

VHC WELLNESS AND BEHAVIORAL HEALTH FACILITY

GLEN CARLYN CIVIC ASSOCIATION CONCERNS

- **Future Use of the North Parcel** has not been determined by Arlington County. This makes integrating the hospital building with the residential neighborhood, parkland & watershed, nearby 3 schools and the Carlin Spring Road transportation and safety plan challenging. **Recommendation: engage the community to present and discuss development options for the using the four acres.**
- A **New South Entrance** to property will increase risk of pedestrian accidents and vehicle crashes on an already very heavily traveled arterial road. Carlin Springs Road is 1 of 20 high-risk corridors identified in Arlington County's High Incident Network. **Recommendation: route 6th road extension immediately adjacent to the east facade and terminate at southeast corner garage entrance to preserve existing CSR sidewalk.**
- **Parking Spaces** will increase traffic compounding pedestrian safety and traffic congestion problems. The 200 extra spaces, which are in addition to the 100 spaces required by ordinance, will also increase the impervious paving footprint by $\frac{3}{4}$ of an acre. **Recommendation: eliminate 90 surface parking spaces outside of building footprint with exception of visitor and handicap spaces along north façade.**
- **Site and Corridor Transportation Safety Studies** appear inadequate. The High Incident Network Audit planned for 2026 has not been started. The Multimodal Transportation Assessment for site is inaccurate and does not correlate traffic data with pedestrian safety. **Recommendation: revise the MMTA and complete the HIN Audit to fully address pedestrian safety prior to plan approval.**
- An **Opening in the Existing Fence and New Asphalt Path** across the north parcel being retained by Arlington County will encourage additional traffic and visitor parking on the 5th Road residential cul-de-sac. The path encroaches on the Long Branch Resource Protection Area and may disturb artifacts from indigenous people and early settlers. **Recommendation: eliminate opening in 5th Road fence and replace paved path with a mulched interpretive path running from historic marker on Carlin Springs Road past Moses Ball Spring to the Long Branch Nature Center driveway.**
- **Expansive North Facade Windows** on the second story will transmit bright interior lighting into residences along 5th Road and 6th Street. **Recommendation: reduce amount of glazing on north façade, utilize less transmittable glass, and limit nighttime lighting to reduce light trespass.**
- A **Construction Staging Area** is shown abutting two residential streets and adjacent to the Moses Ball Spring. Families will be subjected to noise and diesel fumes. Silt and pollutants will runoff into Moses Ball Spring. **Recommendation: limit construction staging and parking to the VHC parcel south of 6th Road.**