

# Joint Facilities Advisory Commission (JFAC) Site Use Considerations

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26<sup>th</sup>/Old Dominion Task Force

Meeting #3: December 20, 2018



# Outline

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1. JFAC overview
2. Why coordination of County-wide public facilities matters
3. Overview of the public facility use determination process
4. Potential compatible uses for 26/OD Task Force consideration

## ***Joint Facilities Advisory Commission (JFAC)***

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- JFAC is a **county-wide** advisory board, comprised of ~ **20 volunteers**
- Formed in late **2016**, at the recommendation of 2015 Community Facilities Study
- Members are jointly appointed (for 2 years) by the **County and School Boards**
- Mission is to provide **input on public facility needs** - needs assessment, capital improvement plans and long range planning for public facilities, specifically:
  - Focus on **long range planning** for public facilities
  - Encourage proactive, creative and close County/APS **coordination** (e.g. shared uses, monitoring demographic trends and forecasts)
  - Facilitate broader **community engagement** on facilities issues
  - Coordinate directly with other commissions and planning processes (e.g., 26 O/D task force!), model consistent **siting and use considerations**
  - Support **special projects** (e.g. Buck, VHC swap considerations in 2017)
- 2019 priorities for JFAC include **County and APS needs assessment**

# Review of Long Term Public Facility Needs Prior to JFAC

Pre-2015

## Challenging land use discussions and projects

- Schools, e.g., Discovery and Fleet ES, Wilson/new MS,
- County, e.g., Long Branch, Columbia Pike, fire stations

## Growing structural challenges:

- A **scarcity of land** for public facilities
- Dealing with **changing demographics**
- A threatened commercial tax base
- Need for **long-range** strategic facility planning
- Need to revamp the **community dialogue**

2015

## Arlington **Community Facilities Study**

*A resource and facilities plan for our future*

County-wide commission tackled the basics:

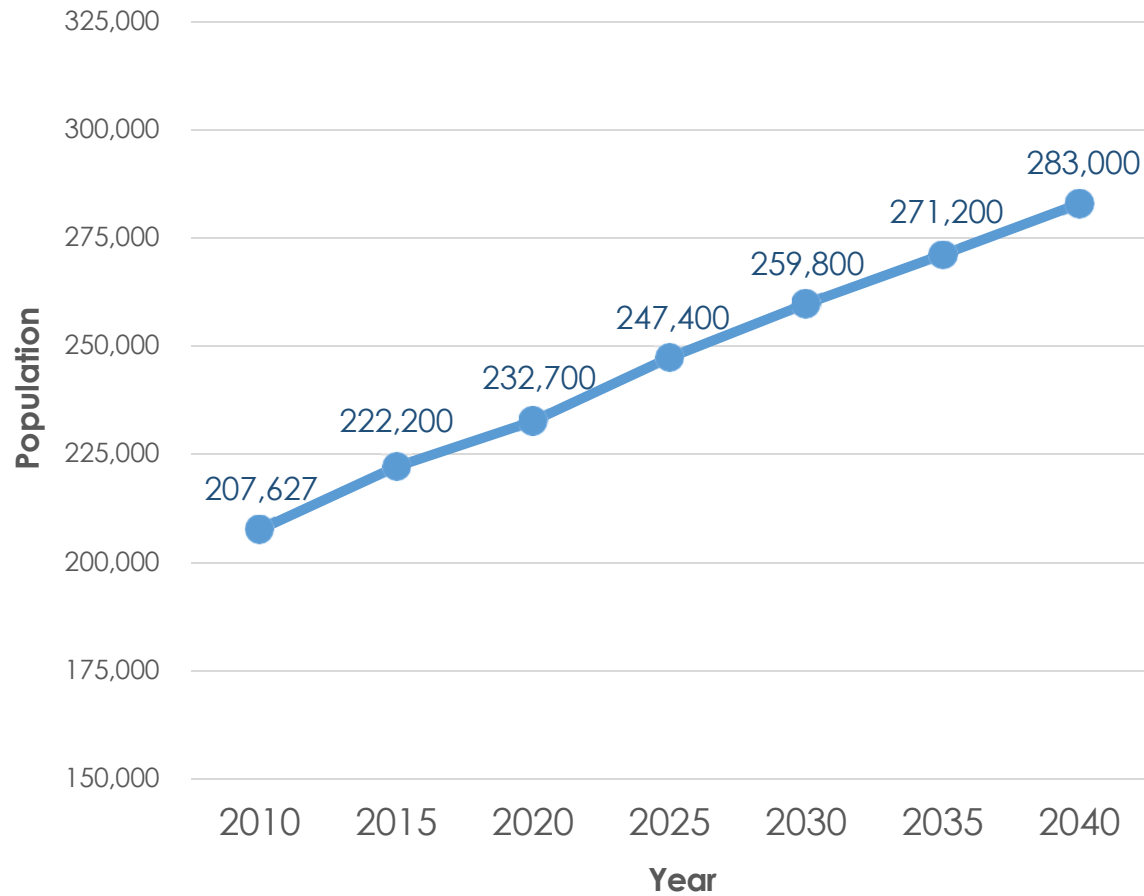
- demographic **forecasts**
- facilities/land **inventory**
- public facility siting **case studies**
- proposed priority setting, collaboration, and **public facility siting process**

