

**Resolution of the Glencarlyn Citizens' Association and the Forest Glen Civic Association  
Concerning the Property at 601 S. Carlin Springs Road**

Approved at November 4, 2019 GCA Meeting

**WHEREAS**, the Arlington County Board approved on May 18, 2019, a purchase agreement to acquire Virginia Hospital Center-owned property at 601 S. Carlin Springs Road (the Property); and

**WHEREAS**, Arlington County's operational possession of the Property will occur on December 31, 2019; and

**WHEREAS**, the County Board has determined that demolition of the existing buildings is the most feasible alternative, given the condition of the buildings, high maintenance costs, and difficulty of repurposing for another use; and

**WHEREAS**, demolition of existing buildings and stewardship of the Property before, during and after demolition will likely affect the Glencarlyn and Forest Glen neighborhoods, Long Branch Nature Center, Glencarlyn Park, and the Kenmore, Carlin Springs and Campbell school communities; and

**WHEREAS**, changes in the future use of the Property will likely affect the Glencarlyn and Forest Glen neighborhoods, Long Branch Nature Center, Glencarlyn Park, and the Kenmore, Carlin Springs and Campbell school communities; and

**WHEREAS**, the Glencarlyn Citizens' Association (GCA) and the Forest Glen Civic Association (FGCA) on February 1, 2016, adopted a resolution to form a joint task force to consider possible County uses of the Property, determine uses that would be compatible with the existing neighborhoods and coordinate responses to Arlington County on acceptable uses for the Property; and

**WHEREAS**, the GCA/FGCA joint task force on July 20, 2016 provided to the Chairman of the County Board, County Board Members, County Manager, Arlington County School Board and Department of Community Planning, Housing and Development a report of the results of a neighborhood survey conducted in April/May 2016, to which 42% of households responded. The survey asked GCA and FGCA residents about their concerns regarding a possible change in use of the Property, as well as their views on some possible uses of the Property; and

**WHEREAS**, the GCA and FGCA on March 25, 2019 transmitted electronically to the Arlington County Board a letter documenting detailed concerns to be addressed in a plan for stewardship of the entire site before, during, and after razing the existing structure located on the Property and strongly requesting robust, regular and continued public engagement before plans are developed and work begins; and

**WHEREAS**, S. Carlin Springs Road serves as a major commuting route connecting I-395 to US-50 as well as the primary access route to two elementary schools and one middle school and is often gridlocked. Gridlock occurs during morning and evening rush hours and during the hours when students arrive and depart from schools, with overlap occurring when schools are in session; and

**WHEREAS**, the safety of students walking to and from schools and of all other pedestrians walking along S. Carlin Springs Road is of paramount importance to all Arlington County residents, and heavy traffic and inadequate sidewalks on S. Carlin Springs Road significantly compromise this safety; and

**WHEREAS**, the GCA and FGCA commit to continuing their timely, active and positive collaboration with the County and its Joint Facilities Advisory Committee during all planning processes related to the Property, seeking a "no surprises" approach for their neighborhoods;

**NOW, THEREFORE, BE IT RESOLVED** that the GCA and FCGA charge the County to complete a comprehensive traffic study of S. Carlin Springs Road and communicate the results to the GCA and FGCA before any decisions regarding future use of the Property are made; and

**BE IT FURTHER RESOLVED** that the GCA and FCGA consider the March 23, 2019 letter to the County to contain important input documenting their neighborhoods' detailed concerns and strongly requesting robust, regular and continued public engagement before demolition plans are developed and work begins on the Property. Specifically, the GCA and FGCA anticipate a timely initial meeting with County staff and a

minimum of two timely public meetings and comment opportunities to discuss and address this partial list of topics:

- Exactly what will be razed and what will remain
- Project schedule
- Noise mitigation measures
- Hours work will be conducted
- Traffic management plans
- Pedestrian safety plans on the sidewalks adjacent to the property
- Lighting
- Dust control and debris removal
- Watershed protection, erosion and runoff control
- Historic preservation, in particular, the historic Moses Ball Spring on the Property
- Scenic easement and tree preservation
- Potential impacts to Glencarlyn Park wildlife and visitors during and after demolition
- Potential environmental health and safety issues, including but not limited to asbestos, lead, medical waste, toxic spills/hazardous waste, and underground storage tanks; and

**BE IT FURTHER RESOLVED** that the GCA and FGCA look to the County to develop a plan for stewardship of the entire Property site before, during, and after the razing is completed, to include these issues:

- Maintenance of buildings and grounds
- Security measures to prevent unlawful and unsafe entry
- Post-razing plans for site cleanup, erosion/runoff control, fill materials use (if any), management and maintenance
- Sound natural resources management, invasive plant control, sustainable, green landscape management
- Controlled and appropriate public access, including to Moses Ball Spring, the scenic easements and natural area, and the traditional “sledding hill;” and

