

**Arlington Community Facilities Study**  
**A Plan for the Future**  
**January 23, 2015**

**PURPOSE**

Build a consensus framework regarding future revenue and facility needs that will inform County and School Board decision-making related to meeting the community's requirements for additional school, fire station, vehicle storage sites and other facility needs in the context of Arlington's and the region's projected 5, 10 and 20 year economic and demographic growth.

**KEY QUESTIONS**

- What are our facility needs for schools, fire stations, recreation, and transportation vehicle and other storage?
- How do we pay for these needs?
- What principles and criteria should we use to help us decide where to locate them?
- In the context of changing demographics and economics, what opportunities and challenges are there in our aging affordable and workforce multi-family housing stock?
- What do changes in the Federal government presence and the residential and private commercial marketplace mean for County revenues?

**CHARGE**

The Study Committee is charged with:

1. Examining and, to the extent necessary, reconciling existing demographic and economic forecasts for 5, 10, and 20 years out to produce a single set of forecasts for both the County and Schools.
2. Identifying strategic community challenges that, if unaddressed, could threaten Arlington's overall sustainability (for example, significant school population growth, threats to our revenue base and any resulting operating budget challenges, constraints on borrowing, continuing losses of affordable and workforce housing, growing transportation facility demands (roads, transit, etc.), aging infrastructure, growing use of and demand for park and recreational facilities, growing needs for County services based on demographic trends).
  - a. Developing a detailed description of each challenge
  - b. Identifying the constraints and barriers to addressing identified challenges.
  - c. Developing alternative strategies to address identified challenges. Consideration should be given to finding more efficient ways to use existing facilities and sites, co-location of appropriate uses, and temporary or permanent use of private space.
3. Identifying Arlington's key facility assets and needs - County and Schools 5, 10 and 20 years out. This should be based upon an inventory of existing County and School physical assets.

4. Reviewing likely revenue projections, by source, for the next 20 years. This should be based on an analysis of trends in commercial and residential real estate values, as well as best estimates of federal and state aid. This part of the study should include a sensitivity analysis that presents three alternative futures – high, medium, and low growth
5. Proposing criteria and a process for siting any new County or School facilities or adding new or expanded uses to existing facilities or sites.

### **Study Committee**

A Chair and Vice Chair will lead the Study Committee. Total additional membership shall be no greater than 22 Arlington residents and business owners. They, along with the Chair and Vice-chair, will be appointed by the County Board and the School Board.

Two County Board members and two School Board members will serve as liaisons to the Study Committee.

The Study Committee will have dedicated technical and communication staff support or consultants provided by the County and the school system.

### **Resident Forum**

A Resident Forum open to all interested Arlingtonians will be established to aid the Study Committee in its work and provide the broadest possible community input to the Study Committee's recommendations. Any Arlington resident/employee/business owner is welcome to participate. Existing community groups (e.g civic associations, PTAs, not-for-profit organizations, condo associations) will be invited to send a participant and identify an alternate to the Forum. The Resident Forum will meet at least monthly with the Study Committee.

The Study Committee shall conduct a number of public education sessions with the Resident Forum designed to engage the broader community to key ideas and challenges associated with the Charge. Should the Study Committee establish working groups or subcommittees, membership may be drawn from the Resident Forum. As the work of the Study Committee moves to considering recommendations, the Resident Forum will serve as a sounding board.

### **Outreach**

Outreach using multiple communication platforms and techniques in varied settings will be conducted across Arlington throughout the study. The Study Committee will seek to partner with existing organizations to maximize opportunities to share information and seek input.

Resources to support expert speakers, develop videos or other records of the proceedings, and communicate findings or support meetings in appropriate languages will be reasonably available.

## **Products and Timeline**

The Study Committee shall report to the two boards in September 2015 and November 2015. Over the course of its work, the Study Committee will produce materials that are designed to guide the community's consideration of the key questions. Such materials could include:

- a. A report on demographic and economic forecasts, including an appendix that clearly presents the methodology and data sources.
- b. A draft report that details key challenges facing Arlington.
- c. An inventory of existing County and School physical assets and property and a projection of new facility needs based on demographic trends.
- d. A forecast of County revenue trends under a range of scenarios at 5, 10, and 20 years out.
- e. An analysis of best practices in public facility finance as applied to Arlington County

In order to inform the development of the 2017-2026 CIPs, proposed criteria and a related process for siting any new County or School facilities or adding new uses to existing facilities or sites will be presented in September 2015 along with any additional information the Study Committee wishes to provide the two Boards.

The Study Committee's Final report should be presented in November 2015 and may include recommendations for next-step public processes, as necessary, to develop targeted policy recommendations related to any aspect of the charge.

Following receipt of each of the two reports, the County Board and School Board will determine appropriate next steps which will likely include commission reviews, work sessions, and/or public hearings before taking any actions deemed necessary.

## **Resources**

1975 Citizen Newsletter  
2011 Memorandum of Understanding between County Board and School Board on use of County Held Land for Public Education purposes  
2015 Affordable Housing Study report  
2015 Public Spaces Master Plan Update process and land inventory  
2015-2024 Arlington County and Arlington Public School CIPs  
2015 Arlington Public Schools Annual Facilities and Student Accommodation Plan (AFSAP)  
APS website - More Seats for More Students  
Arlington County Website - Public Facilities Review Committee projects, links to the Comprehensive Plan and its elements  
2014 Arlington County Profile  
Metropolitan Washington Council of Governments' Round 8.2 Forecasts for Arlington and the Region  
Arlington County GLUP Booklet and Map