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**JOINT FACILITIES ADVISORY COMMISSION
VHC Agreement (Carlin Springs) Subcommittee**

Meeting #6
7:00 PM, Thursday, May 4, 2017
Key Elementary School Library
2300 Key Blvd., Arlington VA 22201

Meeting Minutes

Attendees

JFAC:

Greg Greeley
Angelika Goodman
Cicely Whitfield
Gabriel Rubalcava
Jerry Gidner
Rachel Silberman
Steve Young
Sue Robinson
Susan Cunningham
Rodney Turner

County Staff:

Jill Griffin-AED
Jennifer Fioretti-DPR
Bryna Helfer-CMO
Jennifer Smith-CMO
Kristina Frazier-CPHD
Kara Smith-CPHD
Bernadette Grullon-DPR
June Locker-DES
Tim O’Hora-DES

APS Staff:

Zach Larnard

Other:

Peter Olivere
Connie Ericson
Adrian Stanton
Audrey Clement
Caroline Haynes
Jim Hurzy

Meeting Summary

Welcome

Greg Greeley (GG) provided an overview of the agenda.

Minutes

GG presented the meeting minutes from April 27, 2017 to the subcommittee. The minutes were approved.

Public Comment

GG shifted the Public Comment to the beginning of the meeting. Jim Hurzy spoke and stated his concerns. He is anti-smart growth and anti-new urbanism. He has been attending meetings and believes that the planning is displacing older, affordable housing and is a detriment to small businesses. He suggested that the county only has one tool – a hammer.

Civic Association Presentations

Peter Olivere (PO) from the Glencarlyn Civic Association and Connie Ericson (CE) from the Forest Glen Civic Association provided a joint presentation. The associations conducted a survey of the neighborhoods about the potential land swap. The survey had a 42 percent response rate and generated five specific principles:

- No or minimal increased traffic on S. Carlin Springs Road.
- No construction of new or modification of existing roads in or through the park or either neighborhood.
- No use that is inconsistent with single family residential neighborhoods.
- Preservation of the scenic easement.
- Avoid the loss of green space or harm to natural resources.

A handout was provided to members of the subcommittee listing examples of incompatible uses; possibly compatible uses and assessment of the “back of house facilities.”

The association representatives requested that the members of JFAC look at the principles when reviewing the various scenarios.

Sue Robinson (SR) requested an explanation of the civic association boundaries. PO explained the boundaries. Jerry Gidner (JG) asked if the Carlin Springs property was completely within the boundaries of the Glencarlyn neighborhood. PO confirmed.

Rachel Silberman (RS) stated that some uses are low investment for short-term and allows for long-term planning. She asked if there was any sense within the neighborhood about a short-term less desirable use with a sunset clause? CE answered: swing space for APS but then stated that short-term can become long-term. The neighborhood is adverse to ugly uses and has trust issues with the County and placement of industrial type uses in the south. There is concern about the degradation of property values and natural resources.

Steve Young (SY) asked about the current uses. CE stated that the neighborhood loves the current uses.

SR asked about the size of the child care. Adrian Stanton (AS) stated that it was 123 students.

Gabe Rubalcava (GR) stated that nobody wants parking lots (impound, buses, etc.) and that parks and recreational uses are preferred. How does JFAC make a choice? CE and PO answered that police and fire parking is okay (though concerns about the impound lot) and the OEM use would be okay as well. GR asked for more specific guidance. PO stated that all properties had to be reviewed. Carlin Springs sits in the middle of residential and others are more industrial. CO asked if all the needs need to be met on these properties. Perhaps take the money and proactively acquire industrially zoned land rather than land grabs. Glen Carlyn park is an asset to preserve – it is not just a neighborhood benefit.

What Fits Activity Part 1—Tier 2 Use Consideration Analysis

Jennifer Fioretti (JF) explained how the schemes were narrowed from 17 to seven schemes.

