



***Joint Facilities Advisory Commission
Roundtable NOTES -March 2017***

In March 2017, the Joint Facilities Advisory Commission hosted 12 Roundtables in various locations across Arlington, Virginia. During each roundtable, participants discussed the same points related to the tasks set forth in front of the JFAC. This is a roundup of all of the notes gathered at each roundtable for each of the questions discussed.

Clarifications Requested (these were questions asked at almost every roundtable)

- County/School Space Needs and Priorities
- Timing of Decisions (Purchase, Swap, Use determination)
- Open Space Plan (POPS)
- School Planning Process
- Zoning, GLUP and Use Determination Process
- Environmental Factors for each Site
- Traffic impact analysis
- Site characteristics

RT Q: What would help the entire County (all of us) begin to think collectively about our competing demands for the limited space available?

General: Long Range Planning

- Desire for long range planning.
- Commend both boards—to take action on CFS recommendations.
- Think about a holistic approach---desire with county board to do redevelopment.
- The county board does not have a vision. This is confusing. A lot of information that collectively as a community—we need to prioritize what is important to us. I don't think it's presented to the community in a very clear way. Prioritizing schools, safety, clean water. It is important for the county to have a clearer clear vision – connectivity with neighbors, schools, (APS could sharpen their pencils).

General: Needs Based Planning

- Planning commission and JFAC—needs to coordinate (to make sure how many people can FIT here in Arlington. and what we will do with them (places for our children, dogs, families).
- What is the vision (CB and APS Board) collectively?
- I don't know if you need our input—for on the ground specifics. Our input should be big picture. I agree with the need for vision
- We have tons of empty space in Arlington—lots of empty buildings. We have land. We need to figure out what options we have.
- Wonderful county sees need for commission... think big, beyond problem county thinks you can solve.

- County departments working better/making decisions together, but school board doesn't.
- Look at long range impacts.
- Push back. List of needed facilities county provided needs to be questioned (Salt example, not spreading salt anymore don't necessarily need another place to store salt).
- The process seems to be to identify needs, provide a series of alternatives, conduct analysis of alternatives. What does our input feed into? What is the framework?
- You need to question the requirements.
- County poses it as yes or no, push back to find a better solution. Temporary solutions might be a better alternative
- Always tension of broad and immediate, empathetic to that, but broad view is important because when immediate situation comes up, everyone wants priority. Need to come up with a framework for making long term decisions

General: School Planning

- Recommendation to build schools up not out -- frustration that schools are making "stupid" decisions now which impacts things in the future. Discussion about a high school at Kenmore -- concern about it but no information. Frustration with APS -- JFAC should address school locations decisions. Both logos are on the agenda!
- Not everyone in Arlington—wants a comprehensive high school. It might be better for smaller academy style high schools.
- We need to have discussion about boundaries? Neighborhood school
- Are any of the sites big enough for a comprehensive high school? One member said Buck is big enough for a high school. WL parents are opposed. Suggested that fields could be

shared facilities with a school on Buck. Someone is always going to be unhappy no matter what the decision.

- Money should be going to more schools (Lots of hands went up in agreement in the room).
- Our schools are awesome—we have a capacity issue. Is that a perception or fact? And a challenge, we know the numbers are growing. We are excited about Arlington for fantastic parents. I live in Discovery—state of the Art---elementary. My kids will go to trailers for Jr high and high school.
- Money is going to street improvements---should be going to more schools. Single family home owners are paying additional assessment and tax for additional space and bigger houses.
- Talking about limiting the number of family size units on Columbia pike. There is already talk about another elementary school at reed school. Thousands of affordable housing units lost in the county
- The thing that has been missing in these meetings for a few years. When is the county going to deal with their top priorities---? Based on population growth. The number of Kindergarteners is doubled the number of kids in high school. Use the data. where is the big vision (hands up—in consensus)
- Plans for next middle school—before Stratford is done. We are growing really fast. We are going to be Brooklyn soon. County needs to catch up –not sure what ‘bubble’ is coming?
- some of the schools are popular and have trailers—and based on scores (disagreement in the room). There is a misperception that south Arlington schools are equally at capacity—same as north Arlington. growth schools are popular—where there are expanded single family homes.
- Observation—, it’s like we are running from this monster development -that we have to find space for children....and schools. Seems like we should have that conversation first---and

then, address the other issues. Let's not build gold plated schools---
-and get schools done quickly. Figure this out first.

- Go get on a school board commission.... if you go to meetings—you have to be a part of that process all of the time—to see how you get towards the vision to grow schools.
- Fate of Kenmore is a burning issue.

General: Land Acquisition

- Land swaps are only useful if we use them in ways that are valuable. What are County needs? What fits on each property? Then they can talk about whether they should purchase. Don't acquire property and then decide on use. Could they make a recommendation that it be acquired and limit it to specific appropriate uses?
- Money in the County budget for parkland purchase. No mechanism to purchase property for schools, though. Hard to interpret maps.
- Look at redevelopment of lee highway—without factoring in school capacity issues, has to be a connected conversation. JFAC is first step.
- Look at land use -comprehensively-vs who can lobby county board is important point.
- How serious is the idea of making I-66 a tunnel?
- More storms and flooding and Arcland could flood -- swapping upland for lowland property may not make sense.
- Consider Churches/religious organizations. The St. Charles school is a Valuable perspective for JFAC. There is a string of churches on Rte. 50, give the churches the hospital land?
- Envious of Parks way to acquire land. Don't have to prepare for sale, expand Arlington parks. Gets response to those letters. Homes they would like to incorporate into the park. Takes a long time, but Parks staff are patient.
- Are you reviewing and considering the long bridge land? Where the aquatic center was planned?

- Are you reviewing the long bridge land?

General: Zoning

- If we decide things are needed how do we decide site location? How do you think about the economic analysis? Are you looking at changing zoning?
- you can force (eminent domain, changing zoning) if there is a public need.
- Industrial uses should be near highways -- preserve industrial zoning is very important. concern that county staff is thinking about giving up industrial zoning in the 4MR area. She thinks it belongs there.

General: Land Use

- Wants that area to be more residential/green and move some of the commercial and industrial elsewhere. Or at least don't add any more. Trades Center is cramped and they would like some things to move so they have more space and the neighbors would like less Trades as well. Share the burden. Reasonable argument for not making industrial uses more intense in Shirlington
- Err on the side of acquiring the land when you have the opportunity but please keep the day care open and don't close immediately on CS site.
- Understand the goal of dispersing industrial uses throughout the County. High rise in Shirlington that came to the neighborhood after industrial use was there already. Concern about taking the already industrial and changing it now.
- Can't ignore the long term plan. Growth means more County needs. Areas between the corridors is a need for stable residential neighborhoods. Respect long standing character of residential neighborhoods. Arlington is known for its protected residential neighborhoods.

- I actually LIKE being near the trade center, and would never advocate for its removal. However, think it's time to explore options for having county operations site in south AND North aspects of the County. Look behind the industrialized Shirlington area. Begin to look beyond JUST south Arlington.
- The choices are really difficult. We can't provide the services--- and the quality of services—with our current scenario.
- I am going to come from a different perspective. Senior issues are important to me. All of my kids went to schools in Arlington. I hear very little about planning for seniors in Arlington. Land swap? Maybe Glen Carlyn –maybe you can put a school. But—lee highway would be a great 'Goodwin type house' there. I am passionate about services and housing for seniors in Arlington.
- Child care and seniors are great co-locations. Studies that show good benefits for both.

