

Arbor Terrace of Fairfax

Sully Land Use and Transportation Committee

(Note – this is a preliminary report only; it has not been reviewed, vetted or in any way approved by the Committee)

Catalyst

- Development of an Alzheimer’s Care Unit (called “Arbor Terrace of Fairfax”) on Lee Jackson Highway (from this point “Rt 50” or “50”) West, east of Downs Drive

Concern Expressed by Residents

- Motor vehicles (especially trucks) associated with construction, maintenance and visitation will use Downs Drive, Birch Drive and Chantilly Drives to exit the Arbor Terrace facility
 - This route allows vehicles to take advantage of a traffic light at the intersection of Chantilly Drive and Rt 50, allowing an unencumbered left turn onto Rt 50 East
- In taking this route, vehicles will be travelling on narrow and somewhat fragile roads that go through residential areas with a significant number of seniors
- Repeated traffic will increase the risk of accidents involving residents and their cars, will accelerate road deterioration, and will generally reduce the quality of life in the neighborhood

Observations

- A “ride around” was completed with resident Mark Lowe on July 29, 2014 to provide an orientation and perspective, and to further discuss concerns
- It is clear that vehicular traffic has three options for exiting the Arbor Terrace site
 - Left onto Downs Drive, immediate right onto 50 West
 - Left onto Downs Drive, immediate right onto the Service Road fronting the Shell station, and left onto Chantilly Drive, with a traffic light providing access to either 50 West or 50 East at the 50/Chantilly Dr intersection
 - Right onto Downs Drive, left onto Birch Drive and left onto Chantilly Drive, providing straight-on access to the traffic light at 50
- A major concern is that vehicles will be unwilling or unable to pass through the Service Road to get to the traffic light at 50 if cars and/or trucks are parked on both sides of the Service Road

- In this case, and especially if they need to get to 50E, they will instead use the Downs Drive/Birch Drive/Chantilly Drive route to get to the traffic light at 50
- Several subsequent visits to the site confirmed that this is a viable concern
- There was also concern expressed that insufficient so-called “courtesy gaps” would be made available to drivers wishing to turn right from Downs Drive onto 50W
 - This does not appear to be a viable concern

Preliminary Conclusions

- Most vehicles leaving the Arbor Terrace site to access Rt 50W will quite naturally exit immediately onto Rt 50W from Downs Drive
- The biggest concern/issue involves vehicles needing to access 50E. These vehicles have three choices
 - Turn onto 50W and immediately cross 3 lanes of traffic on 50W to reach the left hand turn lane at Chantilly Drive. Execute a u-turn onto 50E
 - Very difficult, and dangerous, and not a likely scenario
 - Access the traffic light at 50 and Chantilly Drive via the Service Road
 - Safe and preferred, but must provide unencumbered access, and should be signposted with parking restrictions to encourage utilization
 - Access the traffic light at 50 and Chantilly by going the back way through residential neighborhoods via Downs/Birch/Chantilly Drives
 - Needs to be discouraged by sign posting that prohibits a right turn onto Downs Drive and by providing easier access (shorter trip, lower risk) via unencumbered alternative routing (i.e. the Service Road)

Traffic Related Needs/Wants

- Traffic Sensors (if not already present) need to be added to the Service Road westbound where it meets Chantilly Drive to ensure vehicles can make the green light exiting Chantilly Drive onto Rt 50
- Parking needs to be prohibited on either the north or south side of the Service Road to ensure enough space is available for transit
- Signs need to be added directly across from the exit of the Arbor Terrace site
 - Universal “No Right Turn” arrow

- Words stating “No Right Turn, All Traffic Must Turn Left”
- Arrows providing guidance on accessing 50 East & West once the left turn onto Downs Drive has been made

Vigilance/Penalties

- Residents of Downs, Birch and Chantilly Drives are encouraged to report infractions of the above vehicular restrictions to the non-emergency police number – 703-691-2131
 - As a prerequisite, the police need to be made aware of the situation about which the calls are being made
- Resident action is restricted to noting and conveying license plate numbers, any pertinent vehicle information (e.g., make and model) and especially the Company name the vehicle is associated with
- No verbal or other direct confrontation, such as flagging down a truck, will be tolerated
- Police will make note of the complaint and forward pertinent information to the management of Arbor Terrace
- Arbor Terrace shall have a clause in the contract of each of its service providers stipulating the penalty for non adherence to traffic rules. For example
 - The first violation could lead to a reprimand to the driver with an accompanying note in his/her personnel file
 - A second violation could lead to action that prohibits the driver from working for any Arbor Terrace service providers
- Beyond the scope of this article
 - The service provider could impose further penalties on the driver
 - Arbor Terrace’s contracts with each service provider could stipulate additional monetary or other contract stipulations

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August 5, 2014