

VMDO / LAND Design

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# Workhouse Arts Masterplan Study Affordable Housing Advisory Council Meeting

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March 25, 2022



# Agenda

Objectives: Share our project understanding with the council and seek input on the unique opportunities and housing goals for this site that could help guide our master planning process.

3 min Introduction & Project Overview

3 min Site Overview

3 min Stakeholder Input

20 min Housing Priorities, Questions & Input

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# Introductions

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# The Team

## VMDO *Architecture & Planning*



**Joe Celentano**  
*Principal*



**Lauren Shirley**  
*Senior Associate*  
Project Manager & Planner



**Diana Fang**  
*Designer*

## Fehr & Peers *Transportation*



**Kathrin Tellez**  
*Principal*  
Project Advisor



**Anjuli Tapia**  
*Associate*



**Susan England**  
*Senior Associate & Studio Leader*  
Landscape Architect



**Stephanie Pankiewicz**  
*Partner*  
Project Advisor



**Stan Wall**  
*Managing Partner*  
Project Advisor

## LandDesign *Landscape & Civil*

## HR&A Advisors *Market Analysis*

## Downey & Scott *Cost Estimating*

**Joe Adams**  
**Don Daigle**  
**Sandra Mullins**

# Administrative Team

- **Joan Beacham**, *Branch Chief, P3 Branch, Building Design and Construction Division, DPWES*
- **Gasim Elfaki**, *Project Coordinator, P3 Branch, Building Design and Construction Division, DPWES*
- **Eileen Gasteiger**, *Project Manager, P3 Branch, Building Design and Construction Division, DPWES*

