

**JOINT FACILITIES ADVISORY COMMISSION**

Regular Meeting

7:00 PM, Wednesday, May 30, 2018

Francis Scott Key Elementary School, Multi-Purpose Room  
2300 Key Boulevard, Arlington, VA 22201

**MEETING SUMMARY**

**MEMBERS PRESENT:**

|                                    |                   |
|------------------------------------|-------------------|
| <b>Chair:</b> Ginger Briggs Brown  | Susan G. Robinson |
| <b>Vice-Chair:</b> Gregory Greeley | William Ross      |
| Theodore Black                     | Katie Rouse       |
| Susan Cunningham                   | Rachel Silberman  |
| Eric Goldstein                     | Rodney Turner     |
| Joseph Leitmann-Santa Cruz         | Steve Young       |
| Devanshi Patel                     |                   |

**MEMBERS ABSENT:** Mathew de Ferranti, Jerry Gidner, Angelika Goodman, Todd McCracken, Christina Diaz-Torres, Janine Velasco, Cicely Whitfield

**BOARD MEMBERS:** None present

**STAFF PRESENT:** Michelle Cowan, Greg Emanuel, Bob Duffy, Arlington County  
Robert Ruiz, Arlington Public Schools

1. Welcome
  - The meeting was called to order by Chair Ginger Brown at 7:00 PM, quorum present.
  
2. Chair’s Report
  - Approval of the February 28, 2018 Meeting Minutes at 7:01 PM: Chair Brown motioned and the motion was seconded with no change.
  - Chair Brown asked if there were community members who wanted to offer public comment before the 8:40 PM stated public comment period on the agenda. One community member volunteered to offer public comment.
  
3. Public Comment
  - Cynthia Hilton noted that she had commented regarding the Buck property at a prior JFAC meeting. In light of the County’s approval of the white fleet use at the Buck site and Ms. Hilton’s concern about that use, she expressed her desire that JFAC would stay involved in further discussions of such uses on the Buck property. She also hoped that JFAC would offer input on any possible educational uses on the site in the future.

4. Presentation, "County Manager's Proposed FY2019-FY2028 Capital Improvement Plan (CIP)": Michelle Cowan, Arlington County
- After the presentation, Vice-Chair Greeley asked what is the timing for the County's Carlin Spring transaction with the Virginia Hospital Center? Greg Emanuel, with the Arlington County Government, answered that the County has no control on when the Virginia Hospital Center vacates and has no control over their timing. But, the County is prepared to work with the hospital.
  - Steve Young asked what is timing of closing with the acquisition of the Carlin Spring property from Virginia Hospital Center. Michelle Cowan replied that this is dependent on a site plan approval and the timing for that approval process has been sliding. It now looks like a possible approval might be in the Fall. Greg Emanuel added that the County has the option of a lease-back provision.
  - William Ross asked about the status of the County's purchase of the WETA property in Shirlington. Greg Emanuel responded that this purchase is funded out of a bond premium and one-time funds. The County is ready to go on the purchase, but it all depends on when WETA decides to relocate.
  - Vice-Chair Greeley asked what is the proposed school bond amount. Robert Ruiz answered that the amount showed at the May 29 Joint Work Session was \$113.72 million.
  - Katie Rouse asked about the PC replacement program. Michelle Cowan answered that instead of paying cash each year, the County assumes three-year short-term loans to finance these items. She said that fire trucks are financed in a similar manner, except that it is financed over seven to ten years. The County wants to be transparent about these types of investments.
  - Steve Young asked about the "state of good repair" section of the presentation. Greg Emanuel elaborated that small things, such as furniture, are paid by operating monies and pay-as-you-go. But HVAC replacement, for example, which should last ten to twenty years, are funded by bonds. William Ross mentioned synthetic fields that are on an eight-year cycle as another example.
  - Rachel Silberman noted that the County Manager spent some time discussing the Aquatic Center and asked if the presenter could discuss the topic. Michelle Cowan said this was a logical question and that the County must continue with this project because: the County Board supports it, years were spent on community work, it is under contract and the County has spent a fair amount of money already, and if we cancel there will be litigation and we will struggle with contracting companies in that future in that case. The County is small and we often struggle attracting construction companies because our dollar amounts for projects are relatively smaller. This is the essence of an explanation, please watch the video of the County Manager speaking to this.
  - Erick Goldstein asked about the status of accommodating bus parking. Greg Emanuel responded that the County is looking at acquiring two properties in Shirlington and his office is engaged in doing test-fits. This involves accommodating both buses and the driver's own cars on these sites. Some of these parcels present challenges, such as having streams or electric lines running through them.
  - Erick had a follow up question, do we have enough space for the buses? Greg Emanuel answered that his office is looking at other possibilities for utilizing parcels for parking. For example, in Richmond, VA there is vertical parking for buses. His office is looking at the constraints on sites and will iterate to look at maximizing the long-term benefit. The County is also looking at site in Fairfax County, VA for heavy maintenance purposes. He is hopeful we can park all the County's buses.
  - Ted Black asked if there is a process to prioritize CIP projects or is it about making the numbers work? Michelle Cowan answered that for this CIP cycle it is mostly about trying to make the numbers fit, especially considering WMATA. On June 12, there will be a facility work session and there will be further information about the CIP.
  - Steve Young asked if the water pollution plant is in the CIP, will it be redone, and will space free up for other uses? Michelle answered that it is included, it just not listed on the presentation. She explained that the water treatment plan upgrade increased its capacity to 40 million gallons a day, which supports the County's redevelopment plans. She said we don't talk about it, but she is proud of the County for making that investment. Greg Emanuel further explained that the water treatment plant is not a long-

