

Arlington
Community Facilities Study

A resource and facilities plan for our future

May 13, 2015
Study Committee Meeting #7– Opening Remarks



May 13, 2015

Agenda

1. **Opening Remarks & Tonight's Agenda** (Ginger Brown)
2. **Public Facility Siting and Programming: Case Studies**
Nancy Iacomini, Chair, Fire Station #3 Relocation Task Force
Jennifer Smith, Columbia Pike Initiative Coordinator, DCPHD
Carrie Johnson, Chair, Thomas Jefferson Working Group
3. **Table Discussions with the Resident Forum re: Facility Siting Challenges**
4. **Wrap Up/Next Steps** (Ginger Brown)

Follow the Process

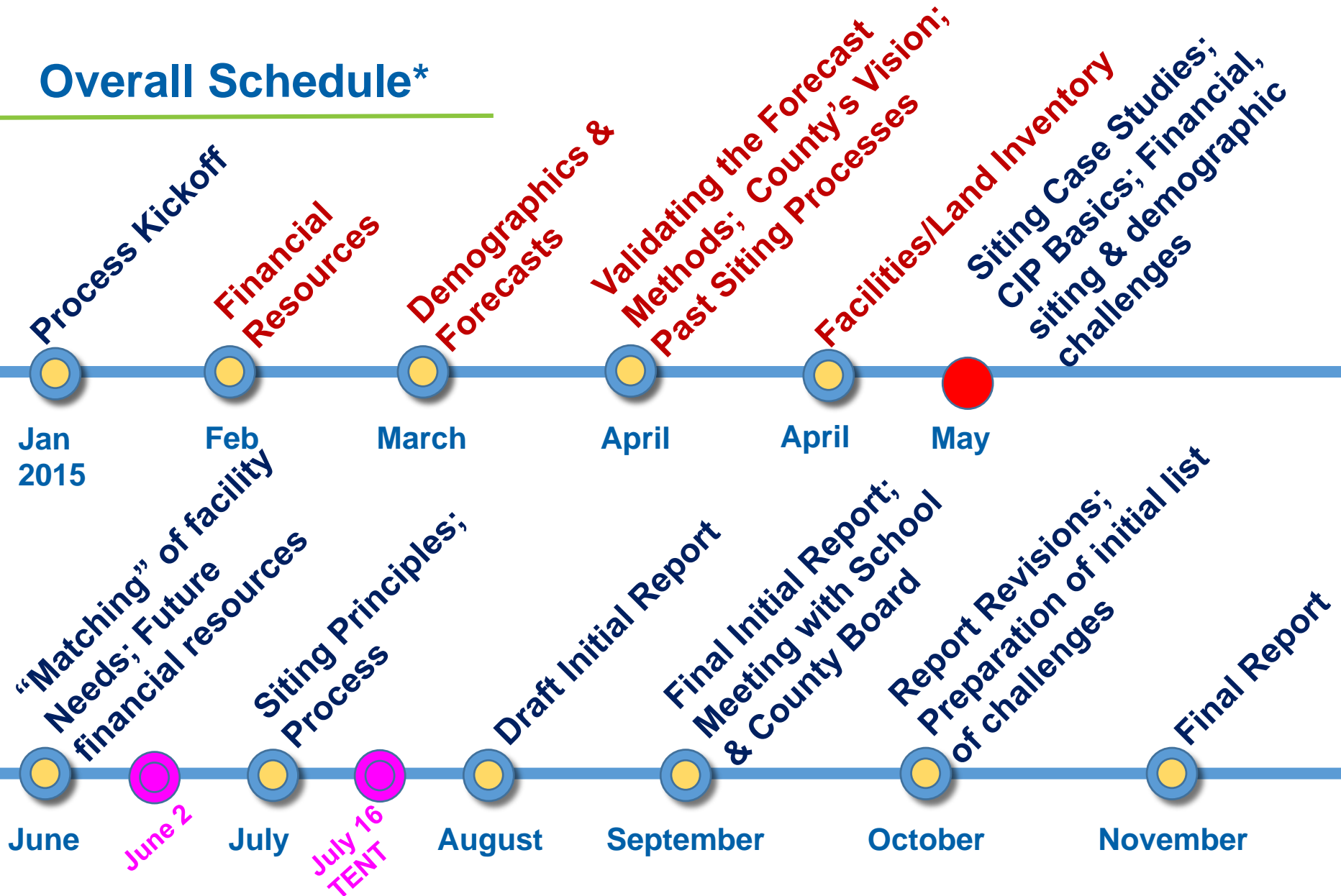
- **Project website:** <http://bit.ly/ACGFacStudy> and www.arlingtonva.us search “Community Facilities Study”
- **Email us:** ACGFacStudy@arlingtonva.us
- **Check your SPAM folder:** make CPhD@arlingtonva.us a safe-sender