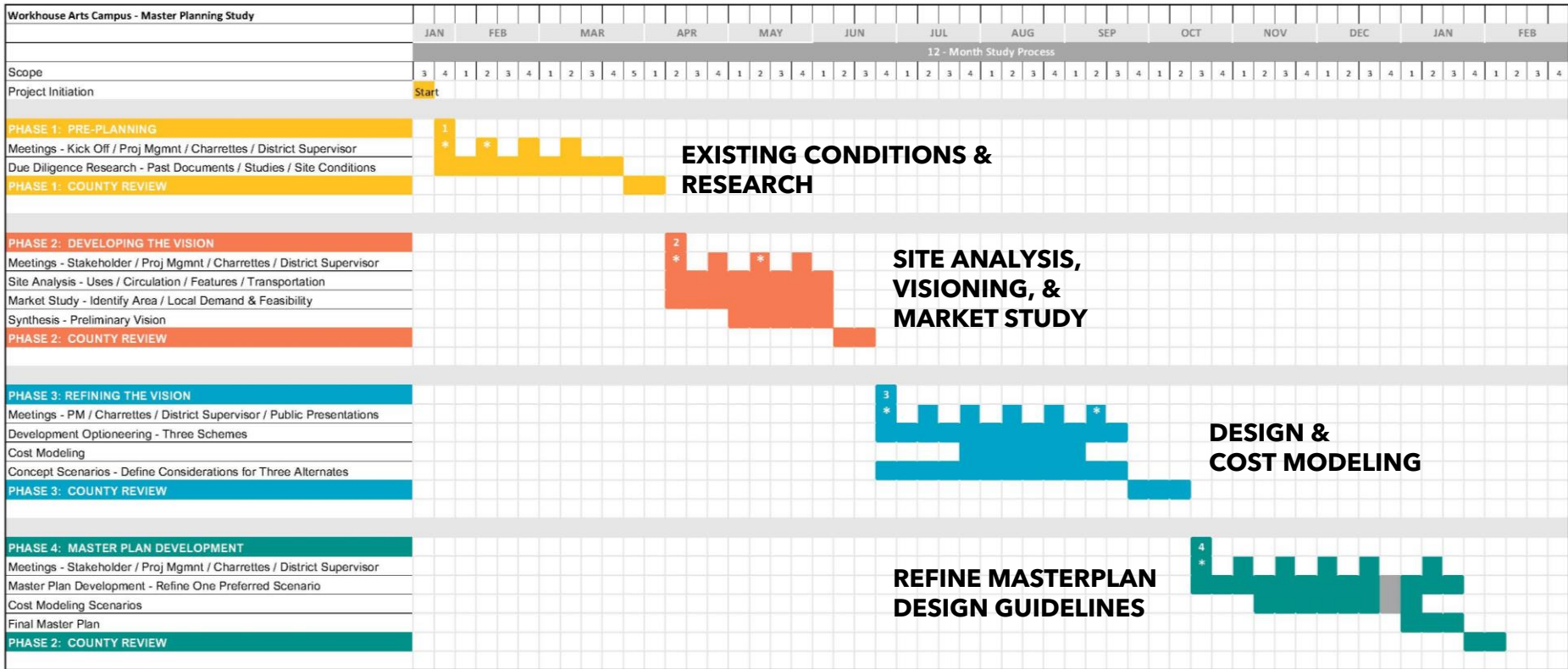
# Stakeholder Committee

- **Leon Scioscia**, *President and CEO, Workhouse Arts Foundation*
- **Tim Rizer**, *BoD, Workhouse Arts Foundation*
- **Kevin Greenlief**, *BoD, Workhouse Arts Foundation*
- **Caroline Blanco**, *Chair BoD, Workhouse Arts Foundation*
- **Regina Coyle**, *Planner V, Department of Housing and Community Development*
- **Aimee Vosper**, *Deputy Director, Park Authority*
- **Denice Dressel**, *Heritage Resources, Department of Planning and Development*
- **Michael Lynskey**, *Planner, Department of Planning and Development*
- **Joe LaHait**, *Debt Coordinator, Department of Management and Budget*
- **Scott Sizer**, *P3/Joint Ventures Policy Coordinator, Office of Economic Initiatives*
- **Rachel Flynn**, *Deputy County Executive, Office of the County Executive*
- **Christine Morin**, *Chief of Staff, Mount Vernon District BoS*
- **Nicholas Rinehart**, *Land Use and Development Liaison, Mount Vernon District BoS*
- **Thomas W. Burke**, *FCDOT's Transportation Planning Group*
- **John King**, *FCDOT's Transportation Planning Group*