General: Open Space

- The green space -- Hayes, Hidden Ponds, cherry valley park - could be put together if you could bridge this over I-66 with a park. Make better use of those under used green spaces. More green space and open space opportunities.
- Don't believe County has bought land for parks in last 15 years? [several in group corrected this, answered that the County has, usually adjacent to parks].
- Trees need attention as well.
- Development goes hand in hand with parking. Open space should be the same. Associate open space requirements.
- Consider large green spaces in Arlington, but not owned by county. Golf Course, GWMP.
- Don't have equivalent recommended ratio for open space/person. Need to get requirements from Park and Rec Commission.

- Look at map of bikeways, part of facilities. Trails and nonvehicle use be a part of equation.
- Is Arlington parkland safe from development?
- We are losing open space and green space. Use Carlin Springs—to create open space, meadows., etc. put in meadows.....not mowed grass. We do not need more schools. We are losing open space....
- When making recommendations for use for various uses? Is there a ratio of residential vs. open space?

General: Bus Parking

- Why do we need a big separate facility for school buses? Why can't we use the school parking lots for school buses.
- Use school parking lots for bus parking. Fairfax has done that.
- The ART house---between Eads and Route 1. There is a long skinny piece of land—that will be a light bus storage—light maintenance and refueling for Arlington. It would be great if there was a second facility—JUST in case, there is flooding—to have a backup option. Reasons why –it might be reasonable to have a second bus (mid-county) facility.

General: Affordable Housing

- Bring in more multi-family housing.
- You are just feeding Loudon county---everyone is moving. All of my friends.... are leaving.
- I know there is a lack of affordable housing in the county. Seems like anything will get approved in the county-if there is affordable housing. To qualify for affordable housing—has to be earning below a certain amount.
- The new condos, have mostly single people. In affordable housing—more families—than the brand new apartment buildings. Reason-qualify to be eligible.

- When you're talking about affordable housing---I have written a letter with my friends in support of affordable housing. The schools are pretty fantabulous. Our neighborhood has a lot of kids in affordable housing (Glen Carlin). Need for affordable housing – that needs to be distributed across the county. Ways for the county to work with the Affordable housing partners.
- Can it be done in a way—so that quality of life, and theater, retail, hardware, restaurants---how can we make it work. It's not going to be cheap. Need a mid-range of housing. We are all in this together.
- We have to provide other housing options---for starter homes.
- Arlington can't just approve every affordable housing that comes into play. Because it's adding to the school capacity issue. Many of the multi-family use affordable housing, there are going to be more children that have needs. *JFAC HOST: clarification--vast amount of school kids come from single family homes*

General: Transportation

- Lots we don't know about how transportation will look in the future – it's changing; important not to lock ourselves into a vision that everyone will own a car. We have lots of land that's "vehicle-related." We might need as much of that land in the future (gas stations, staging areas etc.) What about when electric and autonomous vehicles become the norm? [comment by resident in south Arlington and Arlington Magazine reporter]
- Also, many more people are using bikes now, due to visionary decisions.

General: Population Growth/Density

- How much control does the County have on long-range population growth? Bigger houses (due to teardowns); condos, etc. Can you control it more?

- Public Land for Public Good potentially could have used parkland (e.g., for Affordable Housing).
- I would agree that you can't approve every site plans for every project, and then, come back—and say we have limited space. We have limited space—because of the increased density.
- We keep building—more high rises, and more density, more population. It's getting very urban—and as long as this is our MO, how will we serve everyone Sometimes, it doesn't apply everywhere—tends to be if you live in a denser urban area-one perspective. The further out you live—more suburban perspective. Getting residents to see that we are all in this together!
- Denser and urban areas—serve revenue and other purposes. Need to balance what people want—what they can afford to have—and what is useful to address needs.
- We will continue to get more urban. The millennials—may flame out, but the pattern is changing—as folks want to live in closer (not Manassas).
- There is a huge amount of development—in the center of the county. Just heard from Ballston improvement district---that an additional 2,000 units coming just to Ballston. There is a mini-GLUP process—right in our neighborhood.
- We moved to Arlington, we knew about smart growth. It's a great place to live. Want to live there. There's going to be more high rises—but where it's going to end?

General: Community Engagement

- As an APS parent---there is a perspective that the APS is in a silo. I am appreciative of JFAC—but upset parents that feel like parents are not listened to....as CB goes ahead without listening to parents.
- I would like the JFAC to be the new way—to engage in the county. Would like to have more options to know earlier about these

roundtables. Need to get information to people in civic association newsletters.

- Step in the right direction—but people don't trust that this process will be effective.
- The more people want to fight—for 'their issues', and not working together—we are just slowing everything down.
- How do you get people engaged—to think about the tradeoffs that need to be made. People are busy and unfocused—until the immediate challenge comes. Transcending this—is difficult challenge.
- People are really busy—except when they want to put a fire station in my back yard. HOW do WE –get to understand anything beyond our place in the county—beyond our immediate neighborhood. Appreciate this opportunity to have an open discussion about south/north issue—and larger county issues.
- The County has to make decisions.... they are not beholden to us. They are going to move forward to meet county needs. We have to do our best to influence—so it's not as painful
- But—how do you take it out of the handful of stakeholders who show up at meetings, with a broader sector of the County.

General: Historical Perspectives for Planning

- This direction was really set---when we put on metro. And, came up over several election cycles. Once decision made---it's hard to change—where the density is going. Based on planning around the metro corridor.
- Decision on pentagon city---while it is taking a long time to build out—the decisions go back to 1970.
- For those of us—who have only been in the county a shorter amount of time---we are only now learning about the history.

- I understand the die was cast---1970's.... but yet..., full disclosure. I am here on behalf of a group of neighbors near Buck. Not official representatives of our civic association. We are thinking about it as neighbors. Trying to step back and look at big picture.
- Different Perspectives----that there is a desperate need for bus services—not in the southern end of the county.

Buck/Shirlington Road

- **As the JFAC puts together a framework for evaluating potential uses for the Buck and Shirlington Road Site, what considerations would you like for Commissioners to explore?**
- **What are the key challenges and concerns that you would like for them to be aware of as they evaluate potential uses?**

BUCK Property Discussion

- How much land do they want at buck? How much land would Arcland give?
- Is Arcland proposing a six-story storage building, like in Shirlington? [Response: similar]
- Would they keep the existing cube-smart building?
- What are the uses and limitations on the property? What are the constraints? [Response: yes, some, JFAC is getting reports/details]
- Are there restrictions on the Arcland property?
- What criteria might be used to evaluate sites? [Response: info will be on the website, and criteria will be the same]
- Would be helpful to have the “facts” about the different properties – e.g., if there is a covenant on the property.

- What is the minimum space needed for bus storage and other needs? That would be helpful information to provide. (Example: for high schools, we know what is needed for high school, space, fields, etc. what space is needed for bus storage?)

