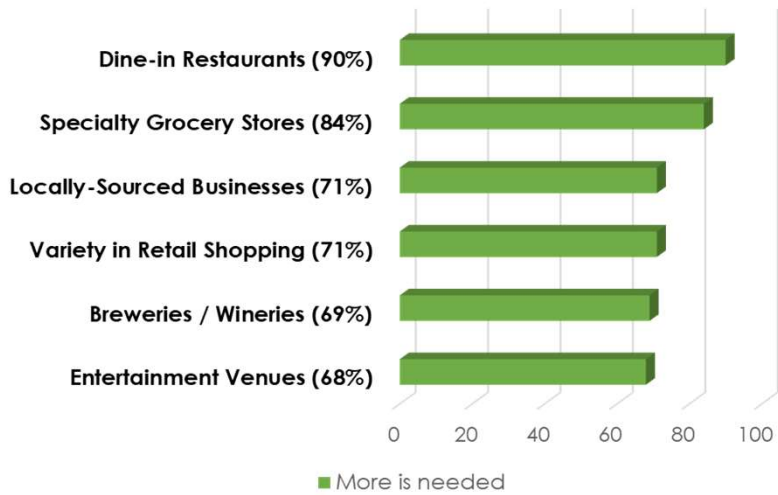
- **33%** - In Lorton
- **89%** - Elsewhere

## Dining Out

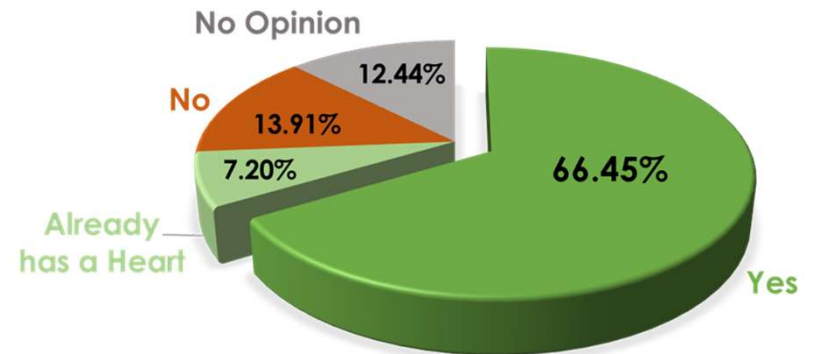
- **73%** - In Lorton
- **86%** - Elsewhere