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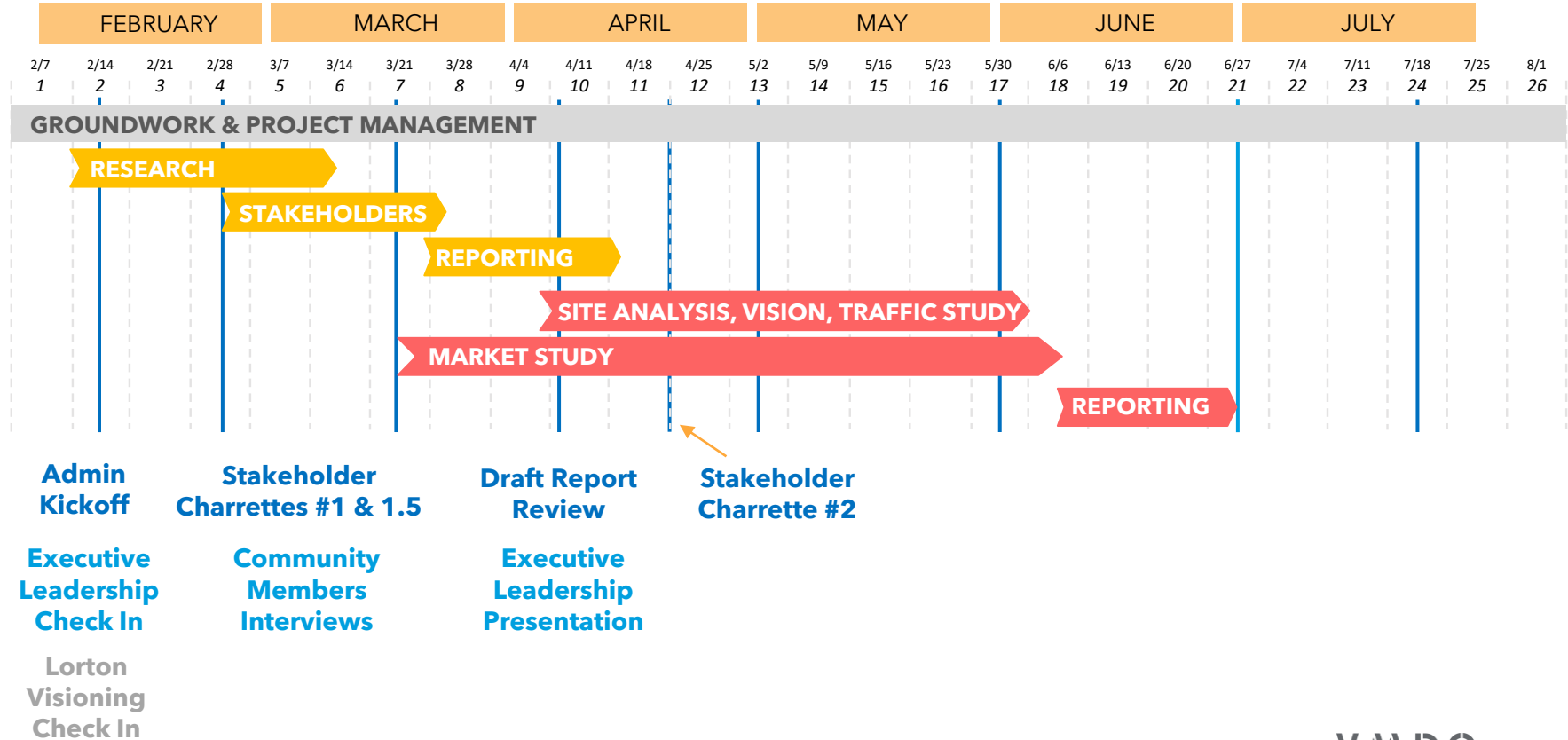
# Project Overview

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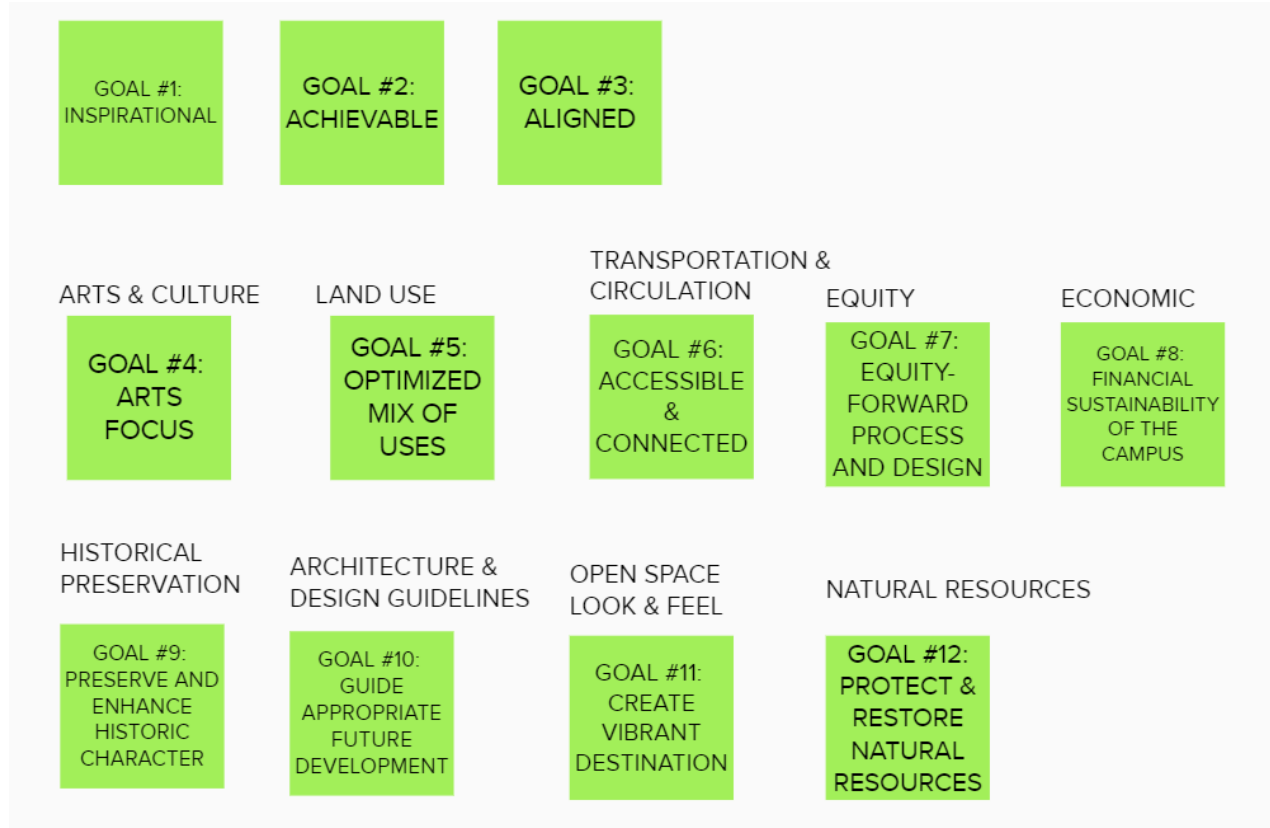




