Arlington
Community Facilities Study
A resource and facilities plan for our future

TABLE 1

Facilitator & Recorder: Kelly King & Joel Franklin
Attendees: Rick Kelly, Beth Hicks, Michael Bell?

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- We are a County of various neighborhoods with enormous income disparity. We are interested in seeing ages in maps of the County.
- We were surprised by the household income chart, 31 of today's slides
- We had enormous income disparity
- Income disparity is huge and worrisome
- We have to look at multi use facilities that are centers for the community
- Can we see the median household income with ages?
- Who will we be in 15-20 years?

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- We circled around this a bit. If the trend continues, the needs are so different. There's an urban corridor that will be at odds (friction) with the other parts of the County.
- Can we look at wages over income?
- Can Arlington control at all thinks like minimum wage?
- Does State preclude?
- Each neighborhood's needs are so different. Are our neighborhoods too small? Should we look at them as bigger units?
- Likely to see vast number of people here as the whole County grows because of our location to the capital.
- Do we do our part environmentally?
- Arlington is such a small County that neighborhoods really help each other. We should just talk about the County.
- Our Police and Fire needs have changed but their models have not. County is too afraid to cut their budget because of perception.

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- Less gentrified and emphasis of diversity of the people.
- Want to be a model jurisdiction. Quality of life, quality of education, low disparity of income and wealth, low carbon foot print.
- Use the fact that a large number of international people live here and emphasize the diversity – all schools dual immersions. County to be a dual metric system (be sensitive to the rest of the world).
- It's like the United Nations here – that's an appeal to people.

- Worried that the County is moving to greater gentrification would like to see it less gentrified than it is trending, are we too far gone? Can we turn it around? How do we convince the people in the County that this is important?
- Worried that Federal money will slowly dry up.
- Want our County of officials to be mindful that they are part of something bigger.
- We only have so much control – we need to double the size of our metro system. Metro region needs to come together for a better plan. Our officials need to increasingly work at a higher level.
- More regional work – take a leadership role
- APS presentations left our trailers in their discussions. Trailer pollution is a problem, they are taking up recreation space. These are community facilities that need to be part of the discussion.
- Can we do affordable tower over a street? Why aren't we looking at that? Roads need to be utilized.

Question 4: What constraints or barriers exist to taking those steps or solutions?

- Leadership looking only at Arlington and not how we are a part of something bigger.
- Engagement of different aspects of the population. Should we do a couple of things that make them angry to get them involved?
- Are we our own worst enemy sometimes? Leaders listen to the loudest voice instead of what needs to be done. Focus on what is right – not re-election.
- Richmond & DC (political institutions)

QUESTION: Can we get data on health care coverage for residents?

TABLE 2

Facilitator & Recorder: Hans Bauman & Greg Greeley
Attendees: Michael Battaglini, Alisa Cowen, William Staderman, Meghan Keller, Caroline Haynes & John Snyder

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- Haven't seen any data that reflects the ethnic or geographic distribution of the county.
- Thought the household income map was a stereotype, didn't realize that it was the reality.
- If you draw the north-south line, you don't see that we're a minority white school system
- Some schools are 60-80% free and reduced lunch while many other schools are only 1% free and reduced lunch.
- Arlington is a very different place from when we moved here 30 years ago.
- As a north Arlington, I never realized how different things were between north and south in Arlington.
- If you slice Arlington east and west you can get a better balance in the school demographics.
- There is a disconnect between the people in this room and the county as a whole.
- Affordable housing is not evenly distributed around the county.

- **Consensus**: Who we are as a county is different based on where we live. We're not at cohesive as we think we are.

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- With some of the millennials, they are not being well served as a part of the community. They're disconnected from the community.
- In NYC they have nighttime social events in the parks that are alternatives to bars as a social outlet.
- We don't have enough answers for aging in place.

