



June 12, 2018

Mr. Mark Schwartz
County Manager
Arlington County Government
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Re: Request for JFAC Phase 3 Study of Buck Property to Include Consideration of School Uses

Dear Mr. Schwartz:

We have previously discussed and communicated in writing to you our requests that the Buck Property be considered for Arlington Public Schools (APS) use (see attached). At the Joint County Board/School Board Work Session on May 29, 2018 School Board members repeated this request. We understand that the Joint Facility Advisory Committee (JFAC) and County staff are developing a scope of work for consultants to complete the Phase 3 study of Buck in accordance with the four-phase process developed during the Community Facilities Study and adopted by Joint Facilities Committee (JFAC). We have provided a list below of APS's likely future temporary and permanent facilities' needs that would apply to sites under consideration for school use in the County. We request that the Phase 3 evaluation of the Buck property include all the uses other than secondary school.

1. **New elementary school:** permanent use occupying the entire site; 725-750 seats to address projected enrollment growth; new 110,000 sq. ft., three or four-story building with 35,000 to 45,000 sq. ft. footprint; on grade or structured parking for 80 to 100 vehicles; athletic field and separate playground spaces for early childhood and older children; separate bus and parent drop-off and pick-up lines
2. **Early years annex and/or potential instructional program swing space:** ten to fifteen-year use; 200 to 300 seats to address current and projected enrollment growth; occupying existing 29,000 sq. ft. building closest to Hayes Park
3. **Secondary school:** permanent use occupying the entire site; 1,000 to 1,300 seats to address projected enrollment growth; new 180,000 to 210,000 sf, four to six story building with 45,000 to 60,000 sq. ft. footprint; on grade or structured parking for 100 to 140 vehicles; athletic fields; separate bus and parent drop-off and pick-up lines; not applicable to the Buck property

4. **Athletic fields:** permanent use occupying the entire site; to address pressure on fields for both County and APS; ability to provide regulation sized fields may be limited by north south dimension of site
5. **School bus parking:** to address need for additional bus parking spaces and relieve pressure on parking on APS property at Trades Center; temporary use on grade or permanent use in structure with athletic fields on or above grade over; could be combined with white fleet parking
6. **White fleet parking:** to address need for additional bus parking spaces and relieve pressure on parking on APS property at Trades Center; temporary use on grade or permanent use in structure with athletic fields on or above grade over; could be combined with school bus parking
7. **Administrative offices and trade shops for Facilities and Operations:** to allow most of APS warehouse at Trades Center to be demolished to provide additional bus and personally owned vehicle parking; adaptive reuse of one or more of the existing buildings; requires 25,000 to 30,000 sq. ft. on one or more levels; requires parking for 50 to 60 white fleet vehicles and parking for 30 to 40 personally owned vehicles; would be coordinated with the upcoming joint ACG/APS facility optimization study of the Trades Center

We would like to encourage JFAC and the County/consultant team to evaluate the Buck property as broadly as possible to include, for example, constructing future facilities and fields over I-66, replacement of Hayes Park on the Buck property and use of the space formerly occupied by the park by the County and/or APS. We also ask that the uses listed above be considered in all future County plans and studies.

We will provide additional information on our specific requirements for the various uses listed above as the Phase 3 study proceeds, and we very much look forward to supporting and collaborating with JFAC and the County/consultant team on it.

Sincerely,



Patrick K. Murphy
Superintendent

Attachments: Previous letters dated June 29, 2016, Feb. 17, 2017, June 16, 2017, Feb. 14, 2018

cc: Arlington County School Board
John Chadwick