# Phase 1-2



# Project Goals



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# Site Overview

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# Workhouse

ARTS CENTER AT LORTON

9517 Workhouse Way Lorton, VA 22079 (703)495.0001 www.workhousearts.org

- W-01 Events Center
- W-02 Museum
- W-03 Museum
- W-04 Artists' Studios
  - All Media
- W-05 Artists' Studios
  - All Media
- W-06 Artists' Studios
  - Fiber
  - Jewelry
  - Workhouse Photographic Society
  - Gallery Sydney-East
- W-07 Artists' Studios
  - Glass Studios and Program
- W-08 Artists' Studios
  - Ceramics Studios and Program
- W-09 Artists' Studios
  - All Media
- W-10 Artists' Studios
  - Painting
  - All Media
  - Robert Knudson Gallery
  - Wood-Turning
  - Artists in Motion Cooperative
- W-11 Dance Studios
- W-12 Theater
- W-13 Available Commercial Space
- W-15 Administrative Offices
- W-16 Gallery and Gift Shop
- W-17 Culinary Arts Center
- W-18 Culinary Arts Center
- W-20 Locomotive Shed-Hot Glass
- W-22 Music Barn Amphitheater
- W-40 Residential Housing
- W-80 Artists' Studios
- N-1 Artists' Residences
- N-2 Artists' Residences
- N-3 Restaurant Pads
- N-4 Restaurant Pads

SYDNEY EAST  
 ARCHITECTS  
 ARCHITECTS  
 10000 WOODBRIDGE AVENUE, SUITE 100  
 WOODBRIDGE, VA 22191



- Construction Not Yet Completed
- Coming Soon
- Drive/Parking
- Open to the Public
- Accessory Building
- Open Green Space

LORTON Arts  
 FOUNDATION  
 JULY 22, 2008

**Public**

- W-12 Museum
- Arts Center/W-3 Theatre W-3
- Studios - Visual Arts W-4
- Studios - Visual Arts W-5
- Studios - Visual Arts W-6
- Studios - Glass Program W-7
- Hot Shop W-7A
- Studios - Ceramics Program W-8
- Studios - Visual Arts W-9
- Supply Store W-9A
- Studios - Visual Arts W-10 W-11
- Movement/Performing Arts Studios
- FireWoods Gallery, Vulcan Gallery
- Artist Gift Shop W-16