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- They're going to build here anyway, so we should get "more" for what we "give". We don't ask for proffers that cover the future impact to parks or schools.
- Should we loosen up the rules about accessory dwellings or living arrangements to allow more alternative solutions.
- Could the county facilitate the "co-ownership" of houses to reduce barriers to entering the housing market.
- Since we are more of a city, we need to make our communities more walkable.

Question 4: What constraints or barriers exist to taking those steps or solutions?

- There is substantially more affordable housing on Columbia Pike than other areas. The question should be more about how can we make housing affordable across the whole county.
- Parking is another challenge that Arlington faces

- Example of the stadium at University of Michigan. There is almost no surface parking. The parking is absorbed into the neighborhood by having people "sell" parking in their driveways and yards. We don't see the same sense of "sharing" for parking in Arlington. The parking permit system turns a public good into a private space.
- Many in Arlington want neighborhood schools. But having neighborhood schools leads to disparities in demographics between the schools

TABLE 3

Facilitator & Recorder: Gabriela Uro & Lynn Pollock

Attendees: Cecilia Zurita, Nicholas Evans, Lynne Porfiri (Arlington County)

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- Arlington County is in transition—has been in transition since 90s from a suburb to a more urbanized community. Many people in the community that have the vision that is still like a Mayberry. If you are in area of the county that was shown in red on the income and density distribution map), it would likely still feel suburban. This is not, however, the case in other parts of the county.
- Others echoed transition piece, adding that fiscal pressures that are brought on by changes in real estate demand
- The demographic trends related to income were 'eye popping.' Arlington is becoming a homogeneous community and residents expressed worry about this trend.
- Several individuals came in the 1990s (92, 94, 95, 98) and then returned in 2007, seeing so much change.
- We have become two very different communities---two sides of the tracks yet very few of residents know this and fewer have an understanding of the implications.
- Our schools also show these two very different communities—some with great concentration of needs.

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- Neighborhoods have differing needs in terms of hospitals, fire departments, schools, transportation.
- Transportation needs in the lower income area are more acute as metro and rail transportations do not exist. Less affordable homes are centered around the Metro lines.
- Despite the greater transportation needs in the southern part of the county, when the trolley debate was taking place it was never talked about in terms of serving the community members that needed the service. It was presented as an economic growth debate.
- Participants asked about the Transportation plan--is for 10 years and long term for 40 years? What is the plan for other metro lines or other types of rail, more attractive and all-day reliable services (other than bus) for the areas of the county that currently do not have metro access?
- Schools are so very different—schools in the south of Arlington struggle to be as good as they could be, requiring more support from the County
- Achievement scores, kids with significant challenges—people react when there is an effort to do something for particular schools. How many people really understand the differences.
- Aging population—basic services and emergency services
- Post-recession population and millenials—changing nature of work place.
- Participants indicated that different neighborhoods have differing needs and thus, require different expenditures but there is a palpable sense that the county does not look out for the 'whole'. The two projects that were slated as major investments in the Southern part of the county were squelched by what several perceived to be opposition from residents from the north who did not want to have the county make such expenditures.
- Investing differentially in the sections of the county results in difficult budgetary tension and competing interest that undermine comprehensive county-wide investments.

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- Want to see us get back to how people viewed Arlington as a leader dealing with challenges and not being afraid of making these decisions. There are trust issues and generalized anxiety, it was easier to be a leader 20 years ago.
- Want to see more of a balance in the residents including senior living, affordable housing for a range of income levels.
- Want the County be more welcoming to families who have less income.
- Create a community that supports the aging population--Services, transportation, emergency services, clearing sidewalks, going to grocery store, using 'virtual connection' [http://arlingtonparks.us/creative-community-connections/ (?)] to support and expand the community
- Want to be more aware of what is happening across the county and live as a single community though we have different needs in different areas

