



Jill Griffin
 jmgriffin@arlingtonva.us
 703-228-0832
 2100 Clarendon Boulevard
 Arlington, VA 22201

Zachary Larnard
 zachary.larnard@apsva.us
 703-228-8652
 1426 N Quincy Street
 Arlington, VA 22207



JOINT FACILITIES ADVISORY COMMISSION
 Regular Meeting

7:00 PM, Wednesday, November 15, 2017
 Key Elementary School – Cafeteria
 2300 Key Blvd., Arlington VA 22201

DRAFT MEETING SUMMARY

MEMBERS PRESENT:

- | | |
|----------------------------------|------------------------|
| Theodore Black (TB) | Susan G. Robinson (SR) |
| Matthew de Ferranti (Mdf) | William Ross (WR) |
| Jerry Gidner (JG) | Katie Rouse (KR) |
| Eric Goldstein (EG) | Rachel Silberman (RS) |
| Joseph Leitmann-Santa Cruz (JLS) | Rodney Turner (RT) |
| Todd McCracken (TM) | Janine Velasco (JV) |
| Devanshi Patel (DP) | Steve Young (SY) |

Chair: Ginger Brown (GB)
Vice Chair: Greg Greeley (GG)

MEMBERS ABSENT: Susan Cunningham, Angelika Goodman, Cicely Whitfield

STAFF PRESENT: Jill Griffin, Lisa Stengle, Bob Duffy, Jen Smith, Elizabeth Hardy, George May

1. Welcome and Introductions

- The meeting was called to order by GG at 7:05 PM; quorum present.
- GG thanked everyone for their work at this last meeting of the year for the commission and stated it’s been a long journey.
- Recognizing the public in attendance, GG stated public comment would be taken after the Chair’s Report.

2. Chair’s Report (Vice Chair)

- Approval of the September Meeting Minutes: JG motioned/WR seconded with no change.
- Upcoming meeting schedule: Jill Griffin stated there would be no December meeting and the 2018 commission meetings are the 4th Wednesday of each month at the Navy League building.
- Updates
 - Career Center Charge: GG provided a brief status update and overview of the draft charge. Mdf clarified that the working group had not been appointed.
 - Shirlington Road Acquisition: GG stated that there was a press release and staff report. RT confirmed that there was ongoing discussion/negotiation. SY brought up information about an upcoming POPS discussion about land acquisition. Commission members requested that staff provide them with information about these upcoming discussion sessions.

- Phase 3 Update: GG gave a brief update. SY asked about the exercise of things that fit – was it best uses of the properties or situational. There may be better opportunities for the sites. There was also general discussion about land acquisition – can a policy be more strategic than opportunistic? Understand the challenges. SY highlighted the Rouse property on Wilson Blvd for sale.
- Future Planning: Bob Duffy provided a brief overview of CHPD support to JFAC – with comprehensive, current and urban design & research divisions. He will be providing support to JFAC at its upcoming meetings.
- Other: EG asked about the bus parking information. Jill Griffin explained that there had been some recent changes (Shirlington Road property).

3. Public Comment

- Dawn Cooper – Shirlington Road acquisition. Just for ART buses. No mention of school buses. Absolutely no school buses. GG – no immediate answers. APS is working on alternative plans. Not certain about precise.
- Rick Epstein – no ongoing community involvement with Phase 3. Jill Griffin – Community engagement program has not been finalized.
- Cynthia Hilton – concern about traffic impacts on Quincy Street on Buck property. APS won't be doing TIA. Timing of scope – first quarter 2018

4. Arlington's Comprehensive Plan and Planning Elements: Jennifer Smith, CPHD

- Jennifer Smith presented and announced the new materials for the Comprehensive Plan. Questions from JFAC were taken throughout the presentation.
- DP asked about the GLUP and various numbers associated with the map. The notes are like footnotes: highlighting planning goals and a tool for the implementation of sector plans/area plans/etc. Some notes are specific to geography and others may be county-wide. Generally, the notes provide a sense of the vision for the area.
- RT questioned the Lee Highway area & the possible start time for planning. Staff anticipates the start will be soon – early 2018.
- SY asked why the GLUP doesn't recognize light industrial? Th hot pink color indicates service industry but due to its limited nature it is hard to see.
- GG asked the commission if there were any additional questions?
 - MdF highlighted the broad story about metro being placed underground along the commercial spine. Bob Duffy stated that Arlington would be different if Orange Line was aligned with 66. National recognition for planning. Arlington developed a plan – via site plan review additional density may be approved through meeting county policies and vision. 11% of Arlington's land is within the two corridors.
 - TB asked if there were different factors for incentive zoning. Is there a formula? Plans establish the framework and vision. What is the delta between by-right and additional density.
 - WR – We change our minds frequently – sometimes reactively: incentive zoning; the GLUP; zoning. The GLUP is a growth management tool and provides a basic use pattern & density. A recent example: Washington/Kirkwood as an edge/transition site and the GLUP policy allows for study and analysis – changes and mitigation (affordable housing, YMCA improvements, legion, housing, retail space). Transition areas are challenging.