**Future Renovation (continued)**

- W-20 Future Programming
- W-22 Music Barn
- W-25 Future Programming
- W-28 Future Programming
- W-29 Future Programming
- H-40 Residential
- W-70 Greenhouse and Gardens
- W-RO Future Programming

**Future Development (Private Investment)**

- W-13 Future Private Development
- N-12 Apartments
- N-3/4 Restaurant(s)

**Evolution**

- Arts Center - W-1
- Fire Theater - W-12
- Metrolab - W-15
- Future Programming - W-17
- Future Programming - W-18



- Future Renovation
- Open to Public
- Drive/Parking
- Accessory Building
- Future Development (Private Investment)
- Open Green Space





# Workhouse Campus

## Open to Public

- W-2 Museum
- W-3 Youth Arts Center/W-3 Theatre
- W-4 Artist Studios - Visual Arts
- W-5 Artist Studios - Visual Arts
- W-6 Artist Studios - Visual Arts
- W-7 Artist Studios - Glass Program
- W-7A Glass Hot Shop
- W-8 Artist Studios - Ceramics Program
- W-9 Artist Studios - Visual Arts
- W-9A Art Supply Store
- W-10 Artist Studios - Visual Arts
- W-11 Art of Movement/Performing Arts Studios
- W-18 McGuire Woods Gallery, Vulcan Gallery and Artist Gift Shop
- Amphitheater

## Future Renovation

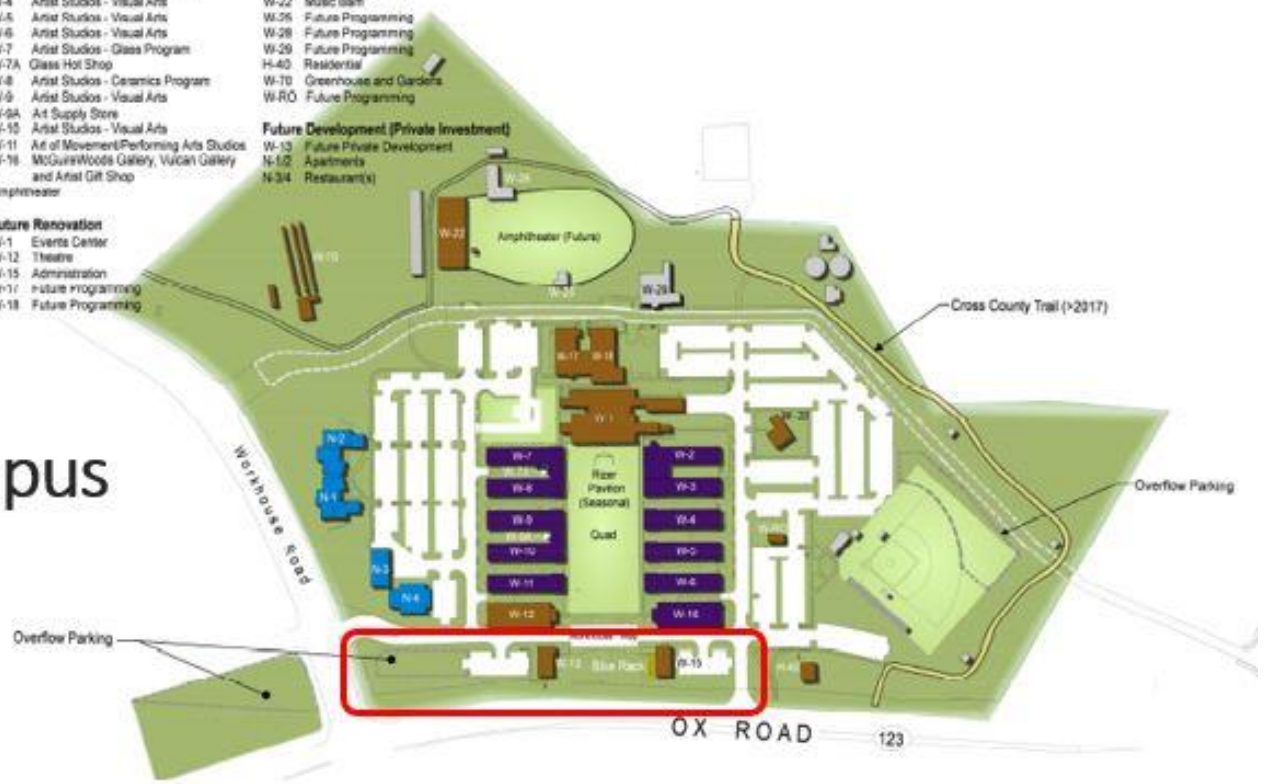
- W-1 Events Center
- W-12 Theatre
- W-15 Administration
- W-17 Future Programming
- W-18 Future Programming