Buck: Planning

- Need to make proposals—from a geographic equitable distribution
- Need to look at multiple developments -- for example, in the Library neighborhood, Buck, Ed center, Y development, Red Top Cab, Carpool site, etc. Need to look at all of the developments as a whole. Need to explain to the neighbors what the benefits are of putting facilities in their neighborhood. Plan for neighborhoods as a whole. Not just NIMBY -- keep the bigger picture in mind. Several people liked this comment. Theme!
- Can't ignore where to put a new high school. Concern about a mega-campus at WL. Lots of talk about a school on the Buck site. Is Carlin Spring big enough for a high school? Laura said no decisions Reiterate that you can't deal with one site -- you have to deal with neighborhoods as a whole.
- has the county or JFAC—done a needs assessment---go to the community in high rise, about what services they need?
- How will JFAC go about getting the specific feedback about needs on schools have been made.

Buck: Land Acquisition

- County should grab land—and pull up view—and make that whole stretch connected as a corridor

- The County should buy Buck and use for multi/mixed use (more than half of the people in the room concurred with this idea)
- If the property gets bought by the county---don't let it sit vacant, while it is getting developed and designed—let the commercial (jumping joeys type) stay in the meantime.
- Do not support swap.
- Can't offer a suggestion without a financial component (cost/benefit). In the meantime—while making decisions and ready to pull trigger—let commercial businesses stay
- This is More than twice the space you had. Many options with lots of different uses. Get a large contiguous area in the center of Arlington, what could we use that for in a hundred years!
- Need the resource first. No brainer. Should decouple the listed needs from the parcel. We can either get square footage or build up.
- Get land, park buses for a few years, but also emotional issues, zoned as park can't turn into school. Time as a dimension of planning, temporary use shouldn't be something that will be difficult to change from.
- Has anyone asked Arcland about buying the land but not doing the swap? Does anyone care if industrial functions happen at Arcland? Clarified that the CubeSmart is part of the swap. Noted that from a traffic standpoint on Quincy, CubeSmart would be allow impact use. Some confusion about whether storage facility would draw big moving trucks.
- Land value –in Arlington. can we take some of these use options outside of the county? The ART bus mechanical facility just outside of the county—is great. Consider going town 395....
- Can we just take ALL five sites? Can we just do it all?
- From a policy perspective, it seems that the county should take the space that is available (purchase the land).

- Buck property--\$30 m –for a parking lot seems ridiculous. Are there other uses –that can be considered.
- Since the building will be building of right—if there is a swap. The agreement needs to build in site plan requirements.
- Buck property---great idea to go over I-66. Science focus is most overcrowded....and it would be great to have buck to expand science focus, make fields, expand with park—to enhance schools.
- Is it possible to buy Shirlington road property?
- Very big –property in center of clarendon behind whole foods—that would be a great place for mixed use of park, child care, senior center. Shame to have another tall high-rise.
- Is the Buck Property inconsistent with the GLUP? [resident lives near Buck] Need community facilities, including schools. Many new multifamily buildings coming near Buck. Also, very close to the bike path. Should use Buck for community amenities to support the (growing community) ... community services, parks and schools to support the density. Streets are bearing a great burden too. Definitely buy the property – it’s a once-in-a-generation chance – but don’t use for bus parking. Use the land over I-66 too.
- Based on discussion, appears to be general consensus that the Buck property should be purchased.

Buck: Potential Alternative Sites

- Many different alternatives, time phasing, but need property first.
- Other cities privately owned public spaces. YMCA NYC. Decouple things, land is scarce, why would you want to give up a large piece of property that is centrally located?
- Other options, Alexandria example, Don’t think about community vision from past or present. Think future. 10 15 years.

- Federal bakery site is for sale. Other sites may be for sale that the County could look at. Are there other sites the County has purchased or could purchase? Is there a fund for purchasing land when it goes on the market? But it even if there aren't identified uses. We need the ability to buy land. Another participant also asked about other land that could be purchased -- McKinley? Inventory the available land parcels. we don't take land through adverse possession.
- We need to look at space—that meets our needs. Maybe Buck —is not the right site—if it can't there are a lot of great ideas, and we can do many things—but they all COST money. Will need to have a feasibility study----so there is an understanding of the options and costs, to help with decision making.
- Current storage—in Arlington? CUBE Smart. Hear that it is 6 story—right on corner?
- What is the timeline —about the SWAP? And decision for use? What happens if there is NOT a land swap?
- The county can buy the property? they can do the land swap? Or not buy the land?
- Is there any sediment —for NOT buying the land?
- CFS conclusion---was that land is the single scarcest resource that Arlington faces.
- SURMISE? Not buying the Buck property—is NOT an option. We are leasing the Shirlington property.
- BUCK Neighbors—our position is NOT to NOT buy the property. we would like to see certain things?
- My thinking about buck property—is that aside from budget issues—IF there is money to buy it. Whether it's school, environmental services, fields, bus parking? We can come up with a list—but we should take advantage of purchasing the land.

- Economic reasons =sprawl. Gas lines, street lights, water—all has to be maintained.
- If you didn't buy the property----or do the land swap. What is the rush for making this decision?
- Does the county use land in other Counties? Waste to Energy and bus storage in Fairfax.
- We need industrial space – what about land around the Navy Annex? (south gate road area)

Buck: Land Use

- Land swap for cube storage space is a terrible idea. Lost contiguous use for the future.
- How much would CubeSmart impact best use of Buck? What is the balance between N and S in supporting key industrial needs?
- Hard to support CubeSmart in Buck.
- Selling off part of the Buck property to CubeSmart isn't a good use of space and isn't a good idea. Storage isn't the highest and best use. Could do storage, affordable housing, schools -- all big needs.
- From a neighborhood perspective, not thrilled about 6 floor cube smart. Clarification from other person—rather have cube smart than buses in and out of the site. Support—with stipulation—with private use---(hours of operation, lighting, impact on nearby homes, lease back agreement for improvements and buffer for nearby single family homes).
- We shouldn't think about the specific ways to get things- we should think about where we need the facility.
- Neighbors are concerned about having industrial storage at Buck (received agreement from others in the room)

- What is the framework for figuring out the impacts of proposals?
Need to consider the character of the neighborhood
- very residential might not work with industrial use. Setting yourself up for failure.
- Cherry Valley park is neglected...
- Buck. Have we thought of other locations? Didn't do anything to save NSF. Lot of movement out of Rosslyn, Ballston, other places to put cube storage?
- Not many places for industrial Jumping Joeys? big demand but on short term lease. County needs more industrial.
- When I toured the trade center this past year with others in Shirlington—I just started getting involved. I am not sure why you would put an axillary—in NORTH? Or can you move mulch, recycling and other tidbit stuff—move THAT stuff. Specialize properties—instead of patchwork....
- This would be a great property for community center for seniors, park, open space. Would love if the county purchases the property—use it as something that works with the neighborhood, and community needs. Walkable to metro (lots of hands up in consensus)
- Does APS have a sense of where children are living?
- Think about Central Library -- add floors? Too many people for the Library to accommodate. Library serves as a community center and needs expansion.
- Ed Center site future – add into W-L? Makes W-L huge. Recess, PE, sports get too squeezed.
- County has developed industrial areas; Shirlington is concerned there is not a fair balance.
- What is the cost? How much do these transactions cost? Buy + lease back is troubling. Do transactions make sense?
- Equity – important, but not practical.

