

Response to MDLUC Questions - June 14, 2016

- 1. Can we be provided further details about the Land Exchange that the County raised at the beginning of their presentation? I did not fully understand what they presented.**

A summary of the land transaction can be [found here](#) and additional information may be found in this [presentation](#) (PDF).

- 2. What is the reference to building a connection to Seminary Road? It came up at the meeting and in the submitted comments.**

The Comprehensive Plan (as amended in 2010) includes the following map and text (page 35) in the [Baileys Planning District Overview](#) (PDF).



- Relocate Seminary Road to intersect Columbia Pike south of the Leesburg Pike interchange and improve to four (4) lanes. To limit right-of-way impacts, flexibility in the ultimate design of the road, including a four-lane undivided road, may be acceptable provided that the road meets VDOT standards.

- 3. Can the FPD be invited to discuss crime rates near the Bailey's shelter and root cause(s)?**

Yes.

- 4. What other were sites reviewed?**

We looked at more than 22 locations including commercial and industrial properties which are privately owned.

- 5. Was, indeed, no public notice provided prior to the Annandale article being seen?**

The NewsCenter article announcing the proposed relocation was published on March 29 with notice of the date and location of the April 11 community meeting.

<http://www.fairfaxcounty.gov/news2/proposed-relocation-plan-announced-for-baileys-shelter-for-homeless-adults/> It was also posted on two county Twitter accounts [@fairfaxcounty](#) and [@fairfaxnewswire](#). That same day, the Annandale blog, referencing the county's NewsCenter article, published information on the proposed relocation. <http://annandaleva.blogspot.com/2016/03/baileys-crossroads-homeless-shelter-to.html>

6. Was proper notice followed?

There is not a legal notice requirement for an informational citizen meeting. The Office of Public Affairs provided information about what publicity was done for the meeting (see #5). The public hearing on the 2232 for the shelter will be required to provide legal notice per the zoning ordinance.

7. How is the park accessed by residents today (e.g. private property or public street)? How will the park be accessed if the temporary shelter is built?

The open field can currently be accessed through the Senior Center parking lot. In addition, the Stonegate development has an asphalt path from the neighborhood to the field. Neither access is impacted by the shelter relocation and will remain as is.

8. What is the acreage (or square footage) of the park today? What will it be if the shelter is built?

The total square footage of the existing field is 54,757 SF. After the shelter is built, the square footage of the remaining field would be 21,845 SF.

9. It was said that the senior center will go to "lock down if the homeless shelter is built and there are not armed guards". Is this true? Can we please invite someone from the senior center to tell us their perspective at the next meeting?

The facility will not be running in a constant state of lockdown. Prior to the shelter relocation proposal, Neighborhood and Community Services had requested a security assessment of all of the senior centers throughout the county. As a first step to meet the security needs of the centers, a duress button (which does not automatically lock the doors) and a door chime will be installed in all of the centers.

Per your request to have someone from the senior center provide perspective – is this a senior center employee? If so, we can request that Neighborhood and Community Services provide this representative.

10. Will any of the gardens that are kept by residents be removed if the shelter is built?

No. the garden plots are completely outside the shelter area and will not be disturbed.

11. Can we be provided the wording of the Comprehensive Plan for this area? Or pointed to it?

[Lincoln Planning District Overview](#). Land use recommendations for the Lincolnia Senior Center and surrounding parcels is found in the L1 Pinecrest Community Planning Sector, recommendation 5 on page 18 and 8 on page 20.

12. I would like the County to explain in more detail what the back-up funding mechanism is should the November Bond Referendum fail.

The temporary shelter is fully funded for design and construction. The projected cost estimate for the permanent shelter is \$12 million and is included in the 2016 bond referendum for human services that includes 3 other shelters. The estimated cost may change once the land is secured and a level of design work has begun. In absence of referendum approval, a number of other funding sources will be reviewed including human services bond funds. In addition, it must be noted that the relocation of Bailey's Shelter is contingent upon approval of rezoning for the development projected to be in 2017. Bond referendum results will be determined much in advance of the rezoning approval.

13. Could there be a development condition or proffer or some sort to help ensure that this shelter, if built, is kept as temporary

No. The review authority granted to the governing body in 15.2-2232 consists of controlling the "general or approximate location, character and extent" of the plan features. The Planning Commission makes a determination of conformance (or non-conformance) to the adopted Comprehensive Plan and cannot impose development conditions – such as longevity of operations – on the application. Any proposal to expand the temporary facility into a permanent facility would require a 2232 review and, likely, a zoning action.

14. Can the County provide an outline of the public transportation options at the current location and the proposed temporary location? It would seem public transportation is critical. So a chart of what bus lines pass the two location and links to their respective schedules seems warranted. And underscore any that go to Metro stations.

Because both facilities are located in portions of the County primarily served by WMATA bus service, the best resource is the WMATA bus service map: http://www.wmata.com/pdfs/bus/Virginia_System_Map.pdf

The Baileys Site is served by the following lines (both WMATA):

- Columbia Pike Line (16) – Pentagon Metro (very good service);
- Annandale East Falls Church Line (26) – East Falls Church Metro (infrequent)

The Lincolnia Site is served by the following lines (WMATA except as noted):

- Lincolnia Line (7) – Pentagon Metro (very good);
- Kings Park Express Line (17) – Pentagon Metro (peak commuter);
- Annandale Express Line (29) – Pentagon Metro (peak commuter);
- Fx Connector 306 – Pentagon Metro mid-day;
- Alexandria DASH (1&2) – Eisenhower, King Street, Braddock Rd Metros

As noted, all of the bus lines reach Metro. The bus stops at the Baileys Site are about 0.2 miles from the building; there are multiple bus stops at the Lincolnia site, located between 0.1 and 0.4 miles from the site (walking distance).

While the following graphic (taken from the map linked above) is a little hard to read, the Baileys Shelter is located along Columbia Pike, just east of the notation "Tyler Street." The Lincolnia site is located at Chambliss and Lincolnia.

From FCDOT: Proposed Spot Improvement at Beauregard Street and North Chambliss

- FCDOT is preparing a scope of work for a spot improvement project at Beauregard Street and North Chambliss Street to address a safety condition where pedestrians are having difficulties crossing the free flow right turn lane from North Chambliss Street to Beauregard.
- An additional right turn lane along with overhead signs and a pedestrian crossing across the raised grassy median is proposed to alleviate this condition.
- The proposed scope of work for this project is anticipated to be approved and forwarded for design sometime this month. FCDOT will present the project to the public when preliminary or intermediate design plans are ready to review. Generally, construction should begin approximately 18 months after the commencement of design.

Other Improvement Projects

- There are plans to effectively channelize traffic leaving the Landmark shopping center by Oasis Drive by installing appropriate signage and pavement markings. This will be a project implemented by VDOT.