Solutions/Steps
- We need to have elected officials to be explicit about serving the diverse communities in the Arlington and support projects, accordingly.
- Elected officials need to make a decision, not simply debate the issues and solutions.
- Community and elected officials should recognize the differing needs of neighborhoods and commit to supporting needed services whether or not citizens of those neighborhoods are as actively engage as others from other parts of the county.
- Keep commitment to quality schools--Put resources in the areas where they are needed to support the students to succeed. Elected officials and the community at large need to come to terms with how 'equitable' funding and support for schools works. Need to handle the pushback from communities with fewer needs against having funds go to communities with greater needs.
- Expand transportation options to serve a whole range of community needs (those who are not close to metro, those who have no car, those who need to get to schools, the aging population) in a way that is attractive to ensure use. Rail is more attractive than buses and the current bus schedule is limited.
- The youngest participant (millennial) indicated she wishes to stay in Arlington because she likes the nice mix of trees/green, bike paths, convenience to everything, and diversity.

Question 4: What constraints or barriers exist to taking those steps or solutions?

- Cost & No one size solutions.
- Why did folks in the northern side of the county oppose the street car—there is a perception that there is a reluctance to invest in the southern part of the county
- Acquatics Center—it would not have been scrapped if it were destined for the northern part of the county.
- Process--Resistance also as a result of who is involved in the governance process—those who have the time (retirees, stay at home parents, professionals with flexible hours) and wherewithal have the strongest voice thought they represent a small slice of interests. The southern part of the county has a proportionally smaller voice in the debates and decision.

- Difficult decisions, need to be explained by leadership in the county so that they bring people along. People will have a natural reaction to oppose change. There is a real gap in the county leadership ability to communicate this. Showing what it looks like for the entire county.
- Many could use the common work spaces. More short term shared spaces supported by the county. For e.g., "We work" options for workspace
- Keeping a significant number of people engaged—that represents the diversity of the county. This would balance the input given by some segments of the community. Suggestion: engage with PTAs, why not meet at the community center, assisted living facilities.
- Maybe create the spaces that encourage this cross-generation experience—tutoring by older folks—to build our sense of community and utilize space more efficiently.

TABLE 4

Facilitator & Recorder: Kathleen McSweeney & Kirit Mookerjee

Attendees: Bruce Wiljanen, Megan Haydesz, Brooke Alexander, Michael Thomas

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- Becoming wealthier → 13 years ago, over $100K was 25%. Now it is over 50%. Tremendous change. Indicates new people with more money
- "Gentrification" of Arlington – new families moving in are richer in real terms
- We are aging; changing demographics
- Some neighborhoods are not changing in terms of home ownership stock (Arlington Trust), but very few

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- Gentrification, but low income
- Services for aging population (Virtual Villages)
- Increased emergency services
- Services for millennials and aging population may be the same – drycleaner, grocery, coffee shop, apartments, etc. Small neighborhood town centers that are completely walkable, with green and/or public space

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- Inclusive of needs of different populations
- A county that has maintained the diversity of housing stock. Preserve some of the apartments (garden style) and fewer townhouses
- Down zone/ get rid of density
- Assess a capital development fee based on number of bedrooms where schools are at capacity
- Constraints are county's ability to. . .
- Attracting and keeping millennials. They don't want cars/want bicycle and public transportation

Question 4: What constraints or barriers exist to taking those steps or solutions?

- Affordability
- Lack of small businesses
- Arlington is trying to be all things to all people
- Keep flavor of neighborhoods/character
- People need to make choices

TABLE 5

Facilitator & Recorder: Jackie Snelling & Moira Forbes

Attendees: Carrie Johnson, Wayne Bert, Barbara Selfridge, Mike Green, Miles Mason, Lisa Maher (Arlington County)

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- We are rich and diverse (ethnically, economically, types of households) and getting richer and less diverse (Hispanic share of the population is dropping?)
- Demographics of the population—rich in one part of the county, diverse elsewhere
- Population is getting older, also getting more millennials (bimodal)
- In the corridors—millennials are growing, but has slowed down
- Politically we are not very diverse
- In some parts of the county, people are "making their own affordable housing" by having multiple families and unrelated people in SFHs [?? Does this show up in ACS or other survey data? Does this skew schools generation factors—enough of this to make a difference?]
- County is segregated by neighborhood
- We have many multigenerational households [? do we know what percent]
- ?? Do we know anything about who is moving out?

