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JOINT FACILITIES ADVISORY COMMISSION
 Regular Meeting

7:00 PM, Wednesday, February 28, 2018
 Navy League Building
 2300 Wilson Blvd., Arlington VA 22201

DRAFT MEETING SUMMARY

MEMBERS PRESENT:

Vice-Chair: Greg Greeley	Susan Robinson
Theodore Black	Katie Rouse
Susan Cunningham	Rachel Silberman
Jerry Gidner	Cicely Whitfield
Eric Goldstein	Steve Young
Angelika Goodman	Cristina Diaz-Torres
Joseph Leitmann-Santa Cruz	
Todd McCracken	

MEMBERS ABSENT: Ginger Brown (Chair), Matthew de Ferranti, Jerry Gidner, Devanshi Patel, William Ross, Rodney Turner, Janine Velasco

BOARD MEMBERS: Reid Goldstein, School Board

STAFF PRESENT: Bob Duffy, George May, Michelle Stahlhut – Arlington County; Lisa Stengle, Rob Ruiz – Arlington Public Schools.

1. Welcome

- The meeting was called to order by Vice-Chair Greeley at 7:06 PM; quorum present.
- Recognizing the public in attendance, Vice-Chair Greeley stated public comment would be taken before the Chair’s report and at the end of the meeting.
- Reid Goldstein, School Board member, introduced himself.

2. Public Comment

- Nia Bagley, Ballston Virginia Square Civic Association (BVSCA) wants the dialogue to keep the public engaged and informed. The letter from the County Manager caused concern because some people think the decision has been made on the impound lot.
- Dawn Cooper asked about the definition of “white fleet” as referenced in the APS letter to the County regarding the Buck property uses which included parking for the white fleet.
 - Rob Ruiz, APS, responded he would follow up with information.

- *Follow up Info: White fleet” vehicles are not busses; the APS white fleet comprises: SUVs such as Ford Escapes or Ford Explorers; Vans in various sizes and configurations; Minivans; Pick-up trucks; Dump trucks; Various other miscellaneous vehicles. White fleet vehicles are used by Maintenance, Transportation, Plant Operations, Design & Construction, Information Services, Food Services and some other APS staff. The number currently parked at the Trades Center is between 60 and 70. More are parked at other locations.*
- Laura McNeal - interested in plans going forward. Many in Glen Carlin are concerned about the study and how it is done at this phase including the appropriate use of VHC property give the single-family nature and traffic congestion on Carlin Springs.
- BVSCA Member and Arlington Science Focus PTA Vice-President said Buck site uses should be APS uses in the short and long term.
- The Shirlington Road acquisition is just for ART buses with no mention of school buses. Greg Greeley said APS is working on alternative plans.

3. Chair’s Report (Vice Chair)

- Approval of the November Meeting Minutes.
- Vice-Chair Greeley briefly discussed the upcoming year including Board Member Gutshall’s expressed support for working with JFAC on an approach to framing and scoping long-range planning.
- Chair Brown and Vice-Chair Greeley are planning on monthly meetings, with threads that tie each meeting month to month, including CIP, progress report from Career Center, Buck Property, and Carlin Spring property.
- JFAC expects to review CIP progress through March, April, May.
- JFAC will be discussing elementary school boundaries and the APS FAC long range numbers and what does JFAC think peak school could be and what are the implications, and March/April POPS Master Plan and needs by 2035.
- Joseph Leitmann-Santa Cruz asked about aligning leadership with JFAC members to make sure the dialogue between leadership and individual members reflects the group and not just the Chairs.
- Susan Cunningham said it feels like JFAC is in listening mode and not being active and asked what their role is as members. Vice-Chair Greeley said staff will be presenting and JFAC can comment. They are new and defining their role.
- Steve Young said it is more satisfying to be more active and make more tangible progress to making long range planning sooner rather than later.

- Todd McCracken said they need a workplan and detail what they want to accomplish. It feels like they were launched and did some immediate projects but now there has been a decision to not move forward as fast as originally thought.
- Rachel Silberman said regarding feedback on the CIP process, if there are priorities, they need to be out in front of the process because once the proposed CIP is out, small adjustments can be made and that timeline is now. March should be priorities. Vice-Chair Greeley said JFAC would review the CIP this year and suggested that in two years JFAC would have a larger role.
- Angelika Goodman said people would like to incorporate more of the siting work now.
- Vice-Chair Greeley said there is a need to study the 26th and Old Dominion salt dome. The Chair and Vice-Chair think that is short term but they want to focus on long term.
- A JFAC member asked when they will hear from the County in terms of transitions within the County and what Ballston will look like.
- Bob Duffy, CPHD-Planning responded that it is a good question. Staff gave a presentation from a Comprehensive Plan perspective. Staff can present on specific corridors and areas in relation to the comprehensive plan and give background on target areas and how plans are performing.
- A JFAC member said maybe the workplan could have sub-groups. They don't know what they're doing and feel like they're not doing anything. It is a matter of engaging people around the table chosen for their expertise in a variety of areas and that needs to be explored and used. The "we" is Ginger and Greg but the rest of the commission needs some ownership; having projects is one thing that gets the commission energized and interacting;

