

Arlington  
**Community Facilities Study**

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*A resource and facilities plan for our future*

April 22, 2015  
**Study Committee Meeting #6 – Opening Remarks**



# April 22, 2015

## Agenda

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1. **Opening Remarks & Tonight's Agenda**
2. **Public Spaces Master Plan (PSMP) Update**
3. **Land & Facility Inventory**
4. **Panel Discussion**

# Follow the Process

- **Project website:** <http://bit.ly/ACGFacStudy> and [www.arlingtonva.us](http://www.arlingtonva.us) search “Community Facilities Study”
- **Email us:** [ACGFacStudy@arlingtonva.us](mailto:ACGFacStudy@arlingtonva.us)
- **Check your SPAM folder:** make [CPhd@arlingtonva.us](mailto:CPhd@arlingtonva.us) a safe-sender

- **Facebook:** <https://www.facebook.com/planArlingtonVA>
- **Twitter:** [@planArlingtonVA](https://twitter.com/planArlingtonVA)

- **WiFi password for APS buildings:**
- **knowledge**

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- **WiFi access for County buildings:**
- **Connect to ArlingtonWireless**

# Overall Schedule\*



## County Board and School Board Adopted Charge excerpts...

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- *“Identifying Arlington’s key facility assets & needs – County and Schools 5, 10 and 20 years out”*
- *“Proposing criteria and a process for siting any new County or School facilities or adding new or expanded uses to existing facilities or sites”*

### Key Questions posed in the Charge:

- *“What are our facility needs for schools, fire stations, recreation and transportation vehicle and other storage?”*
- *“What principles and criteria should we use to help us decide where to locate them?”*

# Meeting Recap

## What have we heard so far?

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### Revenues and Economic Factors

- Arlington's revenue balance is unique compared to neighboring jurisdictions
- Approx. a 50/50 percent revenue split between Residential uses and Commercial uses (compared to 75/25 Res/Comm in Fairfax Co.)
- Balance takes pressure off of tax burden on SF homes and condos
- The County holds triple-AAA bond ratings, strong reserve levels, a fully funded pension, funding plans in place for retiree healthcare and moderate debt limits
- Current challenges in the office market and high office vacancy rate

# Meeting Recap

## What have we heard so far?

### Demographics & Future Trends

- Nationally, household growth and homeownership rates were in decline in past several years but are picking up
- First time homebuyers will be a key driver as the housing market picks up
- Growing demand for SF homes - - - some predict Millennials will choose similar path as Baby Boomer & Gen X generations
- Difficult to “forecast” what any specific age group will do over time, including whether the Millennials will remain in the Inner Core communities like Arlington
- Since 2010 in Arlington:
  - ✓ Millennials were dominant generation
  - ✓ 34-44; Over 65; and Under 5 cohorts have grown
  - ✓ Migration in/out is highest for 18-34 year olds

# Meeting Recap

## What have we heard so far?

### Forecasting & School Enrollment Projections

- **County forecasts** future development based on County plans/policies; meets MWCOG requirement under Clean Air Act
- **APS projects** future student enrollment
  - ✓ Two distinct purposes for forecasts/projections needs to be retained
  - ✓ ACG & APS coordinate data for school enrollment
  - ✓ Opportunities for more collaboration in the future may result in more refined longer term forecasts; Consultant analysis will assess methodologies and identify potential improvements