# Does Lorton need a commercial center/heart?



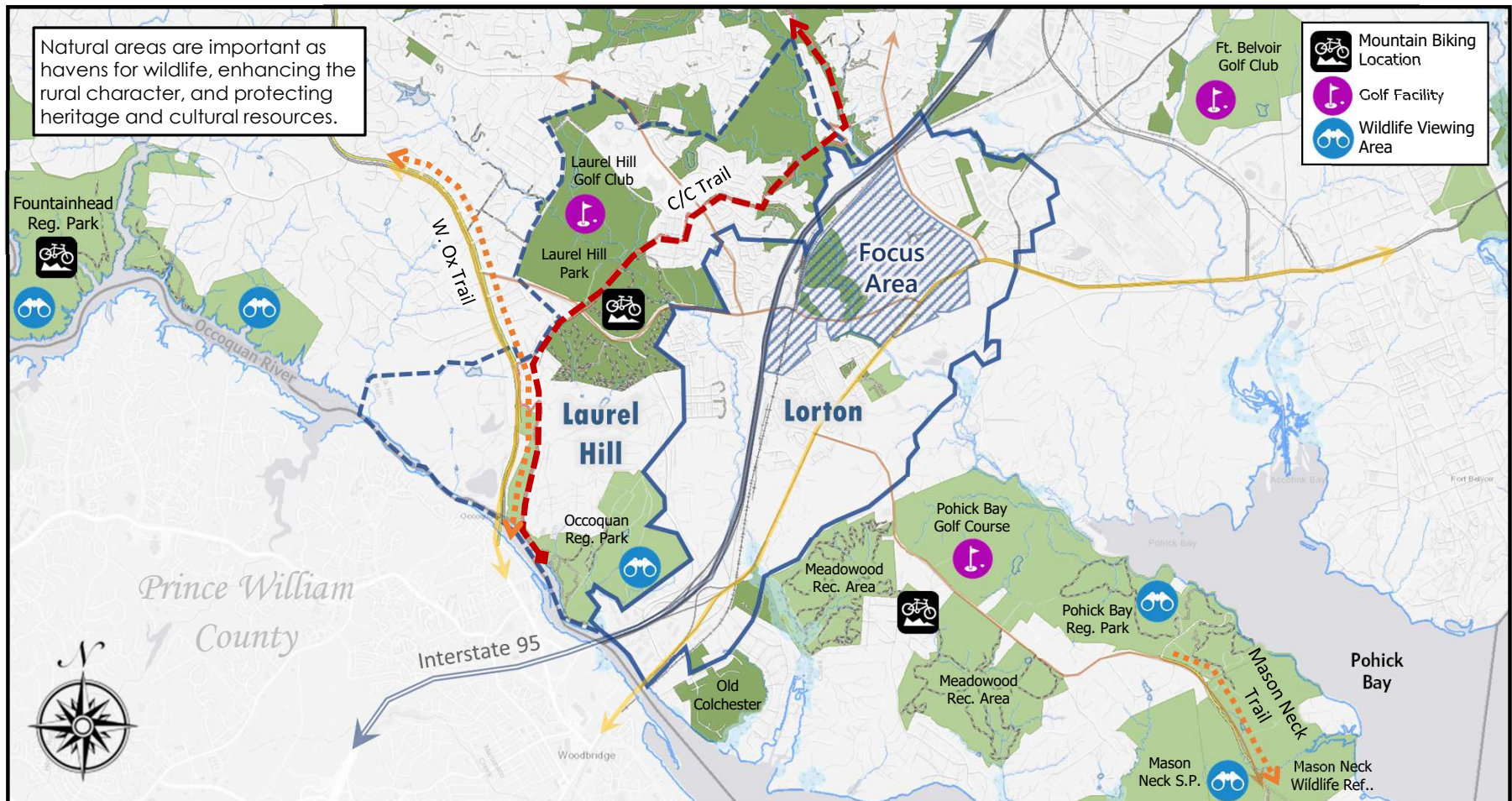
## 2019: Lorton needs a heart



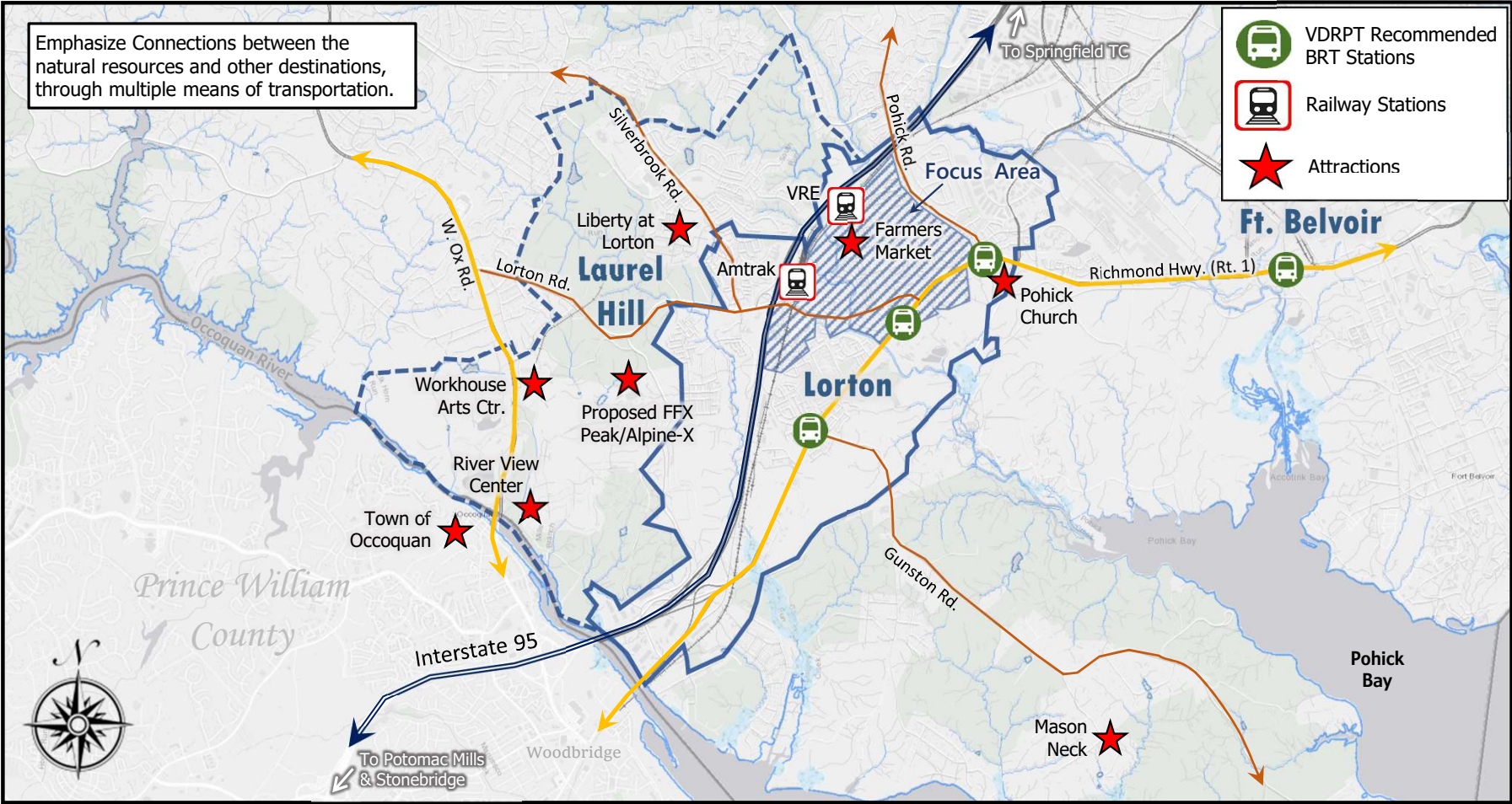
# Businesses, Public Facilities and Amenities