4. Updates

APS and Arlington County Staffing Updates

Bob Duffy, CPHD – Planning said the County Manager's Office wanted JFAC to be in CPHD and they're hiring a Principal Planner to work with APS and most importantly is to build a team around that person such as a comprehensive planner, a current planner, and research staff. It's a big step and he hopes it helps with the focus.

Lisa Stengle, APS - Planning introduced Rob Ruiz who will be the liaison from APS. He works with projections and is improving pipeline data and kindergarten estimates.

Career Center Planning

Rob Ruiz, APS Planning, gave a presentation on the Career Center Working Group and progress to date.

- Katie Rouse asked if concepts include underground parking. Vice-Chair Greeley said currently the proposal is massing the building on the right and what is left is the parking. There is evaluation of what it takes to underground all the parking and if so, what happens. Other questions are what if Patrick Henry is moved and had parking underneath the larger space then

what type of space can be generated; what about Fenwick building; Could this be a pool, other programs, etc. What is the comfort with height on various frontages;

- Cicely Whitfield asked what happens to the other programs at the Career Center. Lisa Stengle, APS Planning, said everything stays until 2022. Greg Greeley added the CCWG is looking at establishing a planning tool which is a phased facility development plan as APS doesn't want to spend money to build seats where they aren't needed. The idea is there is a first phase and next phases will come on line later.
- A JFAC member asked if there was discussion on the alley area. Vice-Chair Greeley said there was a lot of conversation about ECDC parking garage and associated buildings;
- Bob Duffy, CPHD Planning said the CCWG is looking at how does short, long term facility planning play into long term planning for Columbia Pike. This could be a place making opportunity and the CCWG is trying to looking beyond and take some cues from JFAC and how can these serve the larger community.
- Vice-Chair Greeley added the library would like to face Columbia Pike. There is discussion of Arlington Community High School (ACHS), now in the Fenwick Building, and how there could be a combination of a library and ACHS.
- A JFAC member said the projections of high schoolers suggests there's a drop off at 9th grade and another asked if APS can communicate with parochial schools to see if there is a predictable transfer rate. Lisa Stengle, APS Planning, said usually there's a bump at high school and it wasn't as high this year and the transfer rate from parochial schools is already factored into the equation.
- Vice-Chair Greeley said the horizon predicts an 848-seat deficit in 10 years. The CIP funding has 800 seats at high school and the guess is the numbers continue to rise. The plans should have initial phase to meet needs and future phases to fund and activate as needs become clear.
- A JFAC member asked if anyone has looked to see if this is the place for the seats. Vice-Chair Greeley responded that Carlin Springs is an obvious place but there are challenges with traffic. In the future, development at Career Center must be weighed against other places. Lisa Stengle, APS Planning, added that everyone wants a walkable school.
- Cicely Whitfield said there is significant traffic on Walter Reed Drive and adding 800 seats will exasperate the problem and asked if anyone has looked at the traffic study. Additionally, she asked about the African American historical society and related museum at the site.
- Katie Rouse said the vision of the museum and location of the Career Center site was discussed. There was a camp of Freedmen possibly at the Career Center site. There is a new location on the Pike and there's an opportunity to connect with the kids. Vice-Chair Greeley said there is active ongoing related research.

Buck Property Phase 3 Update

George May, Arlington County Public Facilities, gave a presentation on the Buck site.