## Future Renovation (continued)

- W-20 Future Programming
- W-22 Music Barn
- W-26 Future Programming
- W-28 Future Programming
- W-29 Future Programming
- H-40 Residential
- W-70 Greenhouse and Gardens
- W-RO Future Programming

## Future Development (Private Investment)

- W-13 Future Private Development
- N-102 Apartments
- N-34 Restaurant(s)









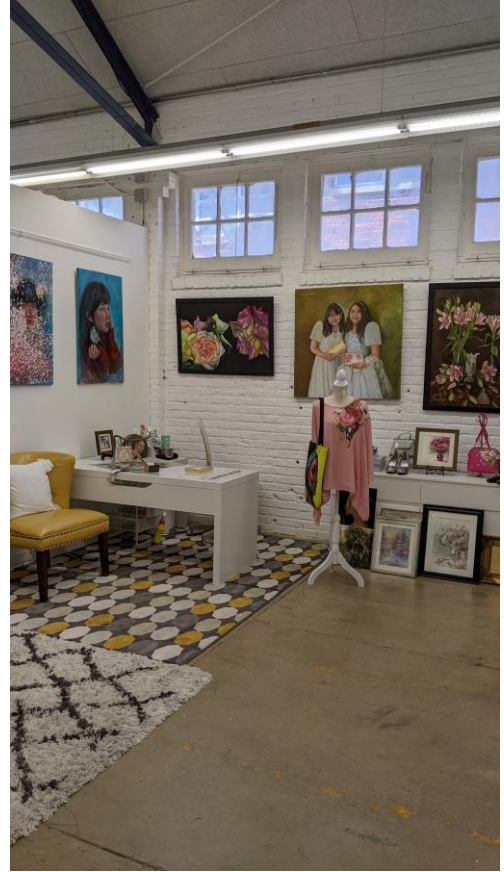
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25



vator





















9528  
2













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# Stakeholder Input

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# Stakeholder Input

3D

If the future of this campus does nothing else, what MUST it do?

It must realize the initial dream of the entire campus. A fully activated arts center with subsidized housing for artists.

Retain Arts Focus - possibly expand scope further

**Agree with the note here beside mine: artist housing, other sources of affordable housing, and activation of the frontage and occupancy by a retail entity that's here to stay.**

Preserve the historic character of the place

Both County and WAF benefit from the new revenue streams

Uses must be compatible (would housing be in conflict with music festival?)

Rehabilitate buildings - all

Maintain and protect the existing historic structures and existing recreational uses.

Large Performance arts space/ amphitheater (anchor)