2016+

**Review and implement CFS recommendations** for integrated needs assessment and priority setting process for APS and County, including:

- a **Facilities Strategic Planning Committee** of two County Board and two School Board members
- an **integrated staff team** including APS and all relevant County departments, and
- a **Joint Facilities Advisory Commission**
- implement the proposed **Public Facility Siting Process**

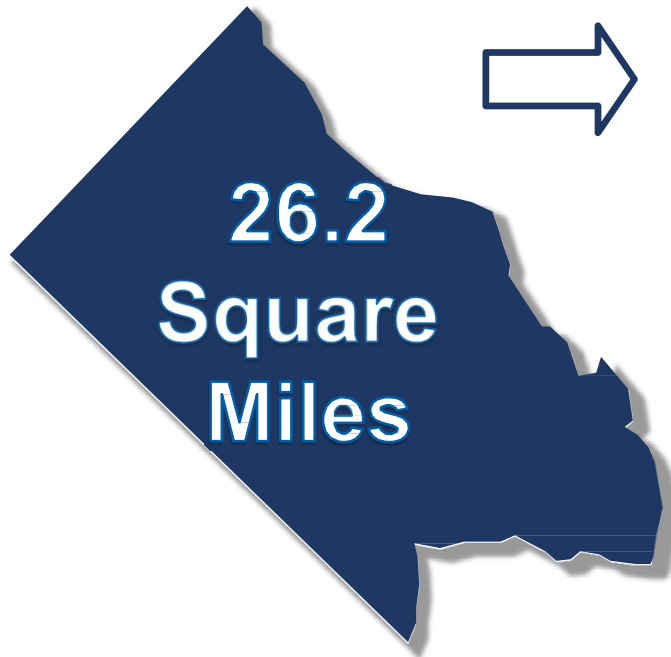
# Arlington's Population is Growing



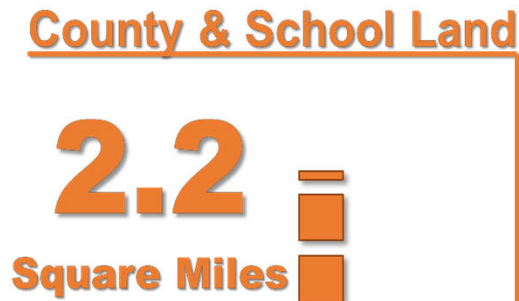
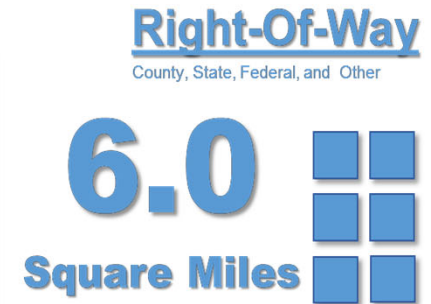
Projected change from 2010 - 2040:  
  
Increase of approximately 75,400 people (+36%)

