

## Transcript of Live Chat with John & Ginger

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10:52 a.m. **Moderator**

Thank you for joining us! The chat will start at 11am.

10:58 a.m. **John Milliken**

Hello, I am John Milliken, Chair, and Ginger Brown, Vice Chair of the Community Facilities Study, a citizen group appointed by the School Board and County Board. This group has been asked to: 1) develop a set of principles and a process for the siting of public facilities (i.e. school or County facilities); 2) take a close look at demographic trends in the County in an effort to know who we are today and who we will be in 10-15 years from now; and 3) identify challenges the community faces given our demographic profile, our economic base, and our long term facility needs. Our 23-member citizen group supported by over 100 regular participants will submit our final report to the two Boards in November 2015.

11:00 a.m. **Ginger Brown**

Hi, this is Ginger Brown. We look forward to your questions and comments today.

11:02 a.m. **Moderator**

We're ready to start the chat. Please ask us questions or submit a comment.

11:08 a.m. **Comment from Resident**

Are there any good studies on what millennials will do in the future? Will they stay in Arlington?



**Ginger Brown**

There is a lot of anecdotal data on millennials in the media. We heard from some third party demographers that the Census's Public Use Microdata Sample (PUMS) data can drill down further on migration in and out of Arlington for different age groups. The County and APS will be working with these population forecasting consultants to get a better understanding of how migration patterns will affect the County's growth.



**Ginger Brown**

An idea that we have heard is doing qualitative interviews with the county's millennials, possibly through the Business Improvement Districts (BIDs).

11:12 a.m. **Jessica Margarit**

One question we have been asked several times: is there a list or map available of all County and APS-owned facilities?



**John Milliken**

Yes, inventory information and maps are available on our project website. You can review meeting information presented at the Facilities Subcommittee Meeting #2: <http://commissions.arlingtonva.us/community-facilities-study/documents/subcommittees/>.

11:18 a.m. **Comment From Arlington Resident**

Arlington has some great schools, but some are getting crowded. Arlington also has excellent other facilities like community centers, some of which used to be schools. Is there any discussion of turning some of these centers back into schools, now that we really need the extra space?



**John Milliken**

You are right! We do have great schools and right now the school population is growing rapidly - a good thing. The most immediate need is for an additional elementary school in the southern part of the County. The school board has just launched a citizen led study which will look at all sites, those owned by the schools, owned by the County, and others owned by others. They hope to have an initial list of possible sites by the end of the year.



**Ginger Brown**

The Community Facilities Study Committee is developing siting principles and a process, which will be used to inform the siting process for a south Arlington school.

11:22 a.m. **Comment From Angela**

Has there been any consideration for reclaiming the Fairlington Community center and using it as a school? To me this seems like a no-brainer and a way to relieve overcrowding ASAP while plans can be made to build new school buildings.



**Ginger Brown**

Our committee is creating the process for siting schools. We are not looking at specific sites. However, the School Board has just launched the south Arlington siting process. We understand that all sites are on the table, and I'm sure Fairlington will be among those considered.

11:24 a.m. **Moderator**

Keep the great questions coming! We're typing our responses and appreciate your patience.

11:27 a.m. **Comment From AO**

On millennials - I know that as they look towards the future and raising families, issues of early childhood education are going to be very important (particularly as provided through APS). How is the committee addressing that issue, particularly in terms of facilities (are you talking about siting those programs in current schools/with new elementary schools? creating stand-alone early childhood facilities? other?)?



**Ginger Brown**

Our committee is not looking at specific uses for school facilities. However, we are going to consider how programs could be co-located in a joint use building to meet the multiple and growing needs of the community. We will have to be creative going forward.

11:27 a.m. **Comment From Long-time Resident**

What will the tangible outcome(s) of this process be?



**John Milliken**

In late September, the Committee will report back to the two Boards with a proposed process and siting principles for the siting of public facilities. The final report in November, will contain several answers to specific demographic questions and most importantly focus on identified challenges that the community will face ahead, for example, Arlington's economic model relies significantly on taxes from our commercial property base; what steps do we need to assure this continues so the burden will not fall more heavily on the single family homeowners.

**11:31 a.m. Comment From Resident**

How does the committee's work relate to the new South Arlington school siting effort? I am confused.

