

Arlington
Community Facilities Study

A resource and facilities plan for our future

May 27, 2015
Study Committee Meeting #8– Opening Remarks



May 27, 2015

Agenda

1. **Opening Remarks & Tonight's Agenda (John Milliken)**
2. **County and APS Capital Improvement Plan (CIP) Process**
 - **Michelle Cowan, Director, County Department of Management & Finance**
 - **John Chadwick, Assistant Superintendent, APS Facilities & Operations**
3. **Subcommittee Reports and Committee Discussion**
 - **Economic Sustainability**
 - **Facilities**
 - **Demographics**
4. **Wrap Up/Next Steps (John Milliken)**

Follow the Process

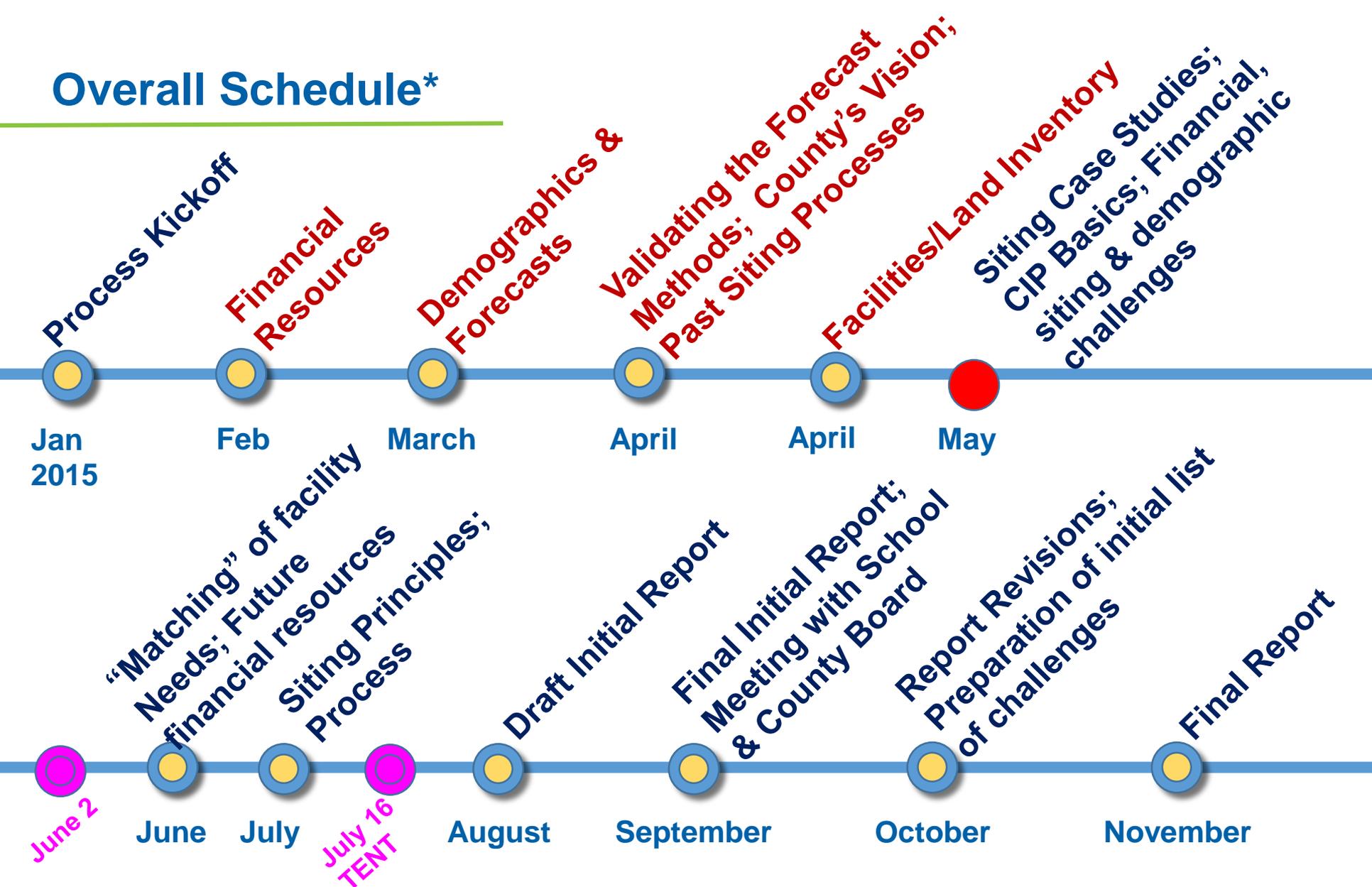
- **Project website:** <http://bit.ly/ACGFacStudy> and www.arlingtonva.us search “Community Facilities Study”
- **Email us:** ACGFacStudy@arlingtonva.us
- **Check your SPAM folder:** make CPhD@arlingtonva.us a safe-sender