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- More opportunities for seniors to have choices in where they live – need transportation, Arlington Villages concept—more help to stay in own homes. Accessory units?
- School capacity needs to be addressed—so many young families
-
- Parks and rec under pressure from population growth
- Fire and EMS – need good response rates, will need to be based in neighborhoods for response time
- Other kinds of facilities that need "planning factors" (population metrics) → human services—clinics etc.?
- A greater portion of the county is living in large buildings with less outdoor space, creates desire for more open space outside of those buildings, ability to walk places, need for buses etc.
- There is a big increase in deliveries (economy is changing—private service that is taking up public space, trucks in the neighborhoods, recycling all the cardboard)
- ?? Do we know if seniors (the ones selling their houses that are then torn down) – are they staying in Arlington or moving elsewhere?
- Not enough parking spaces in multi-unit buildings, leads to issues on streets—maybe 1 space per bedroom instead of per unit

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- If we don't provide certain services (e.g., good schools, services for seniors), people may leave
- We should ask ourselves how much bigger can we get or could we get?

- How much bigger can we get and still be manageable in 26 square miles? – is it feasible and sustainable to build out to the limits of our 30-year plan?
- If we don't grow, what are we giving up (revenue issues?)
- How much green space do we need? Can we have a good place to live for everyone if we keep building?
- What could we do to slow/stop growth? What are the policy options?
- Should we think about how we do things, what we spend money on – are there alternatives? Re-examine assumptions about services, find ways to use spaces more efficiently (better collaboration between schools and county, for one thing—maybe plan better, like have the new Wilson school have a theater that could be used instead of Artisphere [which is already going away)

Question 4: What constraints or barriers exist to taking those steps or solutions?

- Institutional inertia
- School/county boards and respective staffs guard their turf
- Fondness for the benefits of growth—additional revenues, developer proffers
- Lack of understanding by the population at large of the financial difficulties
- Lack of broader community representation at these kinds of meetings
- Strong sense of entitlement…moved away from Arlington Way, sense of getting people together to fix problems, being responsible – although maybe TJ park process was an example of it working? If we can get people to engage, they are good at finding solutions.
- Still some reluctance to engage the community openly

TABLE 6

Facilitator & Recorder: Toby Smith & Carolina Espinal

Attendees: Deborah Candeub; Sarah McKinley, Pat Findekoglu; Laura Simpson, Ginger Brown

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- We have a preconceived notion that we all share similar ideas but our understanding of who we are is really different.
- Many of us aren't informed about what is happening in the County.
- We believe that property value is tied to school quality.
- We have a tradition of good schools and we're proud of that.
- We are a middle class County and people at different economic levels have different needs from the community.
- We are becoming less and less diverse – we're losing diversity (age, economic and racial/ethnic, small business).
- We are a county where people want to have all of their needs met – not just families or millennials.
- We have a growing aging population.
- We have seen a significant jump in school aged children in the County which is placing increased pressures on the school system.
- We have the largest percent of millennials proportionate to our population – in the entire country.
- There is increasing income inequality.
- We've become a place that is difficult for young entrepreneurs and/or immigrants to settle like they once did.
- We're a County with unique neighborhoods and one in which people take strong pride in preserving and protecting their neighborhoods.
- Our neighborhood associations are really active and need to be preserved.
- Our 22204 zip code has been cited as the most diverse zip code in the country.