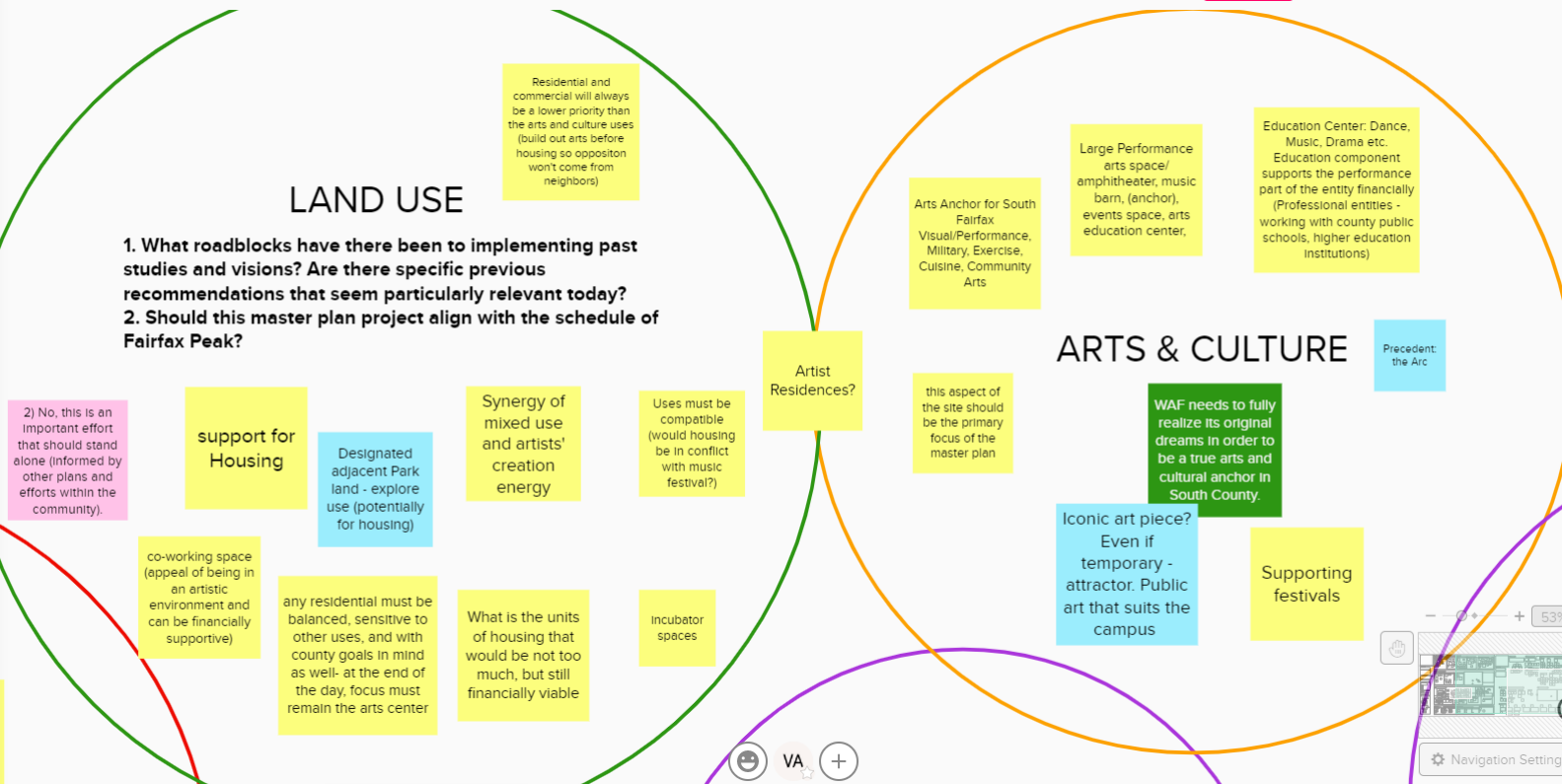
Events Center (Dining Hall)