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

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

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

Overall Schedule*



County Board and School Board Adopted Charge excerpts...

- *“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 principles and criteria should we use to help us decide where to locate them?”*

Products of this Process

- *“In order to inform the development of the 2016-2026 CIPs, proposed criteria and a related process for siting any new County or School facilities or adding new uses to existing facilities or sites will be presenting in September 2015....”*

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
 - ✓ 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

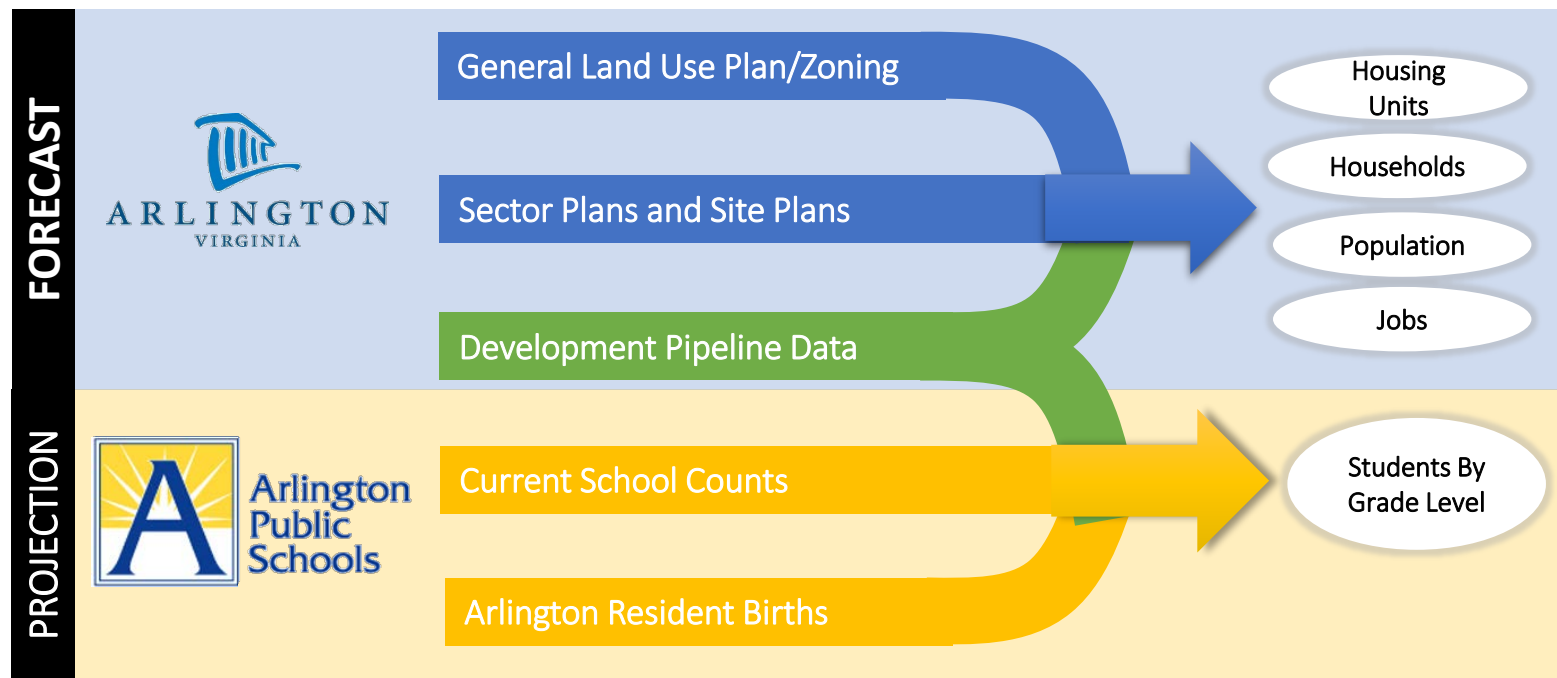
- 64% of housing supply is MF housing; 94% of net new housing is MF
- SF neighborhoods are changing; homes replaced (28 net new/year) and new additions are increasing home size
- Student generation rates are lower for MF housing, as compared to SF detached housing
- From 2005 – 2013, 57% of the **increase** 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

