



OFFICE OF THE COUNTY MANAGER

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June 25, 2018

Dr. Patrick Murphy
Superintendent
Arlington Public Schools
1426 N. Quincy St.
Arlington, VA 22207

Dear Dr. Murphy:

Thank you for your June 12, 2018, letter asking for a broad range of APS use considerations for the County's property on North Quincy Street, known as the Buck Property, to be included in our Phase 3 Analysis. We are aware of your space and land challenges and the priorities you are proposing in your CIP. The County and APS must continue to work creatively together to solve the many interim and long-term space needs for the community – ranging from schools to public safety, public works and parks. Your close work with us and the CIP adopted by the School Board are another example of this collaboration.

Your letter was discussed with the County Board during the Board Meeting on June 16, as part of the agenda to approve the APS white fleet license at Buck. In the discussion, the Board acknowledged the important needs of APS and the desire for our respective planning processes to work in tandem. The discussion highlighted the different challenges associated with analyzing interim uses for existing facilities (a ten-year timeframe) and the longer-term County and APS capital needs. As noted at the Board meeting, and as discussed during our joint meeting with JFAC in 2017, we should complete the Phase 3 interim use analysis for the Buck Property while we pursue separately the long-term space requirements for our collective community facilities. This will require us, working with the Joint Facilities Advisory Commission (JFAC), to expand the discussion beyond Buck to other County-owned and School-owned property and potentially land not owned by the County or APS.

What follows is our understanding of the seven facility's needs listed in your letter, as presented to the County Board on June 16 and an assessment of which items are potential interim uses at Buck and which are better discussed as part of long-range visioning at Buck or elsewhere in the County.

We will amend the Phase 3 analysis to include the following items, as numbered in your letter. To expedite this amendment, we request a few pieces of additional information:

- **#2: Swing space for an early years' annex or instructional space**, we understand APS staff has already performed an analysis of this option and rejected it for various reasons; please provide us a copy of your analysis and any additional information you think should be analyzed as part of Phase 3.
- **#7 Administrative offices and Trades Shops for Facilities and Operations**, this function does not necessarily need to be at Trades for APS or the Bozman

- Government Center for the County; the North Quincy location is central and efficient, and existing buildings there have potential for affordable moves. What number of offices or facilities are you thinking of relocating? This information will help us refine the scope of the analysis.

You also raised a number of needs that we agree can be effectively explored as part of the long-range, rather than interim, planning for the site.

- **#1 and #3, an elementary school and secondary school**
- **#4, athletic fields**, were already considered in the Buck Phase 2 analysis and not supported by JFAC because it did not yield fields of the appropriate size and appropriate access. However, if you are prepared to accept smaller fields than requested last year there may be an opportunity to include this in the Phase 3 analysis.
- **#5 and #6, School bus parking and the white fleet**, locating School buses was an interim use specifically ruled out by JFAC in Phase 2 and we have already considered and approved use by the white fleet on an interim basis. Potential long range uses remain to be discussed.

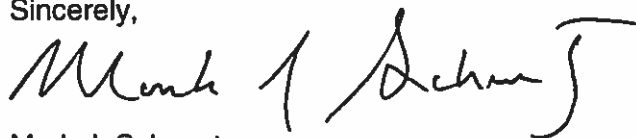
The long-range planning tasks highlighted will be an important part of our work with JFAC. We are looking forward to our joint efforts that will rely on information including total acreage planning requirements for schools, possible programmatic specifics for various schools, and ongoing joint work on student enrollment projections. We also know that the geometry, land use and zoning, and transportation access of individual sites greatly impacts the yield for uses, and we look forward to working with you and JFAC on learning more about your long-term needs.

My proposed FY 2019-2028 Capital Improvement Plan includes funding for a needs assessment for County facilities, which will inform the long-range planning effort. As we scope out this needs assessment, we will engage with APS to consider how your AFSAP could be a part of this planning.

For the long range planning analysis, we will work with you and JFAC to focus on needs beyond the 10-year horizon and pursue efforts that will allow us to jointly plan for our space needs over time and target the most effective areas for investments, including opportunities for partnerships.

We look forward to your collaborative leadership as we creatively meet the combined needs of the community.

Sincerely,



Mark J. Schwartz
County Manager