Source: MWCOG Round 8.4 Forecast

# Space is Limited

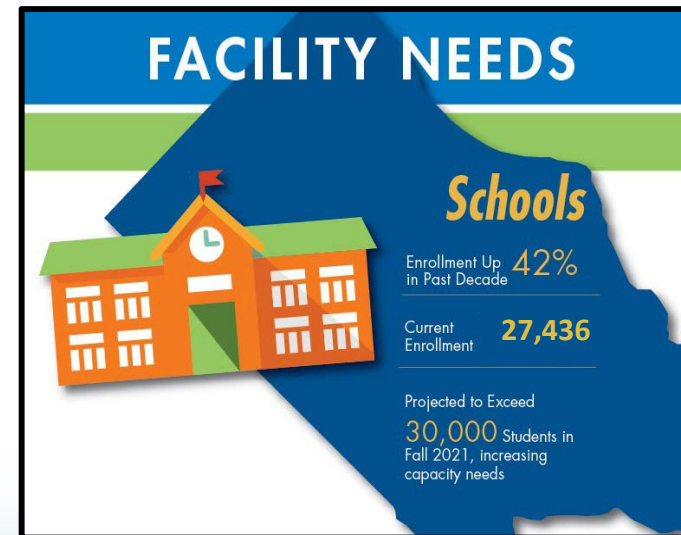
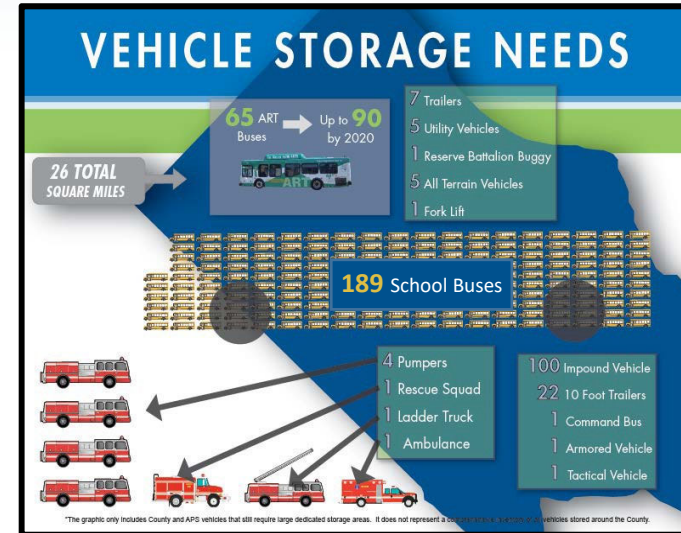
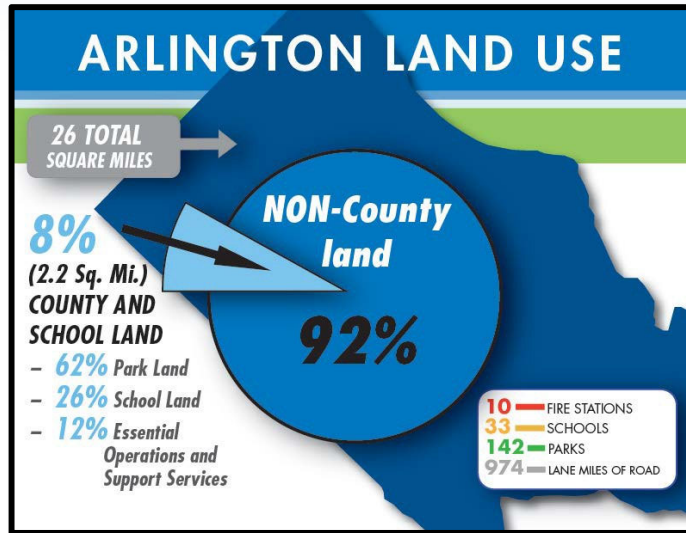