GG asked if Lee Highway should be taken off the table. Susan Cunningham (SC) asked about the long-term planning and was concerned removing it from the table may preclude such conversations. There was significant conversation about the merits of either removing the parcel or retaining the parcel: costs, timing, site constraints, uses were all considerations. JF stated that staff was not prepared to discuss a scenario on Lee Highway. Ultimately, the subcommittee stated that, for now, Lee Highway was not going to be considered further. This decision does not preclude subsequent conversations for long-term planning purposes – after the deal has been executed.

Jill Griffin (JGriff) walked the subcommittee through the seven evaluation schemes for Carlin Springs as well as the six schemes identified by Buck Subcommittee. She asked the subcommittee to review and, if appropriate, eliminate any scheme that did not require additional discussion.

JF reviewed the use considerations as they applied to the schemes.

SY suggested that the school scheme (#2) be removed for issues related to natural resources, environment and traffic. SC stated that a school needs to be considered. All have traffic and it is not feasible to throw out a concept because of traffic. The County needs to change that paradigm and encourage walking to school.

There was additional conversation about schools, particularly the high school. Zach Larnard (ZL) stated that APS was still evaluating the HS and it was separate from the elementary school. SC suggested that all communities are concerned about the 2,500 seat high school.

What Fits Activity Part 2 – Schemes

Bryna Helfer (BH) provided an overview of the exercise and asked the subcommittee to brainstorm for a couple of minutes potential complementary uses to consider. The following was generated:

Day care	Community gardens	Recreation courts (bball/tennis)
Farmers market	Performing arts	Gymnastics
High school	Community center	Underground parking or storage
Swimming/aquatic center	Storm water facilities	Park expansion
Senior housing	County plant nursery	
Affordable housing	Bike and ped paths	

The subcommittee then broke out into two groups to review the seven schemes.

The subcommittee reconvened at the main table at the end of the exercise and discussed the revised schemes.

The subcommittee then discussed long-term uses for the schemes. BH guided the subcommittee through three questions.

1. What is conducive to long-term?
 - a. Fewer buildings
 - b. Surface parking allows for flexibility.
 - c. Green space can formalize park connections
 - d. Phasing with housing, underground parking and multipurpose facilities.
 - e. Purchase of medical condos – reuse and parking structure.
2. What would we like to know more about as we consider the long-term uses for the site?
 - a. Swing space for APS with relocatables. Is it an option because money spent on buildings indicates a long-term commitment.
 - b. Real data on the traffic situation along South Carlin Springs Road – safety, speed, accidents, etc.
 - c. Could a traffic light at Campbell Elementary help slow traffic?

- d. What is the most flexible type of building so as to accommodate a variety of uses over time?
 - e. Understanding of the natural resources and how noise and lights can damage the nature center.
 - f. Additional information about the Trades Center. Can it be redesigned or restructured?
 - g. Does bus parking (or other uses for that matter) have to be in Arlington County?
 - h. Understanding of APS long-term space needs and why office space isn't being considered for options.
 - i. APS policy on bussing needs – choice v. neighborhood schools discussion
 - j. Is there any environmental contamination? [Staff answered that preliminary evaluations indicate no contamination at Carlin Springs site]
3. Given that low investment is most flexible, what could be added in the long-term?
- a. While this particular question was answered through the various schemes that the subcommittee developed in adding complementary uses, they suggested several long-term facilities.
 - i. School with bus parking as an initial phase
 - ii. Fields
 - iii. Public safety
 - iv. Housing
 - v. Performance arts
 - vi. Community Center

What Fits Activity Part 2 – Strawman

The subcommittee requested that staff analyze three of the seven scenarios: 2B with short term parking; 4A with the safety campus and housing; and 7A with parks. JF asked if staff could evaluate additional schemes as they were being compared to Buck. The subcommittee agreed.

Announcements and Public Comment

Jim Huryz spoke again and reiterated his previous points. He further stated that all uses should not be packed on a particular site.

PO spoke again and stated that he felt these discussions were moving very quickly.

Meeting adjourned.