

Arlington
Community Facilities Study

A resource and facilities plan for our future

Public Open House/Online Forum Feedback
Study Committee Meeting #10 – June 24, 2015



Study Communications & Outreach Update

At the halfway point of this process, we have highly successful results from Study communications and outreach efforts.

- We reached a large, broad-based audience by taking full advantage of resources and partnerships.
- We creatively used new tools.
- We collected valuable community feedback.

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06.24.2015



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Demographics

Challenges: General agreement with Challenges identified by subcommittee

- Communication and Comprehensive Planning
 - More community outreach is needed around capital improvement planning and not all stakeholders are participating
 - Desire to link CIP planning with the Comp Plan
- Projecting school growth
 - Strong agreement that APS will need additional facilities and that reliable projections are essential to understanding community facilities needs
- Planning for diverse age groups
 - Agreement there is a need for more assisted services for 85+ and that there is a need for childcare and pre-school options for Millennials starting families
- Increasing disparity and decreasing diversity
 - Agreement that more coordination should occur between Schools and County to address needs for after-school activities and transportation
 - There is also recognition that low income students are concentrated in a few schools but the commenters do not have consensus on whether APS is effectively meeting their needs

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Demographics

Dots

General Agreement:

- County is in transition – differences and preferences are increasing within and between neighborhoods
- Access to info & input into decision-making is not equitable
- Desire to maintain neighborhood identity while meeting the demands of a changing population
- No clear process for reconciling competing objectives between Comp Plan elements, including community facilities
- Facility needs are prioritized primarily through CIP process, which failed to adequately engage the public and commissions
- Improve APS and County collaboration and information sharing
- Monitor age cohorts as a means of improving projections and planning

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Demographics

Solutions

- Develop a County-wide communication strategy
- Reconcile and consolidate current Comp Plan elements into one unified and comprehensive vision
- Consider including a new public facilities Comp Plan element to ensure that all facility needs and priorities – including schools – are transparent and determined with ample community engagement.
- Bring together APS, County, and Non-profits to develop a vision and principles for wrap-around services in support of students and families.

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Economic Sustainability

Challenges

Sustainable housing and affordability

- General agreement, this is a challenge (particularly for families with incomes between 60% and 120% of AMI, looking for "starter" homes)

Sustainability of the County's economic model

- Some agreement; a small number of people disagreed

Ease of doing business

- Some agreement, although several people expressed uncertainty

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Economic Sustainability

Dots

- Comments reflect a variety of viewpoints with little consensus, such as:
 - High property taxes are a challenge for lower/mid-income people
 - Raise taxes to meet needs
- Several comments referenced specific geographic areas within the County for focused consideration in terms of the economic model and ease of doing business
 - Add rapid transit corridors: Lee Highway, Wash Blvd, Col Pike
 - Look at edges of Arlington Blvd and consider zoning overlay
 - Focus on diverse ways to bring businesses to the Orange Line corridor

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Economic Sustainability

Solutions

- Create tools to incentivize development of affordable housing (with one dissent)
- Gather more information on the relationship between stable housing and student performance
- Provide additional outreach/education to the community about the economic model
- Strengthen the role of the EDC and modernize County processes
- Slow growth until the County can work out a way to pay for services
- Growth in high rises should finance growth in infrastructure
- Realistically plan for future costs--do not leave it to the developers
- Mixed opinions about allowing more flexibility in certain corridors

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Facilities

Challenges

- Majority of comments recommended “out of the box” thinking and then offered specific suggestions. Suggestions were similar to those raised in previous CFS meetings:
 - “up, not out”
 - “public-private partnerships”
 - “undergrounding parking”

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Facilities

Dots

Disagreement and/or uncertainty:

- Land is our key constraint, or that we lack space to “do it all.”
- Some light industrial services could be integrated in single family neighborhoods creatively
- Additional time is required when co-location of uses is contemplated in a building
- There is a lack of space to park our fleet vehicles and service them

Some agreement:

- The expectations for service delivery should evolve, along with an explanation of agencies’ roles in delivering services

Agreement:

- Parks are over-booked and schools over-enrolled
- We need to better utilize County facilities, we should build up, over and out, and underground surface parking

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Facilities

Solutions

- Expand/improve services (i.e. like Arlington Mill Community Center) in different parts of the County
- Improve outreach and communication; critical to reach groups/individuals who don't/can't attend meetings
- Integrate affordable housing into every building type being considered, excluding parks/green space

Siting

General agreement

- With information identified by committee as part of siting principles & process
- Communicate early and frequently with community, including immediate neighbors/neighborhoods; important to bring community and other vested parties through entire process
- Current processes are linear and time consuming; bring decision makers together earlier & frame the problem at a County level, not schools or parks or econ development alone
- Show how individual sites/facilities fit into the whole picture
- Develop a range of mitigation alternatives for consideration
- Co-location of uses is appropriate, but not for parks and recreation facilities
- Preserve park space, woodland, natural areas, tree canopy; prioritize other options before selecting green, open space

Siting

Solutions

- Land can be used for multi-purposes and can be multi-sectional; plan it for flexibility over short- and long-term;
- Transportation Demand Management should be considered when selecting sites, not later
- Rethink school design during siting: discourage pavement loops at expense of green space; encourage mass transit; safe cycling networks
- Consider siting choice schools together so resources (i.e. transportation) can be shared
- Look at R-5 through R-20 zoned areas and identify places where increasing density makes sense, including Arl Boulevard, where public transit could be improved
- Repurposing or sharing underutilized facilities or property; joint use between County and APS

Questions?