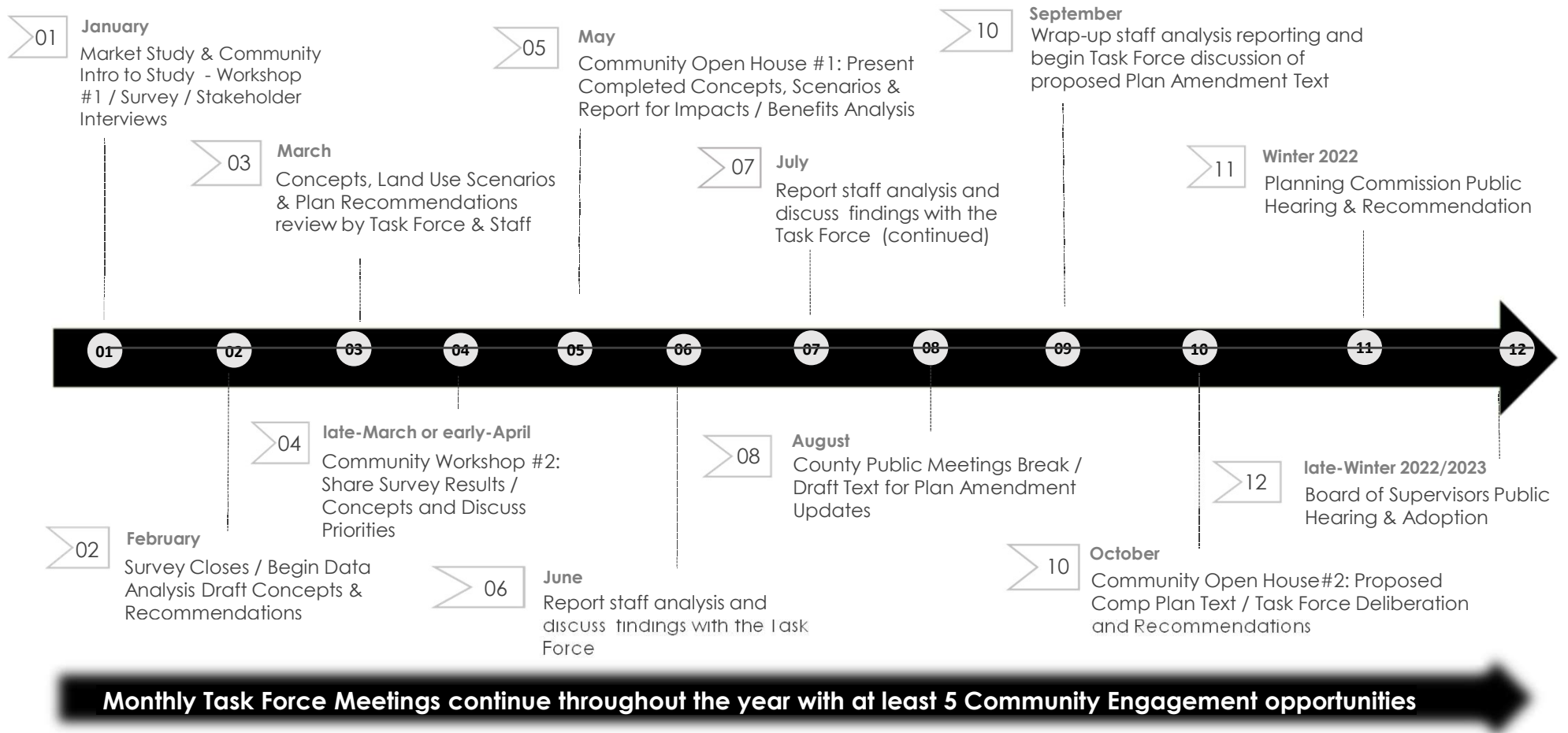
# Connections to Natural Resources and Recreation



# Connections to Area and Regional Attractions



# 2022 Lorton Visioning Plan Amendment Schedule



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