Arlington
Community Facilities Study

A resource and facilities plan for our future

June 24, 2015
Study Committee Meeting #10– Opening Remarks
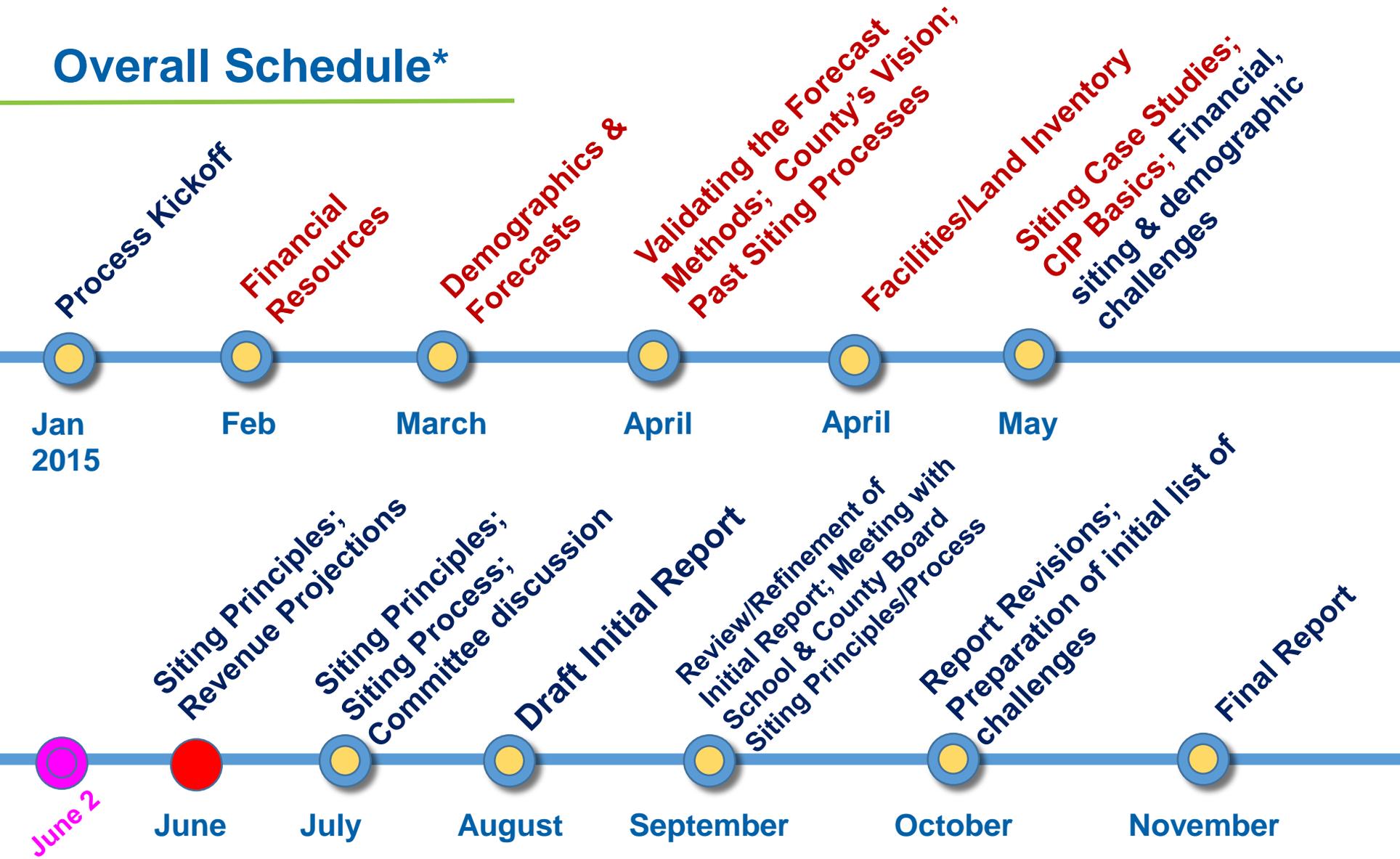
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Agenda

1. **Opening Remarks & Tonight's Agenda (John Milliken)**

2. **Connect Arlington**
   (Jack Belcher, Chief Information Officer, Dept. of Technology Services)

3. **Public Open House & Online Survey Results**

4. **Siting Considerations & Draft Siting Process Framework**
   (Ginger Brown & Siting Subcommittee)

4. **Table Discussions with Resident Forum**

5. **Wrap Up/Next Steps (John Milliken)**

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Overall Schedule*

Process Kickoff

Financial Resources

Demographics & Forecasts

Validating the Forecast Methods; County's Vision; Past Siting Processes

Facilities/Land Inventory

Siting Case Studies; CIP Basics; Financial, siting & demographic challenges

Jan 2015 **Feb** **March** **April** **April** **May**

Siting Principles; Revenue Projections

Siting Principles; Siting Process; Committee discussion

Draft Initial Report

Review/Refinement of Initial Report; Meeting with School & County Board Siting Principles/Process

Report Revisions; Preparation of initial list of challenges

Final Report

June 2 **June** **July** **August** **September** **October** **November**

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Public Open House
Learning Meetings
*Schedule subject to refinement

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Next Meeting

- **July 15 – Subcommittee Night**
  - 1:1 subcommittee discussions

  - Cross pollination of ideas/issues; Priority Setting; Identify and refine recommendations