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

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

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

Overall Schedule*



County Board and School Board Adopted Charge excerpts...

“Identify strategic community challenges that, if unaddressed, could threaten Arlington’s overall sustainability...

- a. develop a detailed description of each challenge,**
- b. identify constraints and barriers to addressing identified challenges and**
- c. develop alternative strategies to address identified challenges...”**

Key Questions posed in the Charge:

- *“What are our facility needs for schools, fire stations, recreation, and transportation vehicle and other storage?”*
- *How do we pay for them?*

Upcoming Meeting Dates

ALL ARE INVITED AND ENCOURAGED TO ATTEND THE FOLLOWING MEETINGS:

- ~~May 28, 2015~~ – ~~Siting Subcommittee, CHP~~ **Moved to June 8**
- ~~June 1, 2015~~ – ~~Facilities Subcommittee, CHP~~ **Postponed**
- **June 2, 2015** – **Public Open House**, Courthouse Plaza Lobby, Noon - 3 PM; 4 - 6PM; 6 - 9 PM
- **June 8, 2015** – **Siting Subcommittee**, CHP
- ~~June 4, 2015~~ – ~~Demographics Subcommittee, CHP~~ **Postponed**
- **June 10, 2015** – **Trade Center Tour**, 6 – 6:45 PM (Committee), **Community Facilities Study Committee Mtg – 7:30** – 10 PM, Parks & Natural Resources Operations Bldg. (2700 S. Taylor St.)

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

Wrap Up/Next Steps

Please send additional comments/feedback on the Economic Sustainability, Facilities and Demographics challenges, barriers and recommendations to Susan Bell, at sibell530@hotmail.com by May 31.