Meeting Recap

What have we heard so far?

Land & Facility Inventory & Needs Assessment

- **Planned growth** increases demands for public services, open space & recreational options, and schools within limited physical space and available resources
- Combined, the County and Schools own 2.2 square miles of the 26.2 square miles in the County.
- The County operates 105 facilities:
 - ✓ 87 are County-owned, including Courts & Detention Facility, Arlington Trades Center, Glencarlyn Library, fire stations
 - ✓ 18 are leased including Rosslyn Commuter Store, Courthouse Plaza offices
- **Facility Changes planned for in the current CIP** include North Arlington Salt Storage Facility, Fire Station 8 and OEM relocation, Lubber Run Community Center, ART House Facility, Trades Center Garage

Meeting Recap

What have we heard so far?

Land & Facility Inventory & Needs Assessment

- **Future County Facility needs** include parking & maintenance for transit vehicles, fire station relocations and additions, increased storage for operations, Trades Center services
- The County does not have adequate indoor and outdoor **park and recreation facilities** to meet current or future needs.
- **Strategic partnerships** between APS and the County have helped maximize current park and recreation uses.
- **The Public Spaces Master Plan Update** kicked off in February ongoing community process will engage stakeholders to understand current and future needs, develop a classification system and include land acquisition strategies and key parcels to be acquired.

Meeting Recap

What have we heard so far?

Land & Facility Inventory & Needs Assessment

- **Arlington Public Schools Facilities**
 - **Short Term:** APS must address urgent capacity needs immediately
 - **Long Term:** The Community Facilities Study will help guide APS decision-making to address long-term capacity needs.
- Arlington has limited options for sites to construct new schools.
- School enrollment projections indicate
 - APS needs a new elementary school in south Arlington.
 - Middle school seats are addressed by changes to Stratford.
 - Internal changes at high schools will provide additional capacity.
 - The APS CIP includes funds to change the Career Center into a capacity generating high school.
- Enrollment growth also increases the need for busses, and other vehicles, and parking for those vehicles.

Upcoming Meeting Dates

ALL ARE INVITED AND ENCOURAGED TO ATTEND THE FOLLOWING MEETINGS:

- **May 21, 2015** – Demographics & Facilities Subcommittees
- **May 27, 2015** - Community Facilities Study Committee – Parks & Natural Resources Operations Bldg. (2700 S. Taylor St.)
 - CIP Basics
 - Reports by Economic Sustainability, Facility & Demographics Subcommittees
- **May 28, 2015** – Siting Subcommittee
- **June 2, 2015** – **Public Open House**, Courthouse Plaza Lobby, Noon-3 PM; 4-6PM; 6-9 PM
- **June 4, 2015** – Demographics Subcommittee

*All Subcommittee meetings are 7 – 9 PM in Courthouse Plaza
Check the website for more details, materials and other information.*