- South Arlington perspective – What’s happening in Shirlington is massive growth. No SFH, all multi-unit. This creates demand for open space. Residential use has grown around Trades Center. County services the entire County out of Trades -- not fair. They need other sites. Can’t put it all in South Arlington.
- In our neighborhood (Buck)...master bedroom looks onto the property. But mitigations are needed (putting trees, buffer, etc..... with six story cube smart.)
- IF they acquire Buck property—could they build over I-66? For consideration? You could pick up a couple of acres of parking if state/fed allow building over I-66—like current parking lot.
- The Buck property—for a school—might be a good idea to share fields with W-L, and so, putting some sort of school there.
- Buck property is industrial because of the railroad. It doesn’t matter where—we need parks and open space. We are losing most open space in the County.
- On Buck---battle of uses. Schools great with park. Houses next to it ok. Feels appropriate—with school in the back. Or child care/senior facility in back. Nervous about committing cube smart—just to get industrial land on Shirlington road. Once you put cube smart—you cut off the option for additional town houses or SFH. What you do with the corner—is going to guide what is going to happen to the rest of the site.
- We have the opportunity. The GLUP site lists BUCK as zoned for low residential, light industrial. If we don’t talk about what we want there---we will miss an opportunity. The value in the Buck neighborhood is residential. The only way to get to \$30m is to look at combination of townhouse/combination (Need to clarify)
- There is a rethinking about YMCA-Washington and sport property. from Wash Blvd—all the way down to the Giant (Kirkwood?). we moved in thinking there was a Y and open space. Now hearing about high rises? Which concerns us.

- When we talk about our development, we talk about everything but parks. Our parks are limited, seems like we should not assume we should be building. Keep ‘parks’ in mind as we think about land use.
- It’s more likely than not—that there will be a variety of things on each site. Not to say that a park can’t be part of it. The Carlin Springs neighborhood---survey, number one tally is farmers market. But if we spend a lot of money for land acquisition—it will need to be more than just a farmer’s market.
- Multi-use –we are really a city, and should take into account the longer term opportunities—to look at the whole of I-66 and capping.
- Plenty of room to build an elementary school—with surrounding park land.
- People in Buck neighborhood do not have a ‘neighborhood’ walkable school. Science Focus is not a neighborhood school. Ideal to build an elementary school—on Buck, without using existing Park land.
- We need to equitably distribute facilities north and south.
- That site has always been industrial—the eye sore. I think it could be a relatively –good place for critical infrastructure—to spread out from trade center. It’s off of the highway—out of the neighborhood. So, seems like it would have limited access?
- Is the Shirlington/Arcland property large enough for a school?
- Maybe there are other reasons that Arcland property would be undesirable
- Why is there no clarity on six-story building vs. school building on Buck?
- Need to be more informed on potential real options for Buck
- Concern that land swap is for the “best part” of the Buck site.
- If swap done, want to make sure the remaining part is usable – want to make sure commissioners ensure that – “That we don’t end

up with “nothing” at the Buck site.” Want some caveats...and not a “wasted” trade.

- We have start looking for things we can move out of the County – such as bus storage – LOTS of support in the room for that.
- Don’t like renovating schools...then adding trailers to those same schools.
- Need to focus on getting most bang for their buck – easy to maintain buildings, etc.
- Can our systems (water, sewer etc.) continue to support the population? Need less development that strains our systems.
- How do we get County equality? South Arlington has more people, and many more services.

Buck: Co-Location

- We don’t need to have the entire buck property---to store everything, but part of it.
- Any plan to look at joint use opportunities? APS and recreation—jointly???
- Think they need a school there ... to handle the school overcrowding. With fields too. Many supported this.
- Buck property already being used – with the Dynamics gymnastics, which has met a need in the community – during the year AND in the summer. Don’t want to lose this.
- advocating for “quality of life” facility (something like the Arc in DC or arts facility like Imagination Stage built over a parking lot)
- New school on TJ site will have parking to support uses other than Schools.
- The areas in the county—the multi-use facilities are ideal. School, library, park, playing fields all in one place! Not just a park just for the kids at schools—but for multiple purposes

- Support mixed use and dense. Ask public uses to carry cost of site—with mixed public/private
- With the Y development on Kirkwood, could that be used by County as well -- joint use facility.
- On joint use---this has been something they are trying to do more and more ---to have joint use. In Shirlington—has a joint use aspect. The more you can combine education, recreation, sports, camps—everything you need—make use year round—the better.

Buck: Schools

- Buck neighbors—believe the real need is to meet the school capacity and the green space problem. Discussion with APS—about what to do with surge of high school students. I understand the top choices—is to add on to W-L –increasing 50%.?? (clarification—not quite 50%---but thinking about ED center)
- Buck property, great site for HB-Woodlawn. Small focused high schools. Buck—is central, great section of the county. Lee highway is zoned as transportation corridor. You can just hop on the bus.
- This is also looming over the neighborhood---with additional high school students. Lots of elementary school needs. Where you are going to put those students? Extra fields for those students. This is the priority for the BUCK neighbors. We are excited –that there is an opportunity to have something more community focused—see this as positive. It’s been so many things over the years. There are currently some community focused things there—cross fit, dynamic gymnastics, etc. better—than some of the past uses.

Buck: Open Space

- Buck neighbors—thinking about more green space. It's right across from W-L. our neighbors have been talking about Hayes park. Very heavily used community park—and science focus school. Lot of kids. Lots of traffic challenges.

Buck: Athletic Fields/Facilities

- Using for dedicated athletic fields like Bancroft
- I have lived near the buck property for 20 years. I am on the map--the buck property to me --as it's very different from the Shirlington road property. Buck is all single family homes. We have a popular spray ground park----an elementary school, and w-l high school. We are very concerned about this being a very expensive \$30m bus parking lot. The types of things that are currently on site---there are gymnastics, and other community activities. Not a bus depot
- Could be used for sports field.
- Schools and athletic fields priorities
- Consideration of fields/athletic fields.....at Buck.
- Gymnastics rep at the meeting. 1000 children in the gymnastics program at Buck. There is a real need. Gymnastics would like to stay until the County decides what to do with the site (don't close it and leave it empty). No talk about the need for storage -- if land swap with Arc, then do storage with a sportsplex beneath the storage. Something like Bancroft in North Arlington. Serving a big need isn't he community with gymnastics program. Not enough sports facilities -- basketball, hockey, gymnastics, etc. Think about a multi sportsplex at Buck. Several people supported the need for more sports facilities. Soccer rep noted need for fields and multi-use facility. Rooftop fields, etc. Lubber Run -- is it big enough given the need? Should it include a

gymnastics facility? Is someone aware of the big picture so we don't plan Lubber Run to be too small. Decks over highways could really help.

Buck: Decking /Parking

- I have a suggestion for BUCK property. I think as part of the property. All of the school buses are currently parked at trade center. The trade center can maintain, wash and gas the buses. But—it's totally inefficient—to have to go back and forth throughout the day between north and south Arlington. if there was an additional site—in north Arlington (e.g., buck), would build a lot of efficiencies (time and energy). Gas and light service bays. This would free space at trade center.
- Don't take acres of space---to park buses. Consider planning double deck parking---with park land on top of it.... there are architects that can build buildings—that align with 'feel' of neighborhood. Beautiful design, landscaping, and fencing. Does not look/feel like industrial. Examples---white house generators, natural gas companies. Similarly, with salt storage.
- Does the county need to park buses (school and/or ART) in the County? Can they go out of the County?
- One of the consideration—is decking. Need to understand costs for decking---and maximize use for ALL ages.
- I served on the first groups looking at TJ site...and early in the planning –anything that would work would require a park on top of a decked parking lot. The budgeting for facility had not envisioned structured parking. One of the questions that we surfaced---is Arlington challenge is the way to price project assumes open air parking. When moving forward, the default way to price any project moving forward must assume 'decked/structured' parking. With an alternate plan.