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

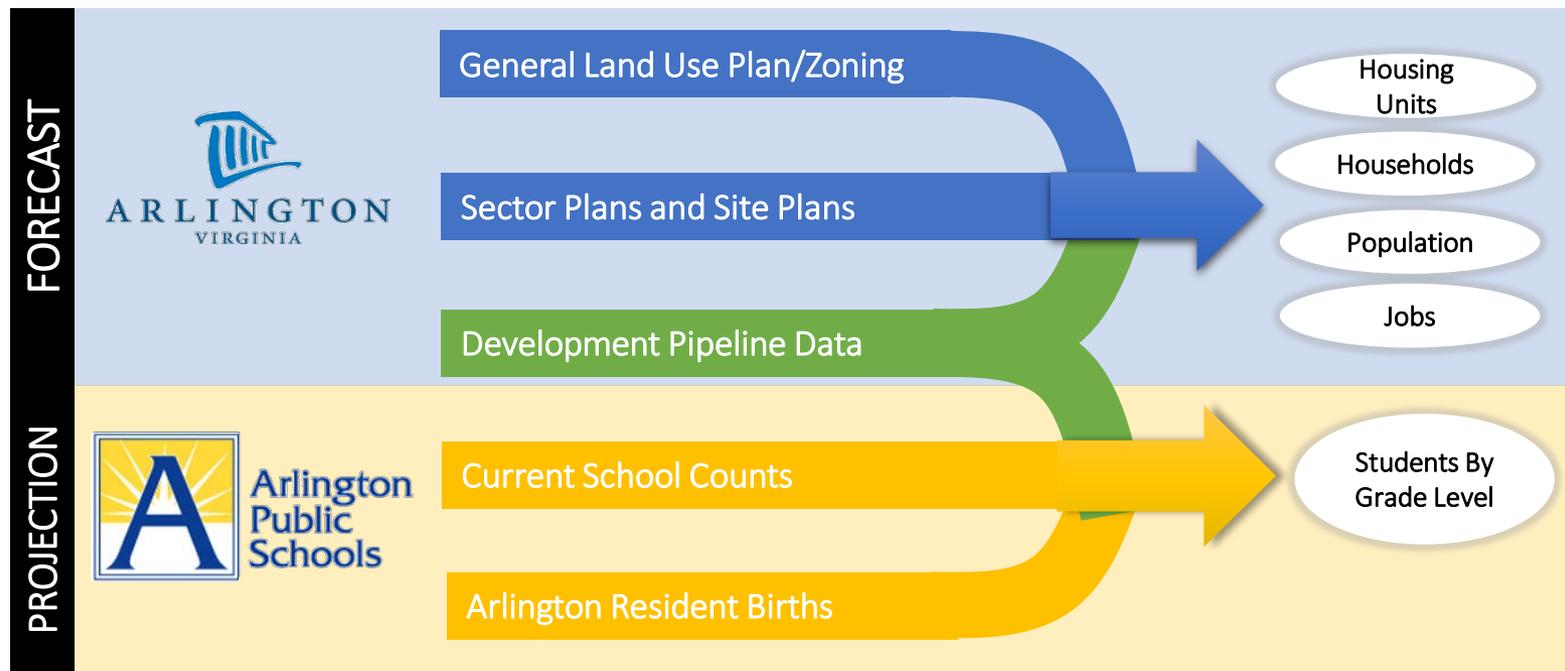
- **County forecasts** future development based on County plans/policies; meets MWCOG requirement under Clean Air Act
- **APS projects** future student enrollment
 - ✓ Two distinct purposes for forecasts/projections needs to be retained
 - ✓ ACG & APS coordinate data for school enrollment
 - ✓ Opportunities for more collaboration in the future may result in more refined longer term forecasts
- SF neighborhoods are changing; SF houses replaced (28 net new/year) and new additions are increasing house size
- 2005 – 2013 - 57% of the **increase** in student enrollment came from SF housing. 42% of the **increase** came from MF; student generation factors (student yield per housing unit) for SF 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.

Case Studies

Lessons Learned:

Cherrydale Fire Station

- **Communication** between the County and citizens is paramount
- **Wide participation** should be sought in any siting exercise
- Process should be **collaborative** and owned by all.
- **Defined scope of work** for the task force with **firm “deliverable” due date.**
- **Don’t presuppose or take sites off the table without comparing them to agreed upon criteria**
- **Don’t limit sites artificially**
- **Use fact-based criteria** to identify sites for facilities

Case Studies

Lessons Learned

Arlington Mill Community Center

- County acquisition of the site without a definite long-term plan, followed by community engagement process and broader Columbia Pike planning, led to **vision** of a mixed-use project to anchor revitalization efforts.
- **Neighborhood Steering Committee** critical to site programming and design.
- **Persistence is essential** – keep working the deal
- **Constructed with height and building space maximized for future expansion**
- **Constructing entire garage at once** saved \$ and time, less disruption to community
- Prescriptive nature of Form-Based Code and **streamlined approval process** allowed the housing portion of the project to meet ambitious schedule
- Affordable housing can be a good partner; meets County goals of locating affordable housing near transit, community center programs to residents

Case Studies

Lessons Learned

Thomas Jefferson Site Evaluation

Essential elements of collaborative process:

- No surprises
- Openness and information sharing
- Opportunities for meaningful input for all participants
- Cooperative planning among staff and citizen managers of process
- Mutual respect
- Frequent check-ins help stay on course and on schedule
- Group involvement in shaping recommendations and reports
- Includes many participants, perspectives
- Allows information to percolate through the community

Case Studies

Lessons Learned

Thomas Jefferson Site Evaluation

Essential elements of collaborative process:

- Engages many to help shape solutions
- Fosters community support for results
- Reduces decision-makers' autonomy
- Requires good management to stay on track
- Requires good will and flexibility to reach consensus