5. Population Forecasts & Student Projections: Elizabeth Hardy, CPHD and Lisa Stengle, APS

- Elizabeth Hardy provided a presentation of how the county forecasts population. Questions from JFAC were taken throughout the presentation.
- EG asked for clarification between households and housing units. A housing unit is a structure that can be occupied. A household is what occupies the unit. Typically, an occupancy rate is applied to housing units to achieve the number of households.
- DP asked about the data sources. The baseline population data is from the 2010 Census (complete count), more current data from the American Community Survey (2015) is fed into the model.
- RT stated that he has seen report indicating millennials leaving the district and asked if it was the same in Arlington? Yes, we are seeing a decline; there had been a large influx and now the population is aging thus creating a change in lifestyle. The population update was adjusted to indicate the slowdown of the migration rate.
- DP questioned single family homes & student population recognizing that there is a finite number of SF homes and how is everything factored into the equation? Limited number of SF over time; however, there has been a demographic shift of ownership with older residents with no children selling to younger families. We are now figuring out how best to forecast and model to capture this change in HH structures.
- Elizabeth Hardy presented a slide that highlighted the student population.
 - Current population of 5 – 19 years old 33,000
 - 90% capture rate of students = 30,000
 - 2035 is the peak year for this cohort with 35,000 population @ 90% = 31,000 – 32,000
 - This information is shared with APS – and calibrated to forecast, trends in migration (short term), provide annual estimate of births.
- SY liked the capability of the model and asked if the model could calculate probabilities and/or confidence levels? Elizabeth Hardy responded not now and that to do so might require another model.
- TM asked how regional data is used in the model. Understand what is happening in DC, MD other VA localities and some of this is found in the migration data: analysis was completed a couple of years ago. Truly regional data is a bit tricky as the data can be sliced so much.
- SR questioned how projections of live births was captured within trends. The projection model is based on fertility rates and how the population ages through the model.
- DP how do we get the fertility range of 30 – 39 in Arlington? Elizabeth Hardy explained that they review the age of women in Arlington that gave birth and look at the residency of the mother.
- Lisa Stengle provided a presentation about APS projections.
- MdF highlighted slide 17 indicating most new students are coming from single family homes. New development is responsible for less than 38%. GG concurred: more students from single family homes and greater than all other housing types combined. TM reiterated that between 2008 – 2013 – 80 percent of growth from single family homes. MdF asked how to show this more clearly to create a better understanding in the community.
- DP asked about the Community Facilities Study (CFS) work and whether the current protocol is the same and just updated. Lisa Stengle answered yes, it is the same but now enhanced as part of the recommendation stemming from the CFS. GB asked if it will continue to be updated? Yes...every year by APS. They are constantly looking for major shifts.
- SR stated that the projections are incredibly improved over past. The issue isn't the data – based on trends. But trends are not always predictable. There should be strong caveats indicating that projections are based on information now & the current trends.

- GB stated that the slowdown of the office market created a shift in residential construction and increased the number of housing units constructed...between 2015 - 2020 9,000 new units online – primarily in the metro corridors in high-rise buildings. Now, if there is an Amazon location within the region there will be a large ripple effect in jobs & migration. SR stated that government trends need to be considered. Lisa Stengle stated that projections are shifted with housing changes but it is not perfect.
- SY provided feedback – to push to examine probability scenarios. Confidence levels to reinforce assumptions. Based on best available data and trend assessment and work with statistician.
- KR asked if, with enhanced data, has the projection changed? Or has there been any fundamental shift? Lisa Stengle stated that they haven't seen anything but it is still early.
- BR recognized that we were talking about schools but asked the broader question of the needs of the other things: community services, fire, etc. What is the level of service needed for them? GB responded that is the next big task – a needs assessment.

6. Announcements and Public Comment

- There were no announcements or follow-up public comment.

7. Adjourn

- The meeting adjourned at 9:00 PM.