Land areas as of 4/2015



SCHOOLS, PARKS, & ALL COUNTY FACILITIES PROVIDING SERVICES **SHARE** THIS **2.2** SQUARE MILES OF SPACE

# Many Public Service and Facility Needs



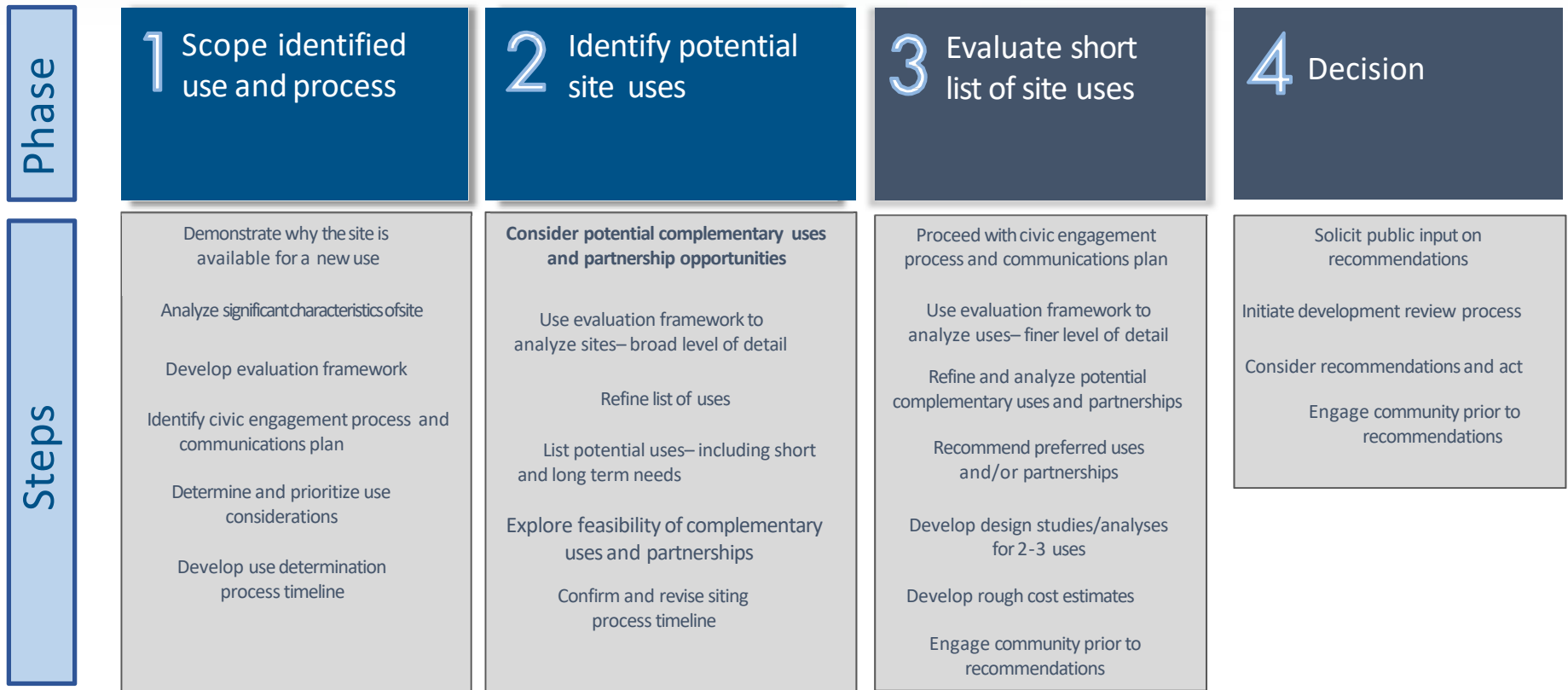
## *Use Determination Process - What's New?*

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- **Common set of principles** and a process for both County and Schools
- Strong **emphasis on public engagement and communication**, especially in the early stages of process
- **Process phases and steps** are laid out and **communicated upfront**
- Consideration of **multiple-use facilities and partnerships** built into the process



# Use Determination Process



*Goal: make use determination decisions efficiently, effectively, consistently, with ample community input*

## Use Compatibility for 26/OD Site

### JFAC

#### *“What compatible uses to consider?”*

- Reviewed Task Force charge
- Considered which public space uses **could be compatible with the key uses** designated in the 26 O/D charge
- Will use 26<sup>th</sup> O/D Task Force feedback to **support future planning processes**

Note: This is NOT a recommendation for what can fit or what should be placed at the 26 O/D

### 26/OD Task Force

#### *“Which uses could and should fit?”*

- Study which uses could **fit** within the constraints of the site
- *Recommend what **should fit**, (e.g., recommended uses in the master plan)*
- Consider **details** (e.g., cost, phasing, mitigations)

# Suggested Use Considerations for 26/OD Compatibility

## Suggested Compatibility Criteria:

1. Location within County (service demands, efficiency, geographic and demographic equity)
2. Level of activity (intensity of use)
3. Shared use potential/seasonality
4. Noise, light, visual, and environmental impacts

JFAC

5. Land use compatibility (existing and potential zoning, nearby parcels)
6. Appropriate locations/quantity site ingress/egress
7. Site suitability (topography, cost, size, etc.)

