

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

April 8, 2015
Study Committee Meeting #5 – Opening Remarks



April 8, 2015

Agenda

1. **Opening Remarks & Tonight's Agenda** (John Milliken)
2. **Validating the Forecast Methodologies** (Consultants: Richard Grip, Statistical Forecasting LLC and Bob Scardamalia, RLS Demographics)
3. **County's Plan – A Comprehensive Vision** (Bob Brosnan, County Manager's Office)
4. **Siting Processes – Background Information** (County staff)
5. **Wrap Up/Next Steps** (John Milliken)

Follow the Process

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

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

*** NEW ***

Arlington
Community Facilities Study

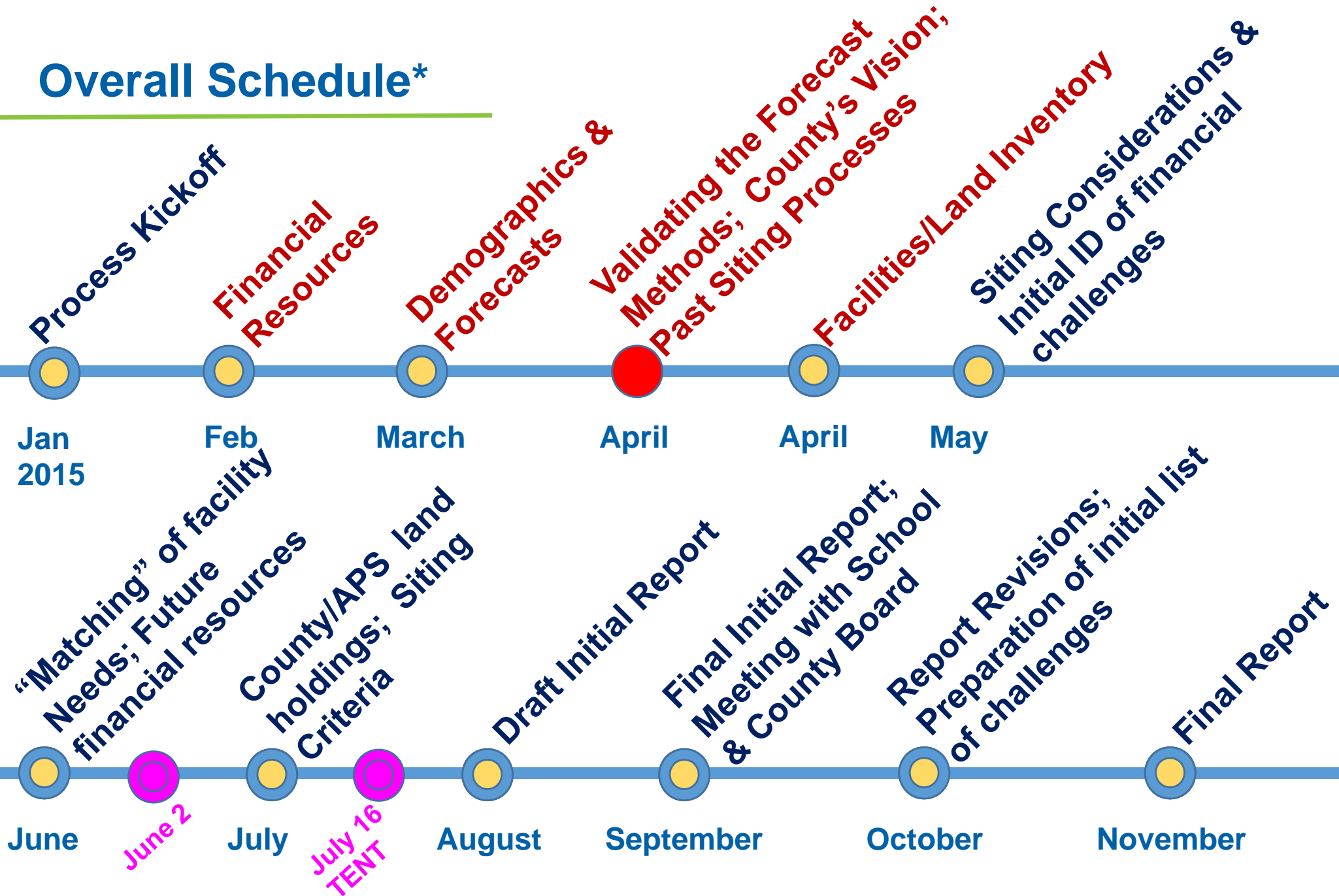
A resource and facilities plan for our future

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

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



Overall Schedule*



County Board and School Board Adopted Charge excerpts...

- *The Study Committee is charged with “examining ... and reconciling existing demographic and economic forecasts....”*
- *The Study Committee shall “report on demographic and economic forecasts....”*

Key Questions posed in the Charge:

- *“What are our facility needs for schools, fire stations, recreation and transportation vehicle and other storage”*
- *“In the context of changing demographics and economics, what opportunities and challenges are there in our aging affordable and workforce multi-family housing stock”*

Meeting Recap

What have we heard so far?

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
 - ✓ Opportunities for more collaboration in the future may result in 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
 - ✓ Student generation rates are low for MF housing
 - ✓ Most growth in student population comes from SF homes
- SF neighborhoods are changing; homes replaced (28 net new/year) and new additions are increasing home size
- New/Additional data requests will be catalogued and prioritized as an outcome of this study

Upcoming Dates

ALL ARE INVITED & ENCOURAGED TO ATTEND THE FOLLOWING MEETINGS:

- **April 22, 2015** – Wakefield High School
 - Facility / Land Inventory
- **May 13, 2015** – W&L High School
 - Siting Considerations Follow Up
 - Siting Case Studies
 - CIP Basics
 - Resident Forum Break Out Tables
- **June 2, 2015** Public Open House – Courthouse Plaza