- Example of decking---in DC at third street tunnel, there is a huge project—where they are building 3 blocks of new building right over 395.....12 story buildings
- Decking something for operational use----would be very expensive way to store equipment and vehicles.
- Any parking needs to include operational parking (bus facility, storage lot, etc.).
- Decking is super important, and a good solution. But not sure it's the same possibility on the buck site as opposed to other sites, due to underground restrictions.
- One of the things that is under discussion in the surrounding Buck neighborhood. Would like to consider decking below---with a school on top.
- triple deck over i-66 would allow for bus parking and green space on the top. Could build 5 acre 3-deck structure over the highway. He suggested high school at the ED center with fields on top of the i-66 deck.
- Consider decking over 66, with new entry /traffic patterns built in...to design.
- Consider if you can 'deck' at street level—as opposed to having to 'dig'.
- Decked over I-66, bus parking stitch together. May be expanding I-66, temporary use.
- Increase lanes of I-66, need air rights above. Get in negotiations with lane addition and get the state to kick in money
- procure air rights I-66, put something in that gives you flexibility down the road.
- Air rights aren't the problem deck cost prohibitive.
- Another idea—I have heard-is the 66 decking idea? It's not easy—but we have done it as a county. W-L parking. I know it's expensive. Is that on the table? This is more acceptable to our neighbors.

- Build over I-66, Buck could be used as greenspace to support school use. Science Focus could share space, or middle school could go in between W-L and ASF.
- Idea -- put a bridge over Quincy so connect the Ed Center and Buck sites. Attendee suggested that the county should purchase both sites and not worry right now what should be on them. Use decking over the highway. Where does affordable housing go -- people want it, but where?

Buck: Zoning

- What is the big deal about zoning? Zone another area as industrial. County can do that, false premise that that is the only area zoned as industrial.
- Buck has 4 different zoning designations and some limitations. Kirkwood and Washington Blvd -- new development proposing several hundred new residential units. Needs to be rezoned to higher density. Virginia Square CA not supportive of buses or other industrial on Buck site.
- The buck site was commercial because of railroad, now it's just in the middle of nowhere, why do we have to keep it that way
- Agree, it will take time. Change from industrial use. Maybe another school Buck site
- Can the buck site be rezoned for school? *JFAC clarification—the site has lots of constraints that would need to be overcome.*

Buck: Traffic/Safety Concerns

- Traffic on Quincy street is horrible. More buses would make it worse. Need use that has combination –that meets GLUP and zoning.
- If we can get a bike lane under the road/over---right into W-L, would decrease the number of kids that have to cross the street (safety factors).
- Concerns growing with Buck, and ED Center development coming—will create more traffic and congestion—in and around neighborhood. The YMCA is also redeveloping. All will bring more kids and more traffic.
- There is a lot going on in the corridor of BUCK—so, need to figure out the traffic patterns.
- Concerned about traffic and safety –Quincy and Washington Blvd.
- Transportation issues have to be a consideration for Buck, including widening Quincy, and the increased traffic on wash Blvd.
- narrow streets by Buck. Would they be able to exit in a different way? Through 66? Small for buses and many kids walking to school.
- For people that live near the buck property....it is surrounded by SFH. Lot of different types of facilities around (W-L, Cherry vale park, science focus) ...with a lot of ‘movement’ of people, cars, buses, vehicles.
- There is only one entrance from buck—to Quincy street. Traffic backs up –past Washington boulevard. Traffic is a big issue.
- Quincy is a small road—smaller than lee highway. How as a county—are we going to look at type of traffic-and address that – infrastructure needs. Traffic from Ballston on Quincy street. Regardless of use of land, what are we going to do to decrease

traffic on roads. Until we address this---talking about property use --we will not get anywhere.

- The idea of noise—and traffic with buses---is not inviting. We already have noise from I66
- When you need to get buses—around—it's harder --than JUST the distance. If we purchased the Buck property---cost is just going UP!
- Understand that these are critical county needs. But—we do have concerns. We already have concerns on noise and traffic—before even talking about BUCK property. traffic is really an issue.
- We are trying to think about the positive. Trying to think about the kids—as opposed to cars and traffic.
- Let's say they moved all of the ART/School BUS—what would be the impact? On traffic? Flow? Not just for the immediate neighbors—but for everyone else. Unless there is another way to get them on and off of 66 easily.
- *Clarification: Even with neighborhood schools, there will still be buses. Also, Quincy has significant utilities under the road (gas, sewer, electric) that will prohibit digging---and make it another level of engineering costs.*

Buck: Misc.

- Recommend the environmental impact statement, character and social impacts. Formalize them even though they may seem negative. Impacts to all owners, character of community and long term.
- Question why is Buck so much more than the Hospital? Buck set the price. Did Arlington get an independent assessment? Hospital seems more valuable.
- Use structure of existing advisory groups, although millennials and college students are not represented. Have them give impacts and mitigate activities?

- Not buck property, parking around pentagon. Why one story? Many more secure uses. Enormous piece of land, already in a land swap with federal government. Improvements could be made if we come up with a way to mitigate the impact.
- I love the civic association map—and related infrastructure. Use the CA model—to gather input from neighborhood to do a data/information call.

Virginia Hospital Center

VHC: Planning

- Important to work within the BOX—of the Master Planning process, and lets these plans serve as a baseline.
- JFAC should be able to step back—and see what the inventory is, informing themselves about changing demographics—and then, recommendations to develop a set of things—that can drive and facilitate development of CIP investments
- Seems like there is a short time frame, and there are studies in play—that go beyond current planning. How will JFAC align with processes like 4MRV? If their recommendations are due about land –BEFORE these types of specific plans are completed.
- Time table—for Buck Swap? Doesn't impact Jennie Dean park immediately, May decision—not necessarily impacted. maybe longer term issue/opportunity
- All of the work done by the planning commission –and other planning efforts for sector /area plans will continue
- JFAC has a responsibility for coordinating—with planning and other commissions.
- Appears County has no long term plan -- crisis to crisis

VHC: School Planning

- Is Carlin Springs a site for a future school? Is there a way to have smaller elementary schools to squeeze into smaller space? (Clarification from group—trend is moving to 725/school)
- Does not feel like there is a lot of coordination between APS and County Board.
- The idea of having all of the choice schools—is an extension of hidden history, but increasing impractical—because it makes it harder to move kids back and forth, admin support staff, and other programs that need to be run. With all of the pressures on budget—make them all GREAT neighborhood schools.
- Carlin springs site---APS rejected earlier the notion of converting existing sites---and could be a cheap way to CONVERT the existing building for a new high school. This is feasible –and ask APS to take a look---for being creative. (***Clarification by participant in group: ED Center in its present format—does not meet fire code, and we would need to explore at Carlin Springs also---***)
- Getting enough school space and getting rid of trailers so fields can be used is important.
- We need to talk about uses as part of this conversation. The SIP currently involves 1300 high school seats (1,000 short for need in 15 years). If we are going to have this conversation now or in 5 years---but we need a 4th high school. So, we at this moment can have a coordinated conversation.
- There are a lot of uses for county property. But when you talk about a high school—it requires a certain amount of land. that is hard to piece together. When I think about Carlin Springs, it seems that this property—may be ideal. The Kenmore site has more available site –has more available space than anywhere else in the county. So, therefore, when you look at the available space,

the land lock needs. There is really only one place to build new high school---at KENMORE.

