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**JOINT FACILITIES ADVISORY COMMISSION  
 Buck Site Subcommittee**

Meeting #1  
 7:00 PM, Wednesday, February 22, 2017  
 Azalea Conference Room, Lobby Level  
 2100 Clarendon Blvd., Arlington VA 22201

**Meeting Minutes-Final**

**Attendees**

**JFAC:**

Ginger Brown  
 Janine Velasco  
 Katie Rouse  
 Laura Simpson  
 Susan Robinson  
 Todd McCracken  
 William Ross

**County Staff:**

Lisa Maher-DES  
 Jennifer Fioretti-DPR  
 Jill Griffin-AED  
 Aaron Shriber-CPHD  
 Richard Tucker-CPHD  
 Michelle Congdon-DES  
 Tim O’Hora-DES

**APS Staff**

Zachary Larnard

**Others:**

Dawn Cooper  
 Ruth Woollett  
 Maurya Meiers

Attendees introduced themselves.

**Work Plan**

Ginger Brown (GB) reviewed the draft work plan/schedule (distributed) for this use determination process with the subcommittee and noted additional information about some of the elements. The subcommittee will be investigating uses for the Buck site alone, and for both the Buck and Arcland sites if the County proceeds with Arcland’s proposed land swap. The primary goal of this study is to look at shorter term uses, but the subcommittee can think about longer term uses as well. Civic Associations will be provided opportunities for input on possible complementary uses.

GB also referenced the Community Engagement Plan for this project, which will be finalized during Phase 1 of the process. In response to a question, GB said that the JFAC is planning to begin undertaking its main charge while the two subcommittee use determinations take place.

**Overview of Planning**

GB noted that in the interests of time, there would not be a presentation, but the meeting handout includes the powerpoint presentation, which meeting attendees should review.

**Overview of Land Swap**

Aaron Shriber (AS) provided an overview of the Buck site purchase option and of the Arcland land swap proposal (powerpoint presentation). Members asked questions about details of the two deals and about development requirements and limitations.

#### **4MRV Area Plan**

Richard Tucker gave an overview of the 4 Mile Run Valley planning process and status (powerpoint), as well as current thinking about uses in the industrial area that includes the Arcland site. Members asked questions about potential locations of a multi-use athletic center being discussed as part of the 4MRV study. The subcommittee was invited to get an update of the process and possible recommendations in late spring/early summer.

#### **Site Characteristics & Facility Requirements**

AS listed a number of site characteristics for the Buck and Arcland sites.

Michelle Congdon provided additional detail on the elements in the 10 year, + needs list distributed to JFAC, including specific uses, vehicle types, building vs. site size needs, etc. She responded to questions about the County's head start program and employee day care expansion.

Zachary Larnard (ZL) described APS facility needs identified for the next 10 years (powerpoint), including both school seats and field needs. He also mentioned APS/County efforts to reduce vehicle needs, including promotion of walking biking, and use of ART buses. In response to a question about expansion of the Career Center, ZL noted that some expansions can be done within existing buildings. There was a short discussion of APS' AFSAP (Arlington School Facilities and Student Accommodation Plan), which is currently underway, to be presented this spring, and with adoption by the School Board in June. An additional question covered the timing of Education Center staff moves to the Sequoia complex.

Ginger Brown also mentioned the current update of the Public Spaces Master Plan, an element of Arlington's Comprehensive Plan, and that while the subcommittee may consider park uses, those have not been identified as priority uses for the purposes of the Buck subcommittee's use determination process.

Committee members asked follow-up questions about how the site characteristics of the Buck and Arcland sites are described, with a request to differentiate between physical and cost issues, and what happens if the land swap doesn't occur. GB responded that the subcommittee is tasked with evaluating uses for the Buck site alone, as well as the Buck and Arcland sites if the land swap takes place.

#### **Announcements and Public Comment**

Members of the public attending the meeting asked the following questions:

Dawn Cooper (DC) asked about disposition of the existing buildings on the Buck site if the County purchases it, and what could be built on the Buck site by right. Lisa Maher provided a brief explanation of zoning and land use designations to distinguish legal rights vs. future land use policy. Tim O'Hora noted that if the County swaps land with Arcland, it can place design restrictions on the proposed self-storage facility as part of the deal. She also added that she is concerned about the protection of existing wildlife on the Buck site.

DC noted that the Buck site is adjacent to a single family neighborhood and also borders the Cherrydale Citizen's Association in addition to being in the Ballston-Virginia Square Civic Association. The Cherrydale Citizen's Association should be included in this process.

Maurya Meiers stated that the area behind the Buck site was a train station area and stressed that this use determination process should consider factors beyond the borders of the Buck site, such as existing surrounding uses, potential impacts of other nearby future development, capacity and existing traffic on N. Quincy Street, and other issues.