26/Old Dominion Site Requirements	COUNTY OPERATIONAL NEEDS	COUNTY OPERATIONAL NEEDS	COMMUNITY NEEDS	COMMUNITY NEEDS
	Winter Storm Response Services	Leaf Storage & Mulch Distribution	Donaldson Run Trail Head	Park/Public Space
<b>Suggested Criteria:</b>	Location within County	Level of Activity	Shared Use Potential	Environmental Impacts
<b>EDUCATIONAL USE CATEGORY</b>	<b>Compatible</b>	<b>Incompatible</b>	<b>Comments</b>	
<b>Elementary/Secondary School</b>	●●●●	●●●●●●●●		
<b>Instructional Swing Space</b>	●●●●●	●●●●●		
<b>Other Uses?</b>	●●			
<b>RECREATIONAL USE CATEGORY</b>				
<b>Athletic Field Space</b>	●●●●●●●●			
<b>Other Uses?</b>	●●			

# 26/OD compatible uses for consideration – by category

Uses that must be delivered/maintained on the 26 O/D site:

- ✓ Winter Storm Response Services
- ✓ Leaf Storage & Mulch Distribution
- ✓ Donaldson Run Trail Head
- ✓ Park/ Public Space

Additional public uses to consider:

Service Operations	Public Safety	Educational	Recreational
<ul style="list-style-type: none"> <li>APS Admin Offices/ Trade Shops for F&amp;O</li> <li>APS Bus Parking</li> <li>APS White Fleet Parking</li> <li>Material Staging</li> <li>PSCEM Operations Center</li> <li>Police Impound Lot</li> </ul>	<ul style="list-style-type: none"> <li>Fire Reserve Vehicles</li> <li>✗ Fire Station*</li> <li>Fire Logistics</li> <li>Police Emergency Vehicles</li> <li>Police Mobile Equipment</li> </ul>	<ul style="list-style-type: none"> <li>✗ Elementary or Secondary School</li> <li>✗ Instructional Swing Space</li> </ul>	<ul style="list-style-type: none"> <li>Athletic Field Space (for APS/Public Use)</li> </ul>
		Community Service	Other Use Categories

\* Reconstruction of Fire Station 8 at 4845 Lee Highway eliminates fire stations from consideration at the 26 O/D Site

# Notes From the JFAC Discussion (11.28.18)

## Public safety:

- Consider opportunities to tuck some of these uses underground, with access to Marymount, Missionhurst or Yorktown Blvd.

## Service ops

- Can we share bus routes, buses, bus storage with Marymount, GWU, others
- Ops center should be in existing space - leased, shared, do not build new (does Marymount or Missionhurst have space to lease? Nearby churches? Professional building?)

## Education:

- Environmental education/nature center
- Vocational training
- Support functions (e.g. fields, research facility)
- Instructional swing space technically compatible, but don't build a new building for it; do consider temporary use of any existing buildings
- Not the best geographic location for current APS needs (2 new ES, 1 new MS nearby)

## Recreation:

- Seasonal recreation (e.g., basketball, bocce, tennis, pickleball on mulch site)
- Community garden

## Other uses:

- Education center to demonstrate county services (snow, mulch, emergency response)
- Affordable housing, missing middle, a few units
- Community meeting space (50+ people)
- Election equipment storage/election training facility

## General:

- Think multi-level, space efficient, shared uses (e.g. tuck vehicle or material storage underground, recreation on top, use roof tops of everything)
- Think long-term (e.g. decking or rerouting 26th?) and short-term (e.g. immediate material storage needs)
- Consider fencing and enclosure needs (e.g. material staging, mulch?, salt, field), use the natural topography
- Consider seasonal uses (e.g., mulch, salt area)
- Consider safety/fire risk of kids and mulch
- Consider RPA and environmental runoff, mitigation for all uses