

# 601 South Carlin Springs Property

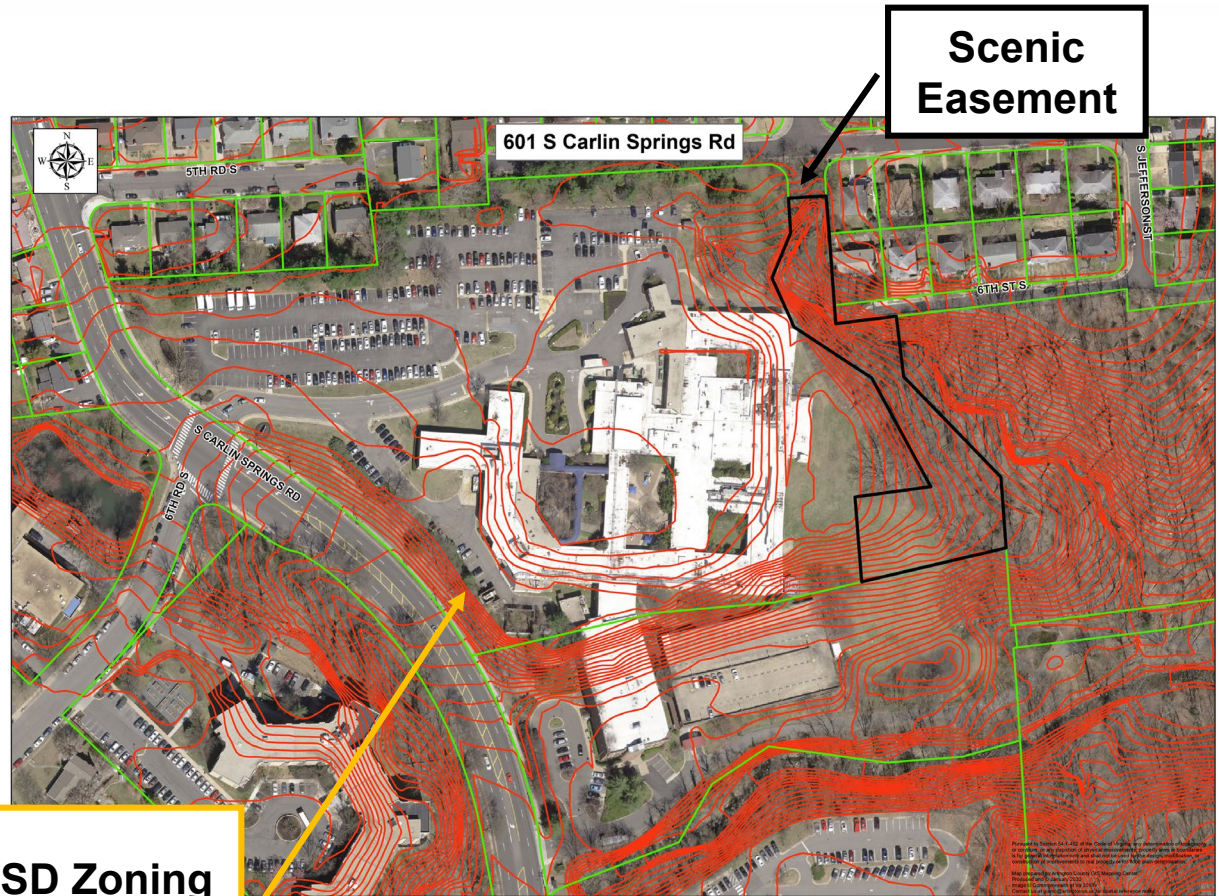
# Agenda/Outline

- Site Description
- Immediate Actions
- Site Planning
- Upcoming County Activity

# Site Description

## Overview

- Acquired July 2019 from Virginia Hospital Center (VHC)
- VHC vacated site on December 31, 2019
- 11.57 acres, 1.1 acre scenic easement
- Building not suitable for County use
- Building in cold shutdown



**SD Zoning  
503,989 SF**

# Immediate Actions

- **Decouple from 611 S Carlin Springs Medical Office Building**
  - New, separate stairwell at N end of 611 Building
  - Close current connecting hallway
  - Construction forecast: summer 2020
- **Develop plans and permits to remove building**
  - Hazardous materials disposal
  - Stormwater management
  - Timing dependent upon available funding
- **Operational Activity**
  - Signage - “Do Not Enter” and “No Parking”
  - Towing will be enforced except for County and Contractor vehicles

# Site Uses Over Time

- **Current zoning is S-D (Special Development) – allowable uses determined by Zoning Administrator**
- **Potential Near Term Uses**
  - APS current study: temporary swing space during school renovations - for consideration in APS CIP
  - Possible County uses more likely considered in a multi-site context
- **Next steps**
  - Site plan amendment required to address current conditions between 611 S Carlin Springs Medical Office Building and 601 S Carlin Springs
  - County and APS Board CIP Formulation
  - Use/zoning change would include community process

# S-D: Special Development District

S-D Zoning provides for limited applications for residential, health care and public use categories. Current S-D Zoning examples are the Virginia Hospital Center on N George Mason and the Carlin Springs sites for the previous VHC Urgent Care Facility, the adjacent Medical Office Building and the two assisted living centers of the E side of Carlin Springs Road across from the Urgent Care Facility and Medical Office Building.

The Zoning Ordinance lists the following allowable uses: (P) Permitted by right, (U) with Board approved Use Permit, (S) with Board approved Site Plan

Residential Uses		Public, Civic & Institutional Uses	
Single family dwellings	P	Colleges and universities	U,S
Independent or assisted living facilities	S	Community centers or libraries	P
Continuing care retirement facilities	S	Museums, art galleries or studios	P
Group Homes	U,S	Hospitals	U,S
<b>Retail Sales</b>		Parks, playgrounds and playfields	P
Open-air markets	U	Churches, mosques, synagogues and temples	P
<b>Other</b>		School, elementary, middle or high	U,S
Telecommunications facilities	U		

# Questions?

[projects.arlingtonva.us/south-carlin-springs-property/](https://projects.arlingtonva.us/south-carlin-springs-property/)