    Session 1 – approx. 7:10 – 8:10 PM
    Siting Subcommittee Discussion
    Facilities Subcommittee with Demographics Subcommittee
    Economic Sustainability Subcommittee Discussion

    Session 2 – approx. 8:20 – 9:20 PM
    Facilities Subcommittee with Economic Sustainability Subcommittee
    Siting Subcommittee with Demographics Subcommittee

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Next Steps – Summer through Fall

- **July 22 – Committee Meeting #11**
  - Discussion of final Siting Principles and Proposed Processes
  - Presentation of report outline
  - Discussion of Key Recommendations

- **July/August** - Report writing (mostly Committee); Refinement (Staff)

- **Sept 9 – Committee Meeting**

- **Sept 29** – Joint CB/SB Work Session | Siting Principles & Process

- **Nov** (date tbd) – Present Final Report to County Board & School Board

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Meeting Schedule

- **June 30 – Facilities Subcommittee** (7-9 PM, CHP, Room 311)

- **July 15 – Subcommittee Meetings** (7-10 PM, Location: TBD)

- **July 22 – Committee Meeting** (7-10 PM, Wakefield HS cafeteria)

- **Sept 9 – Committee Meeting** (7-10 PM, Location: TBD)

- Sept 29 (tent) – Joint CB/SB Work Session | Siting Principles & Process

- **Oct 14 – Committee Meeting (tentative)**

- **Oct 28 – Committee Meeting (tentative)**

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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

- **WiFi password for APS buildings:**

- **knowledge**

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- **WiFi access for County buildings:**

- **Connect to ArlingtonWireless**

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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

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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

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What have we heard so far?

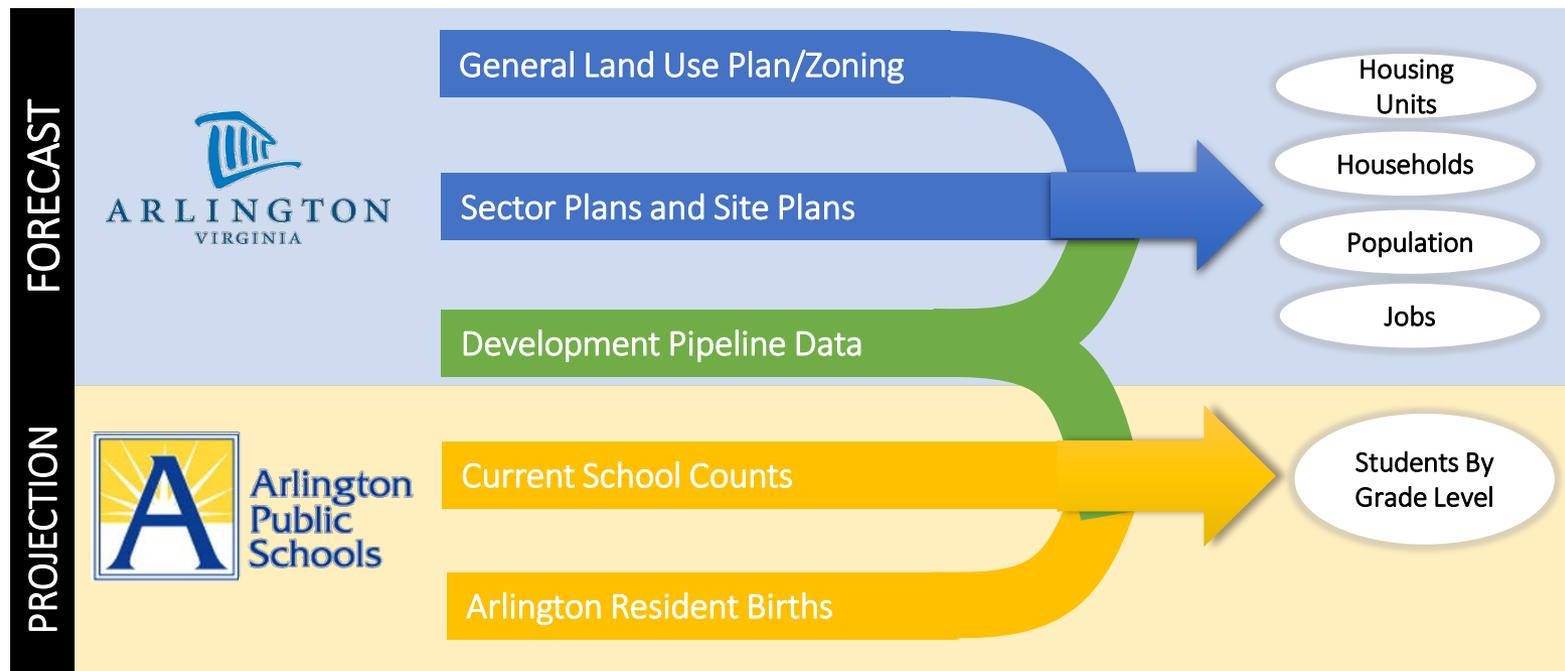# Forecasting & School Enrollment Projections

- **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

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What have we heard so far?

County Forecasting & School Enrollment Projections

- Consultants reinforce validity of County and School methodologies and confirm that <u>two different data sets are necessary to meet different purposes</u>

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

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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

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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.

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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.

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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

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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

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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

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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

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