It's already special - keep it special

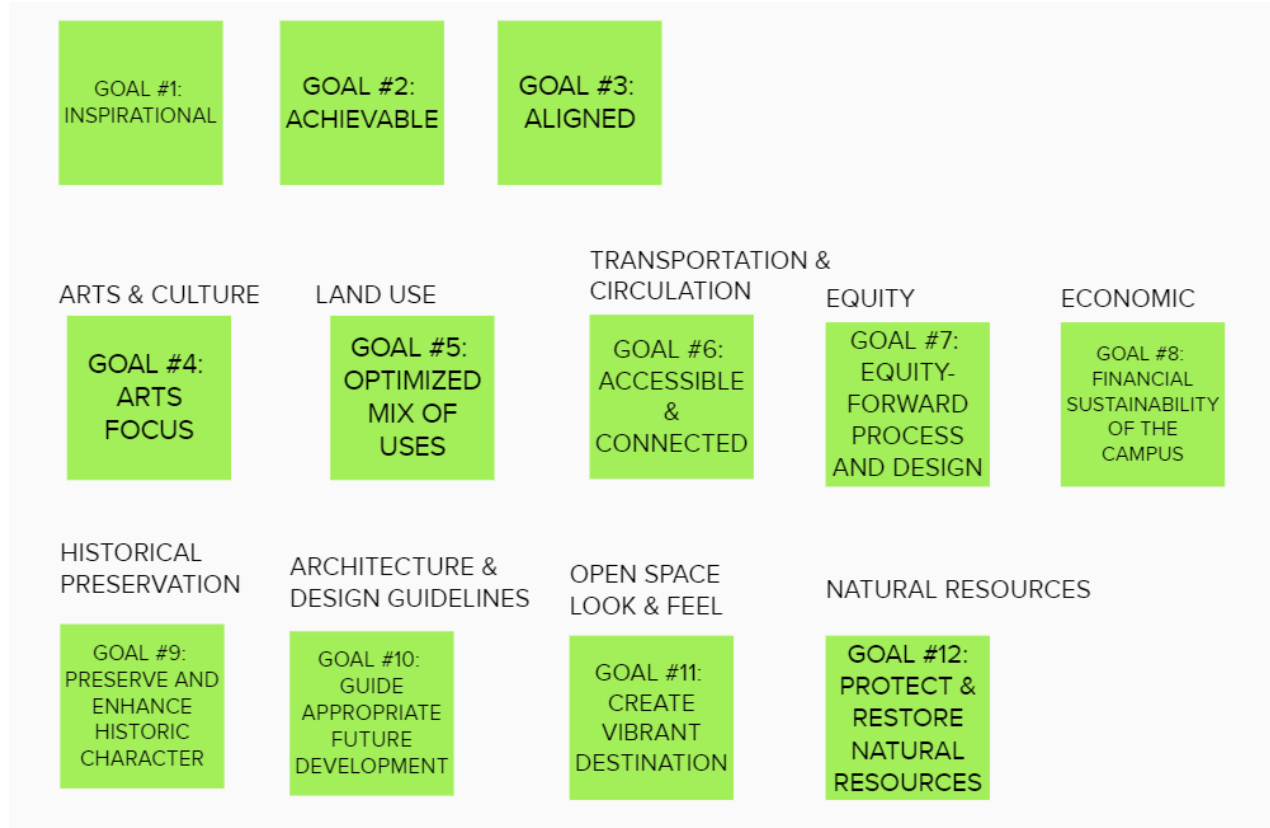
Electronic sign on Ox Road

Cultural, serve a much larger population - reflect the population that lives in Fairfax

# Stakeholder Input



# Project Goals



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# Relevant Precedents

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STOP

LIBERTY







Twin Silos  
Park, Fort  
Collins, CO



Goat Farm  
Arts Center,  
Atlanta  
Georgia



The  
Strathmore,  
Bethesda,  
MD



Two Silos,  
Prince William  
(event space,  
restaurant,  
barn)





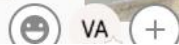
TheARC,  
District of  
Columbia

Camp North  
End,  
Charlotte,  
NC



Golden Belt  
Arts  
Campus,  
Durham, NC

River Arts  
District,  
Asheville, NC



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# Questions & Input

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# Questions

- What are this group's priorities ...
  - in the County?
  - In Lorton?
  - At this site?
  
- What unique opportunities are available...
  - on this site?
  - within this vision?

# Next Steps

- How should the team continue to interact with the group throughout the masterplan project?
- How frequently?
- Focused on which issues or variables?
- Who else would this group recommend soliciting input from on housing issues?





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Thank You

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