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- If the trends on slide 31 continue, residents will look dramatically different from how we look today and that will determine the needs of various neighborhoods
- We need to be able to offer millennials some of what they go to DC for here in Arlington
- The pressures to preserve what people like about their neighborhoods versus the pressures to meet county wide needs often come into conflict (e.g. the recent debate about adding an elementary school at Thomas Jefferson)
- There is a tension between those that want Arlington to be suburban and who want to live in suburban neighborhoods to the reality that the County is increasingly an urban, as opposed to a suburban, community.
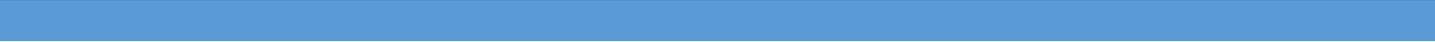-

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- We want to be a place that has a rich diversity of residents who have their needs met.
- We need to develop a comprehensive plan for property acquisition so the county can buy land to both expand school properties and to meet other county needs such as parks and open space. We need a cohesive and

aggressive strategy for land acquisition to meet growing community facility needs. We also need to set aside adequate funds in the capital budget for land acquisition.

- We need solutions that allow us to be able to provide flexible use of land.
- The County needs to help make the vacant store fronts accessible and keep rents affordable for small and independent business owners.
- There are creative things that other jurisdictions do – pop up shops – to promote and support local vendors.
- The Penrose Square fountain/park has changed everything – it's building community – and should be replicated in other places and represents the type of community spaces we would like to see more of in Arlington.
- A livable community with many high quality amenities and preservation of strong neighborhoods.

Question 4: What constraints or barriers exist to taking those steps or solutions?

- Finite land.
- Friction between county and neighborhoods around issues like schools and parks/public space.
- Land use rules that – if changed – could allow for accessory dwelling so that seniors and others create rental spaces and get help to cover expenses to stay in their homes.
- Rigidity with which APS and the County manage their "fiefdoms."
- The fact that some buildings have not been built to accommodate additional floors for expansion when needed.
- Financial and budget constraints.

TABLE 7

Facilitator & Recorder: Tannia Talento & Alan Howze

Attendees: Rick Epstein, Paula Potts, Bill Roos, Sandra Borden, Bill Braswell, Matt Ladd (Arlington County)

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- Millennials, seniors, families
- Diversity changing – more Asian and less Hispanic
- Highly educated
- Culture and sports
- Expectations have been built up around services that are available – with changing tax base do expectations need to change
- We are getting richer and whiter as a County → is that who we want to be?
- Is it what we aspire to do? or what are we today?
- How do we educate the citizenry

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- Elderly neighbor with two home health aides – how to make it manageable. Do we need to look at accessible dwelling units/ Growing elderly population
- Development – asking developers to give to cover cost; as needs change, who will bear the costs
- Segment into different needs → example of Arlington neighborhood villages
- Families/adults – trails, schools, parks
- Non-family households – pedestrian access
- Safety and convenience and the parks
- Some needs are common across vs. specific needs (elderly)
- Think about multi-use and flexible use facilities
- Different neighborhoods have different needs
    - Single family
    - High mile areas
    - Children needs
    - Dog and
- Need to have metrics on what parks ratio is and how to pay for it
- Need parks planning process to match future needs

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- Proud to live in Arlington – great schools, transit
- Need a vision about how much development do we want and need
- Need more information about attitudes on development
- How to reach out to find out what people and future vision
- What are the services costs for multi-family vs. single-family

- Would like to hear directly from business owners about why they do or do not locate in Arlington
- Have to have plan – County does not have a strategy
- Too many administrative hurdles for businesses
- How to have small businesses and support them
- Do not
- Taxation levels
- Incentive packages for businesses
- Example of Tech Shoppe and Crystal City Bid example
- Inconsistent regulation administration – inspectors say one thing then another inspector says something different
- Streamlined process for new business to help set it up
- Can the County adjust development plans to allow for or require mix of local/small businesses – for example, in Rosslyn
- Open data on permitting statistics – how long it takes on average- and at 30/60/90 day intervals

TABLE 8

Facilitator & Recorder: Christer Ahl

Attendees: Dakotah Smith, Adam Rasmussen, Connie Ericson, Greg Lloyd, Lois Koontz

Question 1: Based on the demographic data that we have seen so far in the process, who are we as a County?