# Meeting Recap

## What have we heard so far?

### Forecasting & School Enrollment Projections

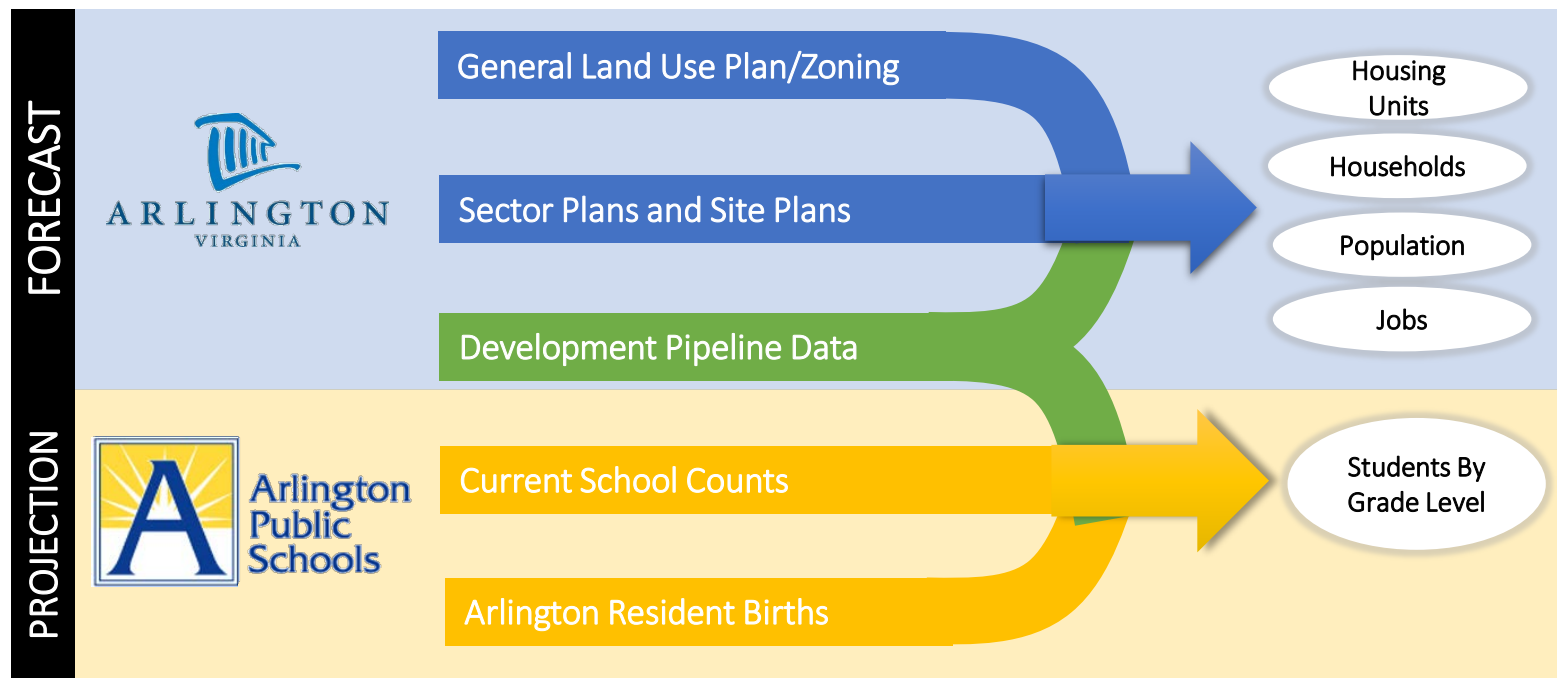
- 64% of housing supply is MF housing; 94% of net new housing is MF
- SF neighborhoods are changing; homes replaced (28 net new/year) and new additions are increasing home size
- Student generation rates are lower for MF housing, as compared to SF detached housing
- From 2005 – 2013, 57% of the **increase** in student enrollment came from single-family detached housing. 42% of the **increase** came from multi-family (remaining 1% from duplexes/townhouses)
- Over same time period student generation factors (student yield per housing unit) for single-family detached, townhouse, and multi-family housing have all increased

# Meeting Recap

## What have we heard so far?

### County Forecasting & School Enrollment Projections

- Consultants reinforce validity of County and School methodologies and confirm that two different data sets are necessary to meet different purposes



# Meeting Recap

## What have we heard so far?

### County Forecasting & School Enrollment Projections

- **Immediate/near term steps** could be taken to improve accuracy and transparency
  - ✓ annual reports & web improvements (APS); document methodologies (ACG)
- Data to help refine school enrollment projections:
  - ✓ **collect (ACG) & analyze (APS) more housing data:** renovations, unit type/bedroom, length of ownership, sales
  - ✓ leads to refinement of student generation rates
- **Monitoring emerging trends in MF housing** will be important (APS & ACG)
- **Launch Phase 2** to study proposed ideas in more detail and assess how ideas could be implemented in the future, including:
  - ✓ Cohort–component methodology
  - ✓ Demographic analysis

# Upcoming Meeting Dates

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## **SUBCOMMITTEE MEETINGS (all meetings 7-9 PM):**

- **April 27, 2015** Facilities | Courthouse Plaza Room 715
- **May 5, 2015** Siting Principles | Courthouse Plaza Room 715
- **May 11, 2015** Economic Sust. | Courthouse Plaza Room 715
- **May 11, 2015** Demographics | Courthouse Plaza Room 311
- **May 21, 2015** TENTATIVE Demographics & Economic Sustainability

# Upcoming Meeting Dates

## ALL ARE INVITED & ENCOURAGED TO ATTEND THE FOLLOWING MEETINGS:

- **May 13, 2015** – W&L High School
  - Siting Case Studies
  - Facilities & Siting Principles Discussion
  - **Table Discussion w/ Resident Forum**
- **May 27, 2015** – Parks & Nat Resources Operations Bldg
  - CIP Basics
  - Economic and Demographic subcommittee reports
- **June 2, 2015** Public Open House – Courthouse Plaza Lobby
  - Noon-3 PM; 4 – 6 PM; 6 – 9 PM
  - *More details will be provided later*

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