**Ginger Brown**

The Community Facilities Study is coming up with principles and a process for siting all community facilities. Our work is dovetailing with the south Arlington elementary groups' work. In essence, the south Arlington schools effort will be the first test case for the siting process we develop.

**11:33 a.m. Comment From Arlington Resident**

To what extent do we see projections re: population growth as just "reality we need to deal with", and to what extent do we see the ability to affect growth through policies? If we're concerned that 50k+ people in next 15 years will strain schools and other county services and facilities ability to handle the capacity beyond our financial ability to grow those services... should/could/are we looking at policies to try and slow down the population growth rate in Arlington to a more manageable level? Is that something we're considering as part of this study and/or making recommendations to the Board about?

**John Milliken**

Future population growth is determined by the adopted land use plan. The study charge does not include a review of those policies. Instead we have been asked to look at challenges and consequences, good and bad, of future population growth.

**11:39 a.m. CFS Team Member**

We have several great questions in the queue. We are working on these answers for you. Thanks for your patience.

**11:39 a.m. Comment From When Arlington...**

When Arlington approves a permit to build a high density residential building, what steps are taken to assure that the County facilities which will service the new residents can support the increased numbers?

**Ginger Brown**

When the County Board approves a high density residential building, the Board has determined that the development is consistent with the County's Comprehensive Plan. The County also uses its long range plans and forecasts of population and employment to determine future infrastructure needs. The Community Facilities Study is considering recommendations to better coordinate the different elements of the Comprehensive Plan to better meet our facility needs, including schools.

**11:45 a.m. Comment From Arlington Resident**

Is there data available re: projected growth at the census block or block group level? For planning purposes it seems like most of the data we see about population growth is aggregated (county-wide, or large chunks thereof)... but one would hope the analysis is being done at a more granular level (again, perhaps built on top of the standard census building blocks... no pun intended)... if so, can that data please be made available and shared publicly to facilitate deeper public discussion and understanding?

**John Milliken**

Good question. County staff examine data at the Census block level, however, data is reported at the transportation analysis zone level (141 different zones in Arlington) for the regional transportation planning purposes and Countywide.

11:46 a.m. **CFS Team Member**

Keep the great questions coming in! We are typing responses to each.

11:47 a.m. **Comment From North Arlington Resident**

Understood that South Arlington is your priority right now, but the Nottingham, Glebe, Tuckahoe, Willaimsburg, Swanson etc. overcrowding and (nearly) annual redistricting is an issue as well. Green space is also precious, and it was such a shame so see all those beautiful old trees cut down for the expansion at Williamsburg. Meanwhile. the Lee and Madison Community Centers, to name just two, used to be schools and could be a part of the solution to provide "more seats for more students" in North Arlington. Their activities are great and would be missed, but schools I think are a first-order responsibility for the County.

**Ginger Brown**

The Community Facilities Study is focusing on the process for meeting multiple needs throughout the County, including schools, fire stations, bus storage, etc. The School Board sets priorities for meeting capacity needs. However, we agree that all options should be considered to meet school needs, including County facilities.

11:48 a.m. **Comment From AO**

As you are talking about renovating schools and building new ones, is there any conversation around replicating the community schools work happening at Carlin Springs? A new school would be a great place to put a community health or dental center, an early learning facility (both for preschool and infant/toddler care), an immigrant welcome center, etc. - a way to address whatever needs have been identified for the community where it will be placed.

**John Milliken**

The specifics of what happens at a school site is determined by the School Board. However, our Committee has talked about a siting principle of co-locating facilities on publicly-owned space where a school, or other public facility, are located.

11:51 a.m. **Comment From Arlington Resident**

Are the siting principles covering "where" a site should be selected, or the specifics of layout of a given site once selected (i.e., the "siting" process of a project: where the paths for various modes of foot/bus/car/bike traffic would be... where the building massing is... open space and "green" considerations... taller vs. flatter buildings... underground parking... and so on?) Can we get access to the current "draft" siting principles to get a better idea of what it will entail?