- But you can't add an additional school to Kenmore and meet the space (acres) requirements. Question becomes –do you build a middle school on Carlin Springs property. I agree that child care is important—but does not have the same space (acre) needs. Not displace the organic nature of the Carlin Springs property—is a proper amount of space (acres) needed for middle school.

VHC: Land Acquisition

- Carlin springs –take big parcel of land
- Cash is not what we should be looking for...
- Would the \$12million buy something better? Resident responded that there aren't other sites available.
- Size of Carlin Springs—makes it ‘no nonsense’ for buying it
- Both lee and Carlin Springs important---as a tool to accomplish lee highway initiative
- Money shouldn't be a problem for the County, still have money from last year, find a way to get more land
- See if you can get all of the land—even it costs more money (lee highway and Carlin springs)
- Use of Small lots on 16th street or elsewhere
- What could you do with the small parcels—on 16th and lee highway. In my neighborhood, the county sends a letter of interest to owners---to use for park land.
- The county can do whatever they want with lots—and potentially—make the two houses a neighborhood park.
- The affordable housing providers could use the small parcels for this purpose. Or light industrial use.
- There are lots of small parcels that might be available. We could put that on the future burner—to buy private property.

- There is a tremendous need for housing for people with MH that could be perfect for the interim use –for 16th street parcels.
- The county does buy property—which is often used for small parks. It was not immediate. For several years, they were group homes and other social purposes. Eventually the housing was torn down- before transitioning for park land.
- We don't have enough school space, parking space, industrial space, park space?
- The middle of Arlington—is the most expensive---(where Buck is located). The idea that we are going to use \$30m to store pipes seems ridiculous.
- Converting---park land for schools or other uses---is not the right approach.
- Impossible to make a judgement-without fully knowing how much it costs to store, transport equipment and supplies
- Take the land, not the cash.
- The Edison site is the only site that the hospital can expand onto. Why is it worth so much less than Buck? Buck location is metro accessible. Skepticism that the land values may not be valued property.
- About 15 years ago, the County was talking about selling the Career Center and Wilson School site. Nobody will care if we got a good deal with cash. However, if we have the land – we have it forever. Look at what we want for the next 25 years. We are a very prosperous County and short-term deals shouldn't box us in.
- Why was Arcland able to acquire land in Shirlington vs. us? Walmart was going to be there
- Hope in these decisions we have the ability to not make a decision that has long-term [negative] ramifications. We need a comprehensive list of EVERYTHING we need in the County ... need to get more out of Need to be careful that we're not being shortsighted with decisions.

- Concerned - if the County does not take the land, the VHC will sell to highest bidder, and the community will not have any say in use. It would be a waste to obtain Carlin Springs—which is so large, and put pipes on it. Using some of these other properties---would be less disruptive
- I think money should be off the table. The biggest mistake the school made—was granting all of the property to the County. We can't do proper planning-and have to beg to get land to meet the needs.
- Swaps should not involve shrinking land. Should not lose land in swap.
- Don't take cash, take land. Even buy land now – lots of support for buying land.
- VHC has been a great neighbor at Carlin Springs. 24 urgent care is great. Prefer payment rather than land swap. VHC is required by law to provide urgent care in South Arlington.
- Ground lease options – pluses and minuses? Make sure there is transparency.
- In favor of supporting VHC expansion on George Mason. They need land, Edison fulfills that need.
- We'll never have the opportunity to get this much land (unless government leaves some places or golf courses give up). We should structure for the long-term.
- If we didn't get Carlin Springs, what might happen to it? Might be something that we don't want
- General—acquiring land available—is a good idea and swap with developer—where they can give land back—to use for Arlington county needs.
- There appears to be less issues with buck swap—vs Virginia hospital center. But—there is not a net gain for public use.

- Appears that cash won't solve the problem – land is needed (Carlin Springs) [Note: Many agreed with this statement]
- Perhaps cash would be more valuable? [1 person]
- Most people agree we need more land, but maybe we need a couple guiding principles. And we should go UP to preserve green space. Several hands waving for this. Colocation is critical (e.g., senior housing on top).
- The County is very uneven (some schools crowded; others not such as Hoffman-Boston).

VHC: Land Use

- I concur that Arlington has a serious gap in child care. And, the senior issues MUST be taken care of in Arlington.
- Two concerns—we are continuing to build. Continuing to spend county money—on affordable housing. But before we do that—we need to address current population needs. Then, we can have luxury of catering to new residents.
- You talk about displacement of child care –but also need to find new space for 'head start 'also, as it provides support for low income families.
- Would have to redesign road network.
- Emergency management use would be good for Carlin Springs – fire station/EMS.
- No more open flat parking lots be built ever. However, some people like open parking lots -- such as the Central Library lot. Ongoing debate over parking (lots vs. garages).
- Where is urgent care going to go?
- If we go public-private, need to keep public use in mind, trees, conditions.
- VHC site—2 blocks from my house. Interested in what becomes of this land. There is currently a child care facility. 90 families. 26

hospital families—rest from other families in Arlington. long waiting list for that child care. Need to be concerned that child care in the county is limited—and the county should be sensitive to not displacing that center.

- County started to do a good job with mixed use—Gunston is a great example. We need to do this with all public land. They cost a lot of money. We also need to consider transportation ---in the process, to ensure public transportation access.
- We talk about growth---we keep getting denser. Not necessarily more desirable. Start down ‘glupping’ and reduce planned density. We can stop the growth. Spiral that keeps going up and up and up. Overcrowds metro and everything else.
- Site is also host to wildlife and ecological. Important not to disregard open green space---that could be incorporated into long branch park.
- Need to consider the environmental factors and the close proximity to long branch (leverage park land)
- It’s good that they (VHC) will keep urgent care in south Arlington.
- We use facility on Carlin Springs for urgent care as we don’t have space in main hospital.
- I don’t want smoking diesel engines---in school’s back yards

VHC: Carlin Springs Use

- I look down the property from my house; don’t want it to be a school. That would be four schools in small radius – too much and it’s a public safety issue if kids have to be evacuated – also major traffic issues on Carlin.

- I agree that trying to do something for middle school at Carlin Springs—could be good.
- EOC would be a good fit. Carlin Springs Rd. can't handle another school. Gridlock in morning and after school. Schools are great but accompanying traffic is the problem.
- For school consideration—should be centered in the middle of residential site---the schools should be where it is needed, and the most amount of kids can walk to the school. Let's be green about it. Arlington does their magnet schools backwards, should be where the biggest achievement gaps need to be filled.
- Property on Carlin Springs—I find big empty parking spaces. It seems underutilized place. And, it's not perfect for the services they are currently providing. I realize that Carlin Springs has a walkability /safety/traffic problem-but seems like this could be remedied.
- Carlin Springs is wonderful place for a school.
- Site on Carlin Springs is unencumbered and its beautiful. We would become lease holder for the businesses.
- Carlin Springs is adjacent to Long Branch and natural areas too; would hate to see a use approved that impacts that area – ecologically.
- Don't want to see scenic easements removed.
- Where are things like Madison Center – need to be considered too?
- All for increased space for schools, however within a mile we have Campbell, Kenmore, Carlin Springs, etc. – infrastructure on Carlin Springs already stretched. How would it support a forth school?
- Storing equipment on school property =leads to Concern about children and truck drivers---being on school property.... need to take into consideration for safety/security of children.
- Consider park land on the side
- site seems like good spot for school (More than half of the people at Langston brown agreed with this idea)

