



Response to Questions on the FY 2010 County's Line of Business & Schools Program Review Processes Fall 2008

Request By: Supervisor Gross and Supervisor Hudgins

Question: What are the long-term plans for utilizing Lincolnia Center and Birmingham Green as facilities to meet the needs of the County's aging population?

Response: Lincolnia Center and the Lincolnia Residences are currently located on 5.28 acres of land in the Mason District and are conveniently located near major transportation and population centers. The existing structures are aging and in need of replacement or major renovation; however, the site continues to be a major asset to the County and the rebuilding or redevelopment of the site offers an excellent opportunity to the County. Should the Board decide to close the assisted living portion of Lincolnia, the Department of Housing and Community Development (HCD), along with other County agencies, will undertake an evaluation of the site and assess its potential as a more dense development for: a) services similar to what are currently offered at the site; b) mixed use development that is responsive to needed County services as well as revenue-producing private development; or c) revenue to the County from outright sale. HCD will pursue re-planning of the site with the Department of Planning and Zoning as part of the County's Annual Plan Review process. This effort should be viewed as long term as limited fiscal resources and a current soft real estate market severely limit immediate redevelopment of the site.

Birmingham Green is comprised of a 92 bed recently constructed assisted living facility, a nursing home and an older assisted living/adult home, situated on 42 acres of land. The site is located in Prince William County along Route 28, just north of Manassas. Birmingham Green (previously known as the District Home) is jointly owned by five Northern Virginia jurisdictions, including Fairfax County. The Board of Directors of Birmingham Green has been undertaking a master planning process for the site which is not yet complete. The expansive site and the geriatric medical expertise of the Northern Virginia Health Commission offer tremendous opportunity to the jurisdictions to approach long term care on a regional basis. HCD, along with other County agencies, will begin discussions with Birmingham Green's Board and Administration to assess these opportunities and the potential of the site to address the long term needs of County residents.