- Arlington has the advantage of a population with very high median/average income that is also highly educated; but the disadvantage is a substantial difference/polarization between top and bottom;   moreover, this is reflected in substantial differences in school/educational quality due a corresponding geographical polarization;
- rather than being characterized by the often referenced North-South divide, Arlington may be seen as consisting of three different geographical/population groupings: the R-B corridor together with the Crystal City/Pentagon City corridor, the northernmost Arlington, and the remaining southern areas of Arlington;
- While there are some positive aspects of diversity, the populations in the three areas do not have much in common with each other and do not have a clear understanding and appreciation for the circumstances in the other areas;

Question 2: How does the predicted change in the demographics determine the needs of the different neighborhoods and Arlington as a whole?

- Specific unmet needs already exist in the low-income segment of the population, which is also handicapped by challenges at school, in part due to not being 'native speakers' and in part due to lower quality of schools; this will become exacerbated if overall resources in the County are shrinking and if geographical segregation continues;
- More generally, the attention to affordable housing is inadequate, and the situation is likely to worsen if policies do not change and if the County is not successful in creating more awareness of this need;

Question 3: Who do we want to be as a County, and what steps or solutions should we take to get there?

- Our location makes it important to emphasize that Arlington is a primarily urban environment;
- The population growth is likely to continue; this is positive and the County should not (and cannot) attempt to affect it other than in terms of ensuring the necessary availability of housing;
- A diverse population is positive and will continue to be a reality, but the polarization caused by geographical segregation is detrimental and needs to change;
- Affordable housing should be strongly pursued in on a much broader geographic basis and with new approaches for integration into neighborhoods;
- There should be more emphasis on walkability (and biking) and better access to retail, amenities and facilities which meet the daily needs of the neighborhoods; such features should be incorporated also into residential buildings and not just in office buildings or as stand-alone;
- Continued focus on adequate open space, meaning parks and other green space to meet the needs of all population segments;   increased housing capacity must not come at the expense of open space;

- The County must assume greater responsibility for ensuring that the older segments of the population can stay on in their environment in Arlington, after they no longer can fully function independently in their homes; this also includes supporting their transportation needs through tailored arrangements;

Question 4:   What constraints or barriers exist to taking those steps or solutions?

- Arlington emphasizes 'location' as giving us an edge in comparison with other jurisdictions; but not enough is done to take full advantage of all aspects of our location; moreover, modern technology, changes in the transportation situation, and the fact not all jobs are found in D.C. these days, means that other areas, such as Tysons, will cause us to lose this perceived edge;
- The 'smart growth' concept has caused the notion that our current 'single-family neighborhoods must be protected' to be taken too far; it reduces the flexibility of land use too much when growth is needed and it contributes to undesirable polarization;
- The intra-Arlington street network traditionally relies mostly on arteries running as west→east spokes toward the river; the same applies to the Metro lines; this creates barriers and causes Arlingtonians to leave the County and go to D.C., Fairfax, Alexandria etc., for business, shopping or leisure activities; new north-south arteries and/or public transit options are needed;
- The County's historic ability to find the resources to meet a lot of needs has created both major expectations and complacency; it may be difficult for residents to accept that circumstances are changing and that increased emphasis on cost-efficiency and better utilization of facilities and resources is needed;
- Large segments of Arlington's younger population and apartment residents are not willing or able to get involved in civic matters; but their voices are important for the determination of the needs and preferences of Arlingtonians in the future; so the County needs to make a special effort to make them become more engaged;
- There is a danger that Arlington will be overrun by 'cut through' traffic from the outer suburbs on roads such as I-66, I-395 and Rte. 1, so that the County will need to continue to take effective measures to protect our interests;