

**ADVISORY COUNCIL ON SCHOOL FACILITIES AND CAPITAL PROGRAMS  
MEETING MINUTES**

December 9, 2019 – 7:00 pm  
Montessori Public School of Arlington – Library

In Attendance: John Chadwick, Jeff Chambers, Rosa Cheney, Michael DePalma, Mike Freda, John Giambalvo, Charles “Chip” Goyette, Chandi Krohl, Steven Leutner, Greg Lloyd, Miles Mason, Colleen Pickford, Shellie Ramirez, Adam Rasmussen, Stacy Snyder, Cecilia Ciepiela

1. Minutes for both October and September approved.
  
2. Liaison Reports
  - a. Equity policy discussed. How affect facilities – instruction impact and school size.
  - b. No update from SEPTA. No meeting scheduled. Fundraising is occurring only.
  - c. BAC: Compensation study desired to see if Arlington salaries compete with adjacent school systems. The compensation study was focused primarily on teachers but looked at restructuring entire pay scale. BDWP & Associates is the research firm being hired. There is a gap of \$7 Million between actual budget and previous projections for 2021.

Transportation pilot was successful. Equity policy discussed, but discussions included how does that translate into a budget, focused primarily on lack of data. The settlement requires reporting on the needed data.

Attempt has been made to associate costs in the budget with planning factors. Need to determine how planning factors (including minimum quality standards required by Virginia) impact the budget, school by school and overall per student.
  - d. CCPTA is convening at this same time. Equity policy is also a big topic there.
  - e. JFAC: Map is being updated with both County and School facilities, including owned and leased properties. JFAC committee members were asked to make suggestions what they want to see included in Public Space Masterplan – Stacey asked to have schools looked at, including new zoning (based on Alexandria), and land acquisition policy. The recommendation in June will be to develop a single Public Space Masterplan. The inventory is being established now. The Masterplan will include both a plan for the immediate future, and the framework or policies to evaluate future public facilities and sites for the long-term future. Will also include 'public benefits' rights for schools.
  - f. Sustainability Advisory Committee: Fleet is coming online soon with solar panels being installed. New efficient lights at Montessori school as part of refresh.

3. Arlington Career Center Expansion:

Next meeting on December 18 will have initial on-paper concept design options presented.

At November 20 meeting, the design team leading the BLPC presented the findings from the October 29 design charrette. There was some consensus among the design ideas developed during the charrette – entrance at 9<sup>th</sup> and Walter Reed, public spaces (gym, auditorium, black box theater) on 9<sup>th</sup> so close to entrance, and connection between sports facilities (locker rooms) and field. Location of future pool was either included in the building, or pushed out as part of the long-term future build-out on the site (next to Montessori). The pool is intended to be part of future planning to allow the school to become a future neighborhood high school. The location of the auto-bay entrance was generally located along 9<sup>th</sup> street at the end closer to Highland, but this was also the proposed location of the pool if it was in the building.

At the November 20 meeting, discussions included proposed locations for the bus and parent drop off for both the Career Center and for the Montessori school. The consensus was to have bus drop off along 9<sup>th</sup> Street for the Career Center, and an internal lane for bus drop off for the Montessori (same as currently exists). Parent drop off was not fully decided, but most wanted parent drop off on Walter Reed, and most did NOT want parent drop off on Highland. Having an internal road between the field and the Career Center for bus or parent drop off was not desired, but that might be required for entry to the parking garage if it is located below the field.

Parking garage options being discussed: 2 stories below grade, 1 story below grade, no parking except accessible and visitor parking, and additional option suggested for parking lot or above-ground garage at 7<sup>th</sup> and Walter Reed. Immediate neighborhood residents showed up to indicate they want (demand) a parking garage, because they do not want to lose parking spaces in front of their houses.

4. Projections Update:

Factors contributing to enrollment growth – kindergarten, births, and housing construction. Births 2017-2018 were over-forecast. New birth model data now includes fertility-age women, and lower fertility-rate in general, and lower in-migration of 20-29 age groups.

Now two methods of projection. Bottom up and top down. Total enrollment projections were 32,854 in 2018 for the years 2028-2029. New methods used in 2019 seem to indicate a similar projection of 29,690 both via bottom up and top down methods. Projections also align when broken down to elementary school, middle school, and high school. In-migration of school-age children not tracked, but additional students are included in the numbers based on historical trends (such as net gain always occurs in 8<sup>th</sup>/9<sup>th</sup> grade, but also assumptions included for K/1 based on birth-to-kindergarten ratio).

Projections not mapped to corridors yet. Committed affordable housing generates more students per resident, but it is unclear whether these students were already in the County system or were new to Arlington altogether; new students come online immediately once affordable housing is built. JFAC needs to understand that each development that County approves has increases in enrollment, and especially when affordable housing units are included.

If enrollment numbers are lower, then CIP may not show a seat-shortage.

5. Capital Project Update - Lessons Learned

Abingdon is still closing out and does not yet have Final certificate of occupancy. Use Permit conditions are an issue. APS is working to get those conditions focused on schools instead of having to follow same rules of an office building. Having students in a building undergoing major construction disruptions for 2 years is not good.

Montessori is getting a lot more drivers because of its central location than expected, and more than was at Henry as a neighborhood school.

Dorothy Hamm MS renovation is working on punch list. Construction staff at new addition changed and the project is progressing nicely now; April completion projected.

Heights smoke evacuation system should be approved and allow occupancy this week. Parking has been a concern. Getting a certificate of occupancy does not necessarily mean the project is ready to be occupied. Punchlist continues.

6. Solar Panel Generation – New Issue: Dominion Power through SCC imposes cap on solar panel generated in Virginia. Schools are pushing to change legislature to increase cap in solar panel energy generation. Dominion Power is working with the State of Virginia to provide school districts with the option to obtain electric school buses soon.