- Consider Carlin Sprints for mixed use (school/park land)
- Consider high school, with south Arlington adding residential capacity building
- Adjoining park land provides an opportunity for environmental education
- Interest in maintaining/growing open space
- Concern expressed about school on Carlin spring - no high school in Kenmore property
- Nonprofits use school facilities – This causes problems because the County and APS butt heads on facilities
- Concern about Carlin springs hospital site -- no school and no industrial use that would degrade the natural resources - they did a report and submitted to Board
- What is usable land at Carlin Spring? Big building and parking lot. A couple acres on the back can't be used.
- Interested in keeping daycare at CS site
- Move activities out of trades center and distributing across the county instead of just concentrating in the Shirlington area. Buck is an interesting alternate

VHC: Lee Highway Locations

- Lee highway should be a little denser—so, use it for mixed use residential/business development
- Lee highway would be a good spot for social services needed in combination with commercial
- Take a site on lee highway-use it for multi-use, including storage of sites.
- The Lee highway properties are Odd shaped lots.

- Never been any corridor planning on Lee Hwy. But a node for redevelopment. Reintroduce residential, possibly affordable/semi-affordable
- What would we use the Lee Hwy sites for? Affordable housing could go there, but is that the best use of the land swap. They could be used for other things like emergency response facilities.
- Bank America Location—could be a good place for parking. Backs up to tower and post office. Does not border housing neighborhood. Maybe it makes sense for trucks, salt dome, etc?
- Lee highway is trying to redevelop....

VHC: Traffic on Carlin Springs

- Carlin springs Road is very heavily traveled with no opportunity to widen. Whatever is on the CS site should not increase traffic particularly during rush hour.
- Traffic on Carlin Springs is a significant concern. 2 schools plus federal facility, which is planning on doubling capacity of that campus.
- Concern about traffic on Carlin springs road
- Expanded transportation issues would have to be addressed for vehicle, bus, pedestrian safety.
- Consider traffic and safety on Carlin springs road—already congested with three schools
- If you do more on Carlin Springs site, you have to address traffic on Carlin Springs Road. It's untenable at the moment. widening is not an option. All north/south corridors back up (George Mason, Walter Reed, etc).

- The traffic on Carlin Springs---is a mess. There are already 3 schools, so it does not make sense to put more schools---on that road. It's unsafe to walk.
- I have a son at Kenmore—it's a lot of kids. They walk or take the ART Bus (100 kids on the ART bus) and 100s of kids walking.
- Why are kids taking an ART bus? Clarification-that kids use the ART bus
- Given what I have heard from Glencarlyn neighbors, and over near w-l, there is a concern about putting more use –and a lot more cars on the road. If we were going to swap, it seems like lee highway is more appropriate—since its already a thoroughfare. Less disruptive---which should be a consideration---for any JFAC decisions.

VHC: Alternative Space Options

- You can put bus and other storage anywhere – consider Falls Church-for example.
- The idea that we are going to put essential services in the middle of neighborhoods, we should rent and lease space...if we need these.
- Can we use land owned by VDOT? Land at Military and Glebe? What is potentially available?
- Rent space –for the needs we have---

VHC: Misc.

- How many miles of pipeline? Lights? Etc?
- Staff that does this work—needs to weigh in, on what is the best strategy for inventory, pick up, etc.
- Think about equity—in Madison (way north) ...underground.

- GLUP shows what land can be used for. Zoning can be changed though.
- If GLUP is meaningless—it should be meaningless everywhere.
- We need to pay attention to equity in all directions. This is an opportunity –to multi-label and cross label our land use.
- Salt dome needs to be in north Arlington
- Fire stations need to be on either end of Columbia Pike. Emergency center needs to be somewhere away from Courthouse
- Topography makes CS site challenging. How much is usable vs. how much is slope/easement? Sledding hill is a favorite.
- Will community support hospital expansion? The neighborhoods are on board. Hospital is open to community concerns. Hospital must get certificate of need -- time limits on the deal.
- Support for the shoe shop at GM and Lee.

VHC: Current hospital services/function

- NOVA Hospital is a wonderful resource, best in the area. Unfortunately, its land locked by hospital. Only competition for Inova.
- As an Arlington resident, need to think of hospital one separate. Think of helping it as a resource. No brainer.
- We need to understand the recommended ratio for hospitals /for population needs. Is our hospital undersized for population?
- I work at the hospital, has grown a lot in the last few years. Very full, applied to state for more growth
- Parking at hospital is very congested. Take transit from Ballston to main campus want to put everyone in the same

facility. Patients also need parking. Need that space for parking.

- Need to relocate the urgent care facility.
- Question about the value of the Carlin Spring site and whether the old buildings devalue the land and should be included in the property value
- Hospital is going to get Edison site and it needs to expand. Hospital staff need parking at the hospital -- staff park off-site now.
- One participant noted that the hospital doesn't serve mental health patients very well. She wants the hospital to serve mental illness more effectively. Need beds for mental illness patients. ACA discussion is causing all sorts of turbulence in the health care community.

Essential Operational Services (EOS)

The JFAC is charged with looking at potential locations for ‘essential operational services’, which include finding space that is zoned for light industrial use for parking and storage for critical services (e.g., school buses, art buses, impounded vehicles, material storage (pipes, water mains, etc.). What is the best way to ensure equitable distribution of space for essential operational and support needs across the County? Given the limited space, in the County, do you have creative suggestions for JFAC to consider?

EOS: North/South Distribution

- My reality is that we are one county—and we talk about N/S split. We have a concentrated industrial location in the county that serves all of us. The reality is –that it is in south Arlington.

- I reject the equity issue—between north/south, it’s how the county got built out as one county.
- Arlington....everyone gets it (north and south)
- Opposite approach. Every day -our staff has to make repairs to street lights. Having it all stored in south Arlington makes no sense. We could easily have a storage facility in north Arlington that stores lights, poles, pipes—that does not have to be ugly, and it would build efficiencies.
- It is my assumption that with increased congestion—it takes more and more time to go north/south across the county.
- We need to distribute facilities more equally.
- We have an aging water infrastructure---and we have water leaks. If we have storage in different parts of the county—builds operational sense. Pick up the pipe you need in north Arlington---makes sense.
- There are huge economies of scales-maybe an in between solution. Smaller satellites across the County---
- Identify satellite options in north Arlington—outside of buck property.
- North-South issue. Ensure we are equitable throughout County.
- The equitable element of distribution---is relevant. Is it more important than social?
- Do we need an area of mulch in North Arlington?
- Have equitable space in schools too (cafeteria space – also look at number of people per park (north vs. south for example)
- Concerned about equity –of service distribution, and recognize that we need to have our fair share of facilities—(snow, buses), ...
- The R-B Corridor is the most likely place to have operational work. There is an argument to explore where we can put it in the middle of the county. You can’t just talk about land value.
- Salt makes more sense for residential backup spots

- Residential backup (i.e., adjacent to residential land) at some locations makes it unattractive.
- Can we have land---to have a full second trade center, or take space with a basement of a school—where you can have a part of a building—to STORE supplies and equipment.
- North Arlington must accept that we need storage and space in the north part too (eg., snow removal, refueling, salt, etc.) Can't store all the buses in the South. Many agreed with this.
- Can't just say "North Arlington gets all the parkland."
- Equitable seems to be a guiding light – but don't think it should be necessarily. Can jurisdictions be that equitable? We should use what we have for the best advantage.