term space for other uses and that the County has been using the site for bus parking on an interim basis.

- Steve Young asked if there is master planning for the Trade Center? Greg Emanuel answered that his office is doing an optimization study for the Trade Center. This study looks at optimizing what we currently have there, including move the impound lot somewhere else. It also involves working with Schools. The County does not bond for this optimization study.

5. Presentation highlights from, “FY 2019-28 Capital Improvement Plan (CIP): Joint County Board and School Board Work Session”: Robert Ruiz, Arlington Public Schools

- After the presentation, Katie Rouse asked why the high cost for the 800 seats at the Career Center. Robert Ruiz answered that he would have to consult APS’ Facilities and Operations Department for an answer, but that a four percent escalation cost per year probably factors into this cost. *[A formal answer to this community question is posted in the FAQ section of the Career Center Working Group website at [https://www.apsva.us/wp-content/uploads/2018/06/SB-Follow-Up\\_Career-Center-vs-Wakefield-Costs\\_1860\\_180607.pdf](https://www.apsva.us/wp-content/uploads/2018/06/SB-Follow-Up_Career-Center-vs-Wakefield-Costs_1860_180607.pdf)]*
- Vice-Chair Greeley asked when will the construction report be coming out? Robert Ruiz answered that he will consult Finance and Management Services for a draft report publication date. *[The status of this report will be presented at a June 21, [School Board](#) monitoring item, “Internal Audit Annual Report”]*

6. JFAC Discussion of Proposed CIP: Chair Brown

- Chair Brown summarized the proceedings from the May 21, CIP Subcommittee meeting. She also explained that JFAC is new to the process of providing feedback on the Capital Improvement Plan (CIP) and with the tight CIP schedule might be limited in the feedback it can provide.
- Susan Robinson commented that JFAC should comment on the ability of the County to lease commercial space. Bob Duffy said that this should be part of JFAC’s long-range planning initiative and perhaps the committee should talk about adding this to its work plan.
- Chair Brown said that the committee should use the process it has defined to provide feedback on capital projects and it is getting better at this process. In addition, there is committee agreement on the principal of co-location across County facilities.
- Susan Robinson said that JFAC should pay attention to the proposed apportionment of debt capacity by APS and equity among facilities. In addition, she opined that the committee should not panic over projections that are ten to twenty years out; she has not seen a period of twenty years of continued growth.

7. Public Comment

- Resident commented on the Career Center. She noted that her daughter attends Patrick Henry Elementary School and she has concerns about the School Board’s CIP Option A1. She asserted that this option does not provide an equitable education experience; she wants the same level of educational excellence at the Career Center as Wakefield, Yorktown, and Washington-Lee. She further stated her belief that Arlington voters should not be voting on this project in the November bond referendum and that the neighborhood does not favor a school that is subpar.
- Another resident is concerned that the Buck property is becoming a dumping ground for uses, such as the white fleet or the police impound lot. She asserted that it does not look like there is a plan for the Buck site. She also noted that there are likely to be buses parked at the Ed Center. She asked County staff if a baseline for noise, traffic, and environmental measure will be done prior and after the white fleet is at the Buck site. A County staff member present said that as part of Phase III, the County will be reporting a baseline that reflects a period before the white fleet and buses arrive.
- Cynthia Hilton commented that the Aquatic Committee has addressed the issue about a pool on the Career Center site and believes there is space for a pool.

Meeting Adjourned