- Steve Young said this step is being characterized that these uses were recommended by JFAC. He understood it as should the County acquire Buck, are there uses that could go there. They did not say these are the best uses for the property or these are the uses that should be here. He does not feel like the uses are necessary but are not best uses for that property over the long range. He's concerned that things got short circuited and process about what would fit is now a done deal with no consideration of higher uses.
- George May, Arlington County, said the commission was asked to look at 1-10 year needs and there was an extensive list. The commission presented a recommendation and the County acquired the site. The County Manager's Office and County Board direction to staff is to move forward with immediate needs.
- Vice-Chair Greeley asked what when and how would JFAC have input on the longer-term needs.
- A JFAC member said that through the entire process they were told bus parking needed to be accommodated and that was a constraining factor. JFAC strongly recommended that busses would not be the best use at the Buck site. The options for Buck might have been very different.
- George May, Arlington County, said the County Board decided to move forward with purchasing the Shirlington site. Bus parking was never a consideration at Buck. There were several Carlin Springs options that included some type of bus parking either school or ART bus.
- A JFAC member said there are a lot of opportunities opened with purchase of the Shirlington site.
- George May said JFAC could go to the Board and suggest opening up Buck.
- Vice-Chair Greeley said JFAC recommended bus parking would not be a good idea at Buck and asked with that bus parking moved, if folks think that they should look at Buck and Carlin Springs again and if the answer would be different than last year.
- A JFAC member said the APS Superintendent asked for the swing space at the back of Buck.
- Steve Young said the effort underway contemplates all four buildings and asked what is contemplated for building not identified for use. George May, Arlington County, responded there are four buildings with contemplated uses and the unused building is used for materials on an interim basis.
- Susan Cunningham said at the short-term meetings JFAC made clear they were not making recommendations. It was what *could* fit but what *should* fit is another effort. There is a real possibility they will appear a shield for County staff.
- Rachel Silberman said the scenario that was recommended was chosen because it was low investment using the existing buildings. Just because something is scheduled for the CIP means there are millions of dollars being invested and just because the plan is to use the space for these low investment spaces doesn't mean there can't be long term planning.

- Katie Rouse said the County Board should give them guidance for future analysis. This looks like implementation and how does this align with report that they wrote and what they were charged with. George May, Arlington County, said the County Board authorized funding for moving forward with test fits. Bob Duffy, CPHD, said this analysis is for what could fit for short and mid-term needs but does not preclude long term master planning for the site.
- A JFAC member said they listened but when they questioned, they were told it is moving along; There was no conversation.
- Vice-Chair Greeley asked if this is focused on the reuse of the existing buildings. George May said it is grounded in repurposing the existing buildings.
- Bob Duffy said when the concepts come back there might be further discussion as well as associated costs but the consultants are just getting started.
- Vice-Chair Greeley said JFAC went thru a rapid process for what could fit and the scenario that floated to the top was a good fit of interim stuff that led to purchase of the property. Now they are hearing that because JFAC recommended Scenario C, staff is going to do what JFAC told them to do. JFAC is expecting some interim step. This sounds more like Step 4 with authorization of use.
- Susan Cunningham said the optics of them making a recommendation of what could fit and then after a pause having something presented as their project is inauthentic. They need to get clear about the purpose of JFAC and not stand in the way of other community processes in place. Do they expect to work with the community nearby and keep them informed and is JFAC involved? They need to collaborate. She asked if the public engagement is just a report out or is there an engagement process with different criteria. Bob Duffy, CPHD Planning said staff will engage with the surrounding neighborhood. The landscaping and park space would go out to the neighborhood for design work. There will be an engagement plan as part of the project. Staff is committed to work with the community and surrounding neighborhoods.
- A JFAC member said the PFRC might be the appropriate place to work through this process.
- A JFAC member said there was a second phase and there was going to be more analysis.
- Steve Young said a value that JFAC can add is help bridge the planning and community. They heard the long-term vision is not the buildings would stay forever and would like to achieve the best outcome for this nice parcel of land.
- Vice-Chair Greeley suggested setting up a Buck sub-committee to pay more attention to what is going on now and shape that ongoing direction. There is clearly more to follow up on with the Buck site and he will follow up with Chair Brown.

Carlin Spring Property – Item postponed.

Future Planning – Item postponed.

5. APS Elementary Planning Initiative

Item postponed.

5. Announcements and Public Comment

- A community member said they were grateful that people have spoken up. The Buck site is a disappointment because their community knew nothing. They knew nothing about the letter and it was a huge surprise and they expected to come back and help find the purpose. It is not the Arlington Way.
- The Arlington Science Focus representative said they want to use the 1439 building for emergent needs at their school. Next year they have to kick out their Virginia Preschool Initiative (VPI) program. Key Elementary School is short two classrooms. They want to use the space in the next calendar year.
- A community member said overall they are discouraged and appreciates the concern from JFAC. Phase 3 was coming and it was what *could* fit and instead is *what is going to fit*. It reads like the decision has been made and this is a dog and pony show. They are hopeful Phase 3 will be sincere and genuine.
- A JFAC member asked what is included in the Phase 3 report. George May said details of environmental impacts of uses, test fits, and costs to implement over multiple CIP periods.

6. Adjourn

- The meeting adjourned at 9:14 PM.

Next Meeting

Wednesday, March 28, 2018
JFAC Regular Meeting
Navy League Conference Room
7:00 P.M. – 9:00 P.M.