EOS: Schools

- APS culture focuses too much on building signature schools.
- I move to Arlington for schools, past issues are not current experience.
- Building choice schools everywhere. Can't go to neighborhood school so requires more buses and car trips because you can't go to neighborhood school. Lots of support for this.
- 4000 children in trailers is a problem.

EOS: Decking/Parking

- Automated, multi-level parking things like Japan and New York
- Techniques for building up or over 66 very expensive.
- I-66 – any possibility to go over makes sense for covered parking with park on top.
- Buck looks like only place to park busses.
- Shirlington has ART and APS bus all the time. Want to share ☺
- Absence of stinky buses is *not* reserved for north.

- Two lane street makes buses hard to accommodate.

EOS: Land Acquisition

- We should focus on good land acquisition opportunities. Find property where there are existing thoroughfares (395, lee highway, etc.). negotiate with developers for large space—where we can utilize existing space---like office space with underground parking for lease. Look to use existing space, as opposed to what we can acquire.
- From what I understand, there are vacant buildings owned by the county. (*JFAC clarification—land not available with right zoning*)
- Cristal city? Long bridge park land? Are those available?
- Madison center—what is that used for? It’s underutilized?
- Part of the issue---that essential services should be distributed equally. Ft. Bernard has been misused for parking idling trucks. Problem without having space. However, Arlington needs to stop relying on the ‘squeaky wheel’. How do we make it equitable?
- Any development of the county—or decisions—has to take IMPACT into account. Example—Avalon apartments. When built—projected 7 kids but reality was 40 kids. We are going to have more families living in condos/apt—as they can’t afford single family houses.
- Developers are assessed for public art—but not schools? This is not right (hands up in consensus). County needs to push developers to provide additional community benefit---when they are making money from our land. When we are having to piece together essential services in this county.
- JFAC -should recommend a stop to giving tax relief to developers.

EOS: Zoning

- Any consideration for zoning changes?

- Any areas in N Arlington to look at rezoning for light industrial?

EOS: Misc

- Can we look outside the County to meet inside the County needs?
- This is hard! Thank you!
- We want it all. Walk, drive, fields, schools...
- Cost of going down. Roofs for sports.
- Attractive landscaping is important.

JFAC Short/Long Term Considerations

How do you think JFAC can best serve the County (and the County Board) for the short term? What about the long term?

JFAC Service: Prioritize Needs

- Encourage JFAC to think overall strategically -- not just isolated sites or needs, but think of the whole. See what we have available and the limitations on each site. Career Center could be considered? High school could go there. APS did a study of 45 different sites for schools. No one knows about this study. APS isn't working hard enough to do community engagement
- The list of community needs – variety of more public and also more infrastructure-related. What are the short-term, most pressing needs? Does the County have that information? What are the top two, for example? All on board to get as much land as possible, then figure out what goes there.
- Have the non-CIP needs been prioritized?

- Identify what we need near us—as high priority. (for example, an economic assessment—how much gas is needed to drive outside of county, etc.---base on data/costs.
- We should look at whether it's industrial and the size of the property.
- CIP owners, list of wants and needs, priorities, list of facilities in motion.
- Population is here to stay.

JFAC Service: Land Acquisition

- Buy everything, buy everything.
- Some expenses are costs; some expenses are investments.
- The County is very proud of its AAA bond rating? But what would happen if it we borrowed more? What would the hit look like? Can there be an analysis done by the finance office?
- Do we have the right to build over I-66? Who owns it?
- We need to be realistic – what is the cost of building over 66 too? Is it too much?
- How realistic is building over/under I-66.
- Use the under-utilized spaces (under 66, around Spout Run, etc.), sewer switches, Pentagon Parking area, etc.
- Need to think about leasing and partnerships, in Crystal City and Potomac Yards. The County can't own everything.
- Put buses on barges in the river!
- What about the property in Clarendon? (we lease it)
- Regarding land acquisition, it feels very random – could it be done more judiciously? Redistribute to South Arlington? Acquire homes near schools too, to increase the land mass.

JFAC Service: School/County Coordination and Planning

- JFAC role -- Help break down the silos (between parks, schools etc.)
- Great that we have this group as bridge between County and APS.
- Break down the wall between schools and County.
- I wish the County Board would make the decision and NOT have the people who live next door get the weight – make the decision for the greater good. Board should stop dragging things out and make a decision.

- Need for sidewalks. County should do these, not NC.
- Forecasting 32,000+ total students in 10 years, but it could be more. The next 10,000 seats could be more intensive...beyond the top height of student population many years ago. We don't have a way to project if people will start raising more kids in multifamily buildings. It's not whether we want to have more kids or housing etc., the school growth is very serious.
- Oak Ridge Elementary has many kids coming from multifamily buildings. We're trying to figure out how to get kids to school without more traffic [on a committee]
- I am in a condo now; used to be in Glen Carlyn. I'm an older person but I don't long for the 1950's – love the diversity. Growth in the school system is not from affordable housing. This is an opportunity we have.
- I'm new to Arlington, and the large lots kept getting subdivided. There is a lot of change happening – and it's not going to stop. But we can somewhat control how it happens.
- If building schools, make sure they can transition to other uses.
- HB Woodlawn building for only 700 students – why not more students?
- We need to have discussion about boundaries? Neighborhood school.

- County land should serve County needs.

- Push County Board to look at the flexibility of spaces – building schools in flexible ways (in case in the future they need to be repurposed); push to work with federal government too.
- APS should not be afraid to overbuild.
- Don't worry about winning awards with building schools – we're wasting our money; need to be more pragmatic. Many hands waved.
- We talk about stuffing more in, but can we actually handle it? What will we be like with more people – transportation, etc. Do we need an impact statement? Environmental impact statement? (Ginger: more related to Planning Commission. Also someone mentioned it was part of CFS)

JFAC Service: Open Space

- Green space and walkability need to go where it is population dense.

JFAC Service: Community Engagement

- Great that we have this group as bridge between County and APS.
- Continue discussions like this. Wonderful discussion.
- Need to communicate with the millennials.
- JFAC is created by County and APS so more information to the public.
- Glen Carlyn did a survey about what would go at the Carlin Springs site. Only two categories got decent “acceptance” by the surrounding neighborhood – offices for County staff and County overflow or conference center. There was great concern about traffic in the area.

JFAC Service: Misc.

- I don't want to live in Manhattan – that's not what we bought into 45 years ago. It's also about quality of life. Our growth isn't sustainable.
- Live on Carlin Springs, sensitive to traffic. The County could use that space on Carlin Springs for types of uses that could go there that are needed. Map needs to space.
- Small properties at Lee Highway and George Mason – could they accommodate offices that might currently be at other locations?
- Daycare – needs to adjust our regulations to be less restrictive (so space could be used more easily)
- Parkland should never be taken for another use, should remain natural. Already built areas (parking lots etc.) could be used, in North Arlington.
- Wetlands areas can't typically be built on. [comment]
- Transportation should be a guiding factor – how does it play into a site? Look at boundaries of the County too.
- Environmental Studies comment: No good ways to “value” open space. Not in favor taking park land.
- Get rid of the silos regarding buying property.
- Need to spend money on the right priorities.