**BE IT FURTHER RESOLVED** that the GCA and FGCA consider the concerns and views documented in the July 20, 2016 GCA/FGCA joint task force survey report to be important input to the County’s process for evaluating future uses of the Property. The information documented in the report and the GCA/FGCA analysis of the findings are expected to be carefully and thoughtfully considered during the County’s evaluation process. A summary of the findings appears below:

**Question 1: Assuming Arlington County obtains the Urgent Care Center Property in a land swap with the Virginia Hospital Center, what are your concerns about changing the use of the property? The percentage shown below is the total of “Very concerned” and “Somewhat concerned” responses.**

1. Possible road access through the park and neighborhood (95%)
2. Increased traffic on Carlin Springs Road (94%)
3. Negative effect on natural resources (such as pollution of Long Branch Creek) (92%)
4. Increased traffic during peak school hours (91%)
5. High-intensity use (91%)
6. Loss of green space and open space (90%)
7. Overflow parking onto neighborhood streets (87%)
8. Use that is incompatible with single-family residential neighborhoods (86%)
9. High-rise development (85%)
- 10.Reduction in property values from industrial use (84%)
- 11.Noise (83%)
- 12.Reduction in property values from affordable housing development (72%)

**Question 2: The property may be more useful to the County if it can route traffic through Glencarlyn, Glencarlyn Park, Forest Glen and/or the scenic easement to Route 50, Columbia Pike and/or 7<sup>th</sup> Road South (behind Campbell School).**

1. Very opposed (88%)
2. Opposed (5%)
3. Concerned (2%)
4. In favor (2%)

5. Neutral (2%)
6. Other (1%)

**Question 3: How important is it to you that the “scenic easement” remains green space only?**

1. Very important (78%)
2. Somewhat important (15%)
3. Neutral (6%)
4. Develop it (1%)

**Question 4: The County could set aside part of the Urgent Care Property for parks and recreation, even if it makes other use of the property, such as building administrative offices. The County calls that “co-locating” multiple uses at a site. Please indicate your view on the following possible parks and recreation uses. The percentage shown below is the total of “Highly supportive,” “Somewhat supportive” and “Could accept” responses.**

1. Better protection of Moses Ball Spring (91%)
2. Arboretum (87%)
3. Environmental Center/Outdoor Lab for students (non-peak traffic) (85%)
4. Community garden (82%)
5. Picnic area (81%)
6. Relocate the Glencarlyn Dog Park (natural resource protection, decreased traffic through Glencarlyn, and decreased parking in Forest Glen) (69%)
7. A community center (including recreation facilities, meeting rooms, classrooms) (60%)
8. Relocate Long Branch Nature Center (better parking and access) (56%)

**Question 5: What are your views on the following County or School Board uses of the Property? Listed below are PUBLIC uses - use of the property for County or School facilities. The percentage shown below is the total of “Highly supportive,” “Somewhat supportive,” and “Could accept” responses.**

1. Farmer’s market (85%)
2. Community performance center (arts, entertainment) (70%)
3. County Emergency Operations Center (non-routine use) (68%)
4. County offices for staff use only (limited public traffic but some rush hour traffic) (66%)
5. County overflow conference center or meeting space (non-routine use) (64%)
6. Fire station (52%)
7. County offices with customer visits (assume additional vehicle traffic throughout the day) (43%)
8. Community services center (such as employment assistance, homeless assistance) (41%)
9. Organic waste recycling center (mulch production from clippings, leaves - similar to former site at 26<sup>th</sup> St. N and Old Dominion) (40%)
10. “Swing site” for schools using only existing building (temporary school site when other school is under construction) (37%)
11. “Swing site” for school using existing building and/or trailers (temporary school site when other school is under construction) (35%)
12. Community services center, including homeless shelter (29%)
13. Recycling center (28%)
14. Elementary school (22%)
15. Middle school (18%)
16. School bus parking and maintenance garage (18%)
17. High school (17%)

**Question 6: What are your views on the following possible PRIVATE uses of the property, where the County could make the property available for others’ use? The percentage show below is the total of “Highly supportive,” “Somewhat supportive,” and “Could accept” responses.**

1. Urgent care center (84%)
2. Day care center (69%)
3. Affordable housing (elderly) (53%)
4. Small retail (47%)
5. Affordable housing (families) (35%); and

**BE IT FURTHER RESOLVED** that the GCA and FGCA request a timely, written acknowledgment by the County Board that it has received this resolution, including a schedule for beginning the robust, regular and continued public engagement requested therein.