**Ginger Brown**

This Wednesday night, the Committee will be discussing a first draft of siting principles (not process, that will come later). Meeting details are here: [commissions.arlingtonva.us/events/community-facilities-study-committee-meeting-9](https://commissions.arlingtonva.us/events/community-facilities-study-committee-meeting-9). We hope you can attend or send in comments to [ACGFacStudy@arlingtonva.us](mailto:ACGFacStudy@arlingtonva.us).

**Ginger Brown**

While they are still in draft form, the siting principles will cover the location of a facility within the County (i.e. the specific parcel or property). After the property is selected by the County or Schools, the layout of a building and other site-specific considerations will be determined through existing processes like the Public Facilities Review Committee and/or the Building Level Planning Committee.

11:53 a.m. **Comment From Resident**

How do Arlington's student projections for children entering kindergarten compare to other school districts?

**CFS Team Member**

Arlington's birth to kindergarten rates are pretty stable compared to other districts. Recent kindergarten class projections have been accurate because of this stability and the quality of the data that is available to APS.

11:55 a.m. **Comment From Arlington Resident**

Following up on the question re high-density residential permits... does the county collect funds (via permit fees, taxes, etc.) that are intended to cover some of the increased demands on services from the building developer? In the long-run, presumably the development will grow the residential and commercial tax base to cover additional demand on services, but in the short-run the initial "shock" to the system of new residents seems it could only be covered by incorporating some of those costs into the development project itself, so just wondering if the county employs some means to distribute those costs accordingly and collect the appropriate revenue to ensure new projects self-fund their services demands both short-term (subject of this question) AND long-term (increased resident/commercial tax base).

**John Milliken**

The fees cover the cost of processing the development application and associated permits. The services associated with a project pay taxes and typically the increased taxes start before people occupy a building. It is also true that most large projects also include large payments for specific improvements in the community including among others, street and sidewalk improvements, affordable housing, utility undergrounding, park improvements, and public art.

11:59 a.m. **Comment From Arlington Resident**

This is a comment, not a question (so no need to post it)... but I've submitted several detailed questions and just want to say I appreciate the time you all have been taking to (rapidly) provide fairly detailed answers... I may not be getting 100% of the response I'd like (and I realize some things may be outside your domain) but just wanted to let you know I really appreciate the opportunity to fire away with some of these questions and the earnestness of your responses... you are representing the community well! :)

**Ginger Brown**

Thank you for the positive feedback!

12:00 p.m. **Comment From Arlington Resident**

Thanks for the answer re: Transportation Analysis Zones (TAZ) being the unit of geography used for regional planning... is that data (population and estimates per TAZ) and the corresponding shapefiles (showing boundaries of each TAZ) available on the Community Facilities and/or county websites? If not, can it be made available please?

**CFS Team Member**

The County publishes a large library of data and research on our research website: <http://projects.arlingtonva.us/data-research>. If you do not find what you are looking for there, send us an email at [ACGFacStudy@arlingtonva.us](mailto:ACGFacStudy@arlingtonva.us) and we can help.

12:06 p.m. **Comment From AO**

On schools - what conversations are being had about the importance of creating/ maintaining socioeconomic diversity in new South Arlington elementary schools? Particularly as Arlington looks to increase affordable housing, concentrated in the South Arlington area, we should consider the need to ensure that none of the South Arlington schools see an influx of such a population, which comes with certain challenges regarding education, and instead work to ensure that all county schools have relatively similar percentages of low-income students.

**John Milliken**

Population diversity is one of the great things that makes Arlington a great place to live. Affordable housing is a community priority to replace the many thousands of units that have been torn down or priced out of the affordable range. There is affordable housing in many places in the County although as you point out recent ones that have received a lot of attention have been along Columbia Pike. These new affordable units provide a level of stability in the home and offer related services (such as after school tutoring) that were often missing in the garden apartments that were replaced.

12:06 p.m. **Ginger Brown**

Thanks to everyone for participating today. Please visit our virtual forum to take a short survey on Open Arlington, view the display boards from our June 2 Open House, and submit comments on the draft challenges/solutions and siting principles developed by the Study Committee: <http://commissions.arlingtonva.us/cfs-virtual-forum>.

12:07 p.m. **CFS Team Member**

Thanks for participating! We will be closing the chat now. We will post a transcript to the study's website: <http://commissions.arlingtonva.us/community-facilities-study/documents>.