



February 12, 2018

Dear JFAC and Community Members,

As you know, the County completed the acquisition of the Buck Property on November 20, 2017. This is an exciting development and a major step toward addressing many critical near and long-term facility needs for both the County and Arlington Public Schools (APS). We appreciate all the hard work that has been done over the past year by our Joint Facilities Advisory Commission (JFAC) and the community in the long-range planning, especially the recommendations for proposed uses of the Buck and Carlin Springs sites.

### **Phase 3 Analysis**

The JFAC-recommended Phase 3 Analysis will kick off in Q1 2018 and is expected to take 9-12 months to complete. The first portion of this staff-driven study will include a detailed analysis of the use considerations as recommended by JFAC for the north side of the Buck Property (Buck C). The study will include:

- The scope required to relocate the Fire Reserve Vehicles and Logistics, and the Department of Public Safety and Emergency Management.
- Traffic, neighborhood and environmental impacts, including exploring mitigation efforts and potential screening options.
- Preliminary timeline and funding needed to achieve the relocation of these facilities.

### **Relocation of Police Impound Lot and Reserve Vehicles**

Facing increasing challenges over operational space, the County will expedite the planning and relocation of the Police Impound Lot and Reserve Vehicles to the Buck Property. The relocation of these facilities will be poised to commence following the Phase 3 Analysis – but will be timed to still take into account any findings of the Phase 3 Analysis that bear on the Police Impound Lot and Reserve Vehicles. Being in a position to commence construction promptly upon receipt of the Phase 3 findings will allow us to move more expeditiously to provide much-needed space at the Trades Center in Shirlington. As you know, Trades is currently functioning beyond its capacity to support County operations, and there are more upcoming space challenges:

- APS additions to its bus fleet will require more parking spaces.
- DES support facilities at Long Bridge will need to move by summer 2018 to allow for the construction of the new Long Bridge Aquatics & Fitness Facility.

- Police will need to move reserve vehicles from the SEEC (Shirlington Employment and Education Center) building on South Oakland Street for the rebuilding of Jennie Dean Park – by end of 2019.

The relocation of the Impound Lot and Police Reserve Vehicles is not expected to begin until spring 2019. The relocation of these facilities is consistent with the recommendations provided by JFAC and the community for the Buck Property.

#### **Near-Term Uses at Buck**

The acquisition of the Buck property also provides an opportunity to address temporary and immediate facility needs. For the last several years, the County has been utilizing the APS Warehouse at the Trades Center to house our spare and reserve equipment and furniture inventory. We have relocated that inventory, along with traffic signal equipment and bus shelter parts, to the interiors of the Buck buildings. These relocations will allow APS to repurpose their warehouse to provide additional space for their operations and better protect our inventories.

The County has added Buck as a potential site for snow haulage and melting operations during major snow events of greater than 8-12 inches. We annually identify sites that are suitable for this temporary operation – typically parks or schools' facilities. On average, snow and hauling operations are performed once every five years. Utilization of specific sites is determined as events occur based upon characteristics of each storm, resources and anticipated impacts upon specific facilities. If used, the location of the Buck Property would allow crews to more efficiently clear snow from the Rosslyn-Ballston corridor in a major snow storm.

We look forward to discussing near-term plans and the Phase 3 Study at the next meeting on February 28. If you have any questions in the meantime, please contact [Bob Duffy](#) at 703-228-3797.

Sincerely,



Mark J. Schwartz  
County Manager

cc: County Board