

Project Summary: JFAC Phase 3 Analysis

June 2018

The JFAC Phase 3 evaluation of site layouts will provide conceptual level of design to repurpose existing facilities at Buck Property as demonstrated in Buck C Scenario (Exhibit A) with order of magnitude cost estimates. The Phase 3 evaluation will not provide a complete site development, but will define scope sufficient to provide a conceptual estimate for Capital Improvement Program (CIP) submittal for the Buck Option C Scenario. The Buck Property consists of four existing office/warehouse buildings and is located south of US Interstate 66 and at the intersection 14th Street North and North Quincy Street, Arlington, VA 22207

The project recommendation is supported by the following rationale:

1. Many of the identified near-term (1-10 year) needs provided to JFAC can be accommodated on the Buck property.
2. Phase 3 is analysis of meeting the 1-10 year needs at Buck property and will support the County's near term CIP submittals.
3. Per the direction at the June 2017 joint work session, staff will work with JFAC in developing a longer-term assessment of County and Arlington Public Schools (APS) needs, which may include consideration of other County and APS land in addition to the Buck and Carlin Springs sites.
4. This longer-term JFAC needs assessment, based on needs identified by the County and APS, will assist both County and APS staff in developing their respective longer term CIPs.

The Community Facilities Study defines the staff-provided Phase 3 analysis to include:

1. Evaluation of potential site layouts for local impacts (transportation, green space) and further evaluate feasibility of complimentary uses;
2. Analysis of potential impacts, costs and benefits of each site, including any possible complementary uses;
3. Rough order of magnitude cost estimates of both capital and operating costs, including relocation costs;
4. Confirm siting process timeline, with impacts on project schedule and service delivery.

The staff-led Phase 3 analysis will support community review(s) and provide a status report to the County and APS School Board for their decision making.

Near Term Interim Uses of Existing Buildings (1-4 years)

Existing Facilities/Surface Lot	Type/SF/Vehicle Spaces	Interim Use/SF
1425 N. Quincy St.	Warehouse/28,992 SF	Transportation, Engineering & Operations (TE&O) Storage- 5,000 SF/Public Art Piece for DPR- 1,500 SF
1425 N. Quincy St. Parking	Surface Parking/Approx. 34,000 SF/81 Vehicle Spaces	APS Trailers/Classrooms- SF Unknown
1429 N. Quincy St.	Office/43,456 SF	DES Storage- Facilities Maintenance Bureau; Facilities Design &Construction Interiors; combined 21,600 SF
1429 N. Quincy St. Parking	Surface Parking/ Approx. 29,000 SF/103 Vehicle Spaces	Provides tenant parking for both 1425 and 1429; approx. 24 vehicle spaces for Police; DES Storage approx. 10 vehicle spaces
1435 N. Quincy St.	Warehouse/15,753 SF	Police Emergency Vehicle Storage/SWAT/Potential for Mobile Police Equipment- 24,000 SF
1435 N. Quincy St. Parking	Surface Parking/Approx. 34,000 SF/71 Vehicle Spaces	Public Safety Parking Spaces Impound Lot- 63 spaces;
1439 N Quincy St.	Office/26,900 SF	Public Safety Communications and Emergency Management PSCE (formerly OEM)/11,000 SF or APS Swing Space/SF Unknown
1439 N Quincy St. Parking	Surface Parking/Approx. 52,000 SF/116 Vehicle Spaces	PSCE/35 vehicle spaces for full activation or APS Swing Space/SF unknown; Staging Space for APS/SF unknown; DES Staging Space/SF unknown

Additional Scenario for the More Short-Term Needs (Immediate)

Alternative arrangements within existing buildings and any new construction to meet the facility needs not previously communicated to JFAC, and additional operational requirements identified after completion of JFAC Phase 2 Use Determination Process, will be evaluated to obtain maximum use of internal and external spaces. Additional uses may include warehousing requirements displaced from other facilities and exterior

uses for vehicle relocations needed to meet operational needs at the Shirlington Road and Trades Center sites.

JFAC 10-Year Recommended Uses (1-10 years)

Existing Facility	Proposed Use
1425 N. Quincy St.	Fire Reserve Vehicle Storage and Logistics
1429 N. Quincy St.	Unidentified Future County Use or APS Use
Existing Surface Parking	Police Impound Lot/General Parking for Tenants
1435 N. Quincy St.	Police Impound Lot/Police Emergency Vehicle Storage/Police Mobile Equipment
1439 N. Quincy St.	Emergency Operations Center (EOC)/ PSCE Facility
Existing Surface Parking	Material Staging
Open Space	Future Uses Informed by Public Space Master Plan (PSMP) Updates

Specific tasks and deliverables include:

Site and Building Assessments Findings and Studies

1. Site and building assessments, including HAZMAT surveys and existing utilities survey.
2. A multimodal traffic assessment (MMTA) encompassing the corridor of N Quincy Street between Washington Boulevard and 15th Street as well as additional side-streets shall be completed in coordination with APS. This task shall include data collection (passenger vehicles, heavy vehicles, pedestrians, bicycles) at the following intersections/locations:
 - N Quincy St and Washington Blvd
 - N Quincy St and 13th Street N
 - N Quincy St and 14th Street N
 - N Quincy St and Buck Site Driveway
 - N Quincy St and 15th Street N
 - N Nelson St and Washington Blvd
 - N Nelson St and 13th Street N
 - N Lincoln St and 14th Street N
3. Environmental or neighborhood impacts, including noise, lighting, time-of-day uses, and screening recommendations based upon proposed uses and best practices
4. Review of zoning map designations and conflicts

5. Review of GLUP designations and conflicts

Preliminary Site and Space Plan Diagrams with ROM Pricing Report

1. Schedules for construction documents, permitting, construction, public processes, relocations of existing functions, and certificate of occupancies.
2. Site arrangements illustrating a combination of proposed and existing building footprints and massing, traffic and pedestrian circulation, any revised site entry locations or changes from existing, parking areas and green/open/landscaped spaces.
 - Provide three conceptual designs including elevations, sections, and ROM pricing for perimeter and screening recommendations of the site.
3. Preliminary space plan diagrams for repurposed buildings and proposed new buildings as applicable.
4. Public engagement for informational use only to County and JFAC. The public process will include three presentations to the community, JFAC, or County staff to inform of the process and development of the Phase 3 assessment.

Draft of Final Report Analysis, Concept Level, and Cost Estimate

1. Concept level site development costs: new construction or renovations to existing and repurposed buildings, fit out and furnishings, any needed changes to storm water management, relocations of activities or functions from current locations