



November 18, 2019

Cintia Johnson
Interim Superintendent
Arlington Public Schools
2110 Washington Blvd.
Arlington, VA 22204

Dear Superintendent Johnson:

Thank you for the opportunity for the County to partner on the issue of siting Arlington Public Schools facilities. This letter serves to offer near-term support as APS begins its upcoming biennial Capital Improvement Plan (CIP) and introduce a new body of work to support APS as it considers its growth in the much longer term.

FY2021-2030 Capital Improvement Plan

I have been following the recent School Board work sessions with APS staff on the 2019 Arlington Facilities and Student Accommodation Plan (AFSAP) and preparations for APS's FY 2021-2030 Capital Improvement Plan. I have shared with the County Board the AFSAP report and its findings that the need for school seats is projected to continue over the next 10 years, particularly at the elementary and middle school levels. I also understand that APS staff has identified three County-owned sites as options to increase school capacity within the next ten years, either for new schools or to provide swing space while existing schools are renovated and expanded.

With this letter, I am confirming that the County supports APS conducting design and cost studies for the three sites currently under discussion (Quincy/Buck site, former VHC site on Carlin Springs Road, and Aurora Hills Complex) to inform your CIP process. We recognize that planned Schools projects on existing County facilities require not only a planning process for the educational uses and maintained level of existing services, but also the CIP capacity to fund them, and that the upcoming CIP is therefore an important milestone. The County has previously indicated that the office buildings at the Quincy site (Quincy 2 and Quincy 4) could be made available for APS classrooms or relocation of APS Facilities and Operations staff from the Trades Center. Please let me know if any additional information is required for the proposed design studies. In advance of any final CIP decisions for these sites, I request that APS staff work with County staff to develop an engagement plan with neighboring communities. We look forward to this collaboration.

Beyond the CIP: School Siting Opportunities for the Next Generation of APS Growth

I also want to take this opportunity to further a conversation about long-term planning for how and where our Arlington Public Schools system can grow. The biennial CIP process provides a critical level of planning and specificity, marrying the siting process with funding decisions to guide capital projects for the next decade. Yet I know that both the County Board and School Board – as well as the Joint Facilities Advisory Committee (JFAC) and the larger community – continue to signal an interest in plans for the system's growth beyond this ten-year time horizon. As you know, under the direction of the JFAC 2x2 Leadership Committee earlier this year, County and APS have begun development of a long-range, comprehensive Public Facilities Plan ("PFAC") to guide the collaborative, creative, timely, and efficient siting and development of County and School facilities.

To that end, and with the support of the County Board, County staff has identified additional County properties that could be considered for longer term solutions for school seats. By applying a broad set of criteria¹, our analysis yielded a list of 25 County sites that would be generally appropriate for future APS facilities. These sites are shown in the enclosed map and table (Attachment 1).

Many of the identified sites will present challenges and tradeoffs that must be considered carefully. Nearly all the sites include existing County uses and programs that may need to be relocated or co-located with new school facilities, with the goal that public services and amenities currently provided to residents continue at a comparable or greater level into the future. Yet, considered collectively, we hope these many sites can give confidence that APS has options and "room to grow," even in a land-constrained county like Arlington.

I propose that County and APS staff initiate a study of these sites, along with any APS-owned sites that you choose to include, to identify potential opportunities to meet the growing need for school seats. This study would include a public engagement process to share information and receive input from the Arlington community. As the attached map makes clear, neighborhood and school communities in nearly every corner of the County would have a stake in this long-term analysis, creating a unique opportunity for Arlington to think collectively about the opportunities and impacts of new or renovated facilities. Given the timing and resources needed to prepare for and conduct such a study, this process would begin after the adoption of our respective CIPs in July 2020.

¹ The primary criterion in staff's analysis was a minimum size of one acre, after removing areas where regulations or policies prevent construction such as resource protection areas, flood zone, and natural resource conservation areas. We also eliminated from consideration sites containing critical infrastructure that could not be relocated without significant investment, County parks that are not contiguous with existing APS or County facilities, and sites that have already been identified by the County Board for recent or planned investment in public facilities or uses.

Consistent with the JFAC's recent recommendations on the APS CIP, the outcome of this study would be a comprehensive report on options for siting schools on public land, including cost estimates, seat yields, and implementation steps, to inform future County and APS CIP decisions and our joint development of the PFAC.

I also recognize that land and facilities needed to accommodate a growing school district go beyond classrooms and seats. The 2019 AFSAP calls out school bus parking and athletic fields as specific needs; "swing space" may similarly be a critical need to effectuate a plan for permanent facilities. While the attached list of sites was not developed with these uses in mind, we support this more holistic approach to facilities planning and are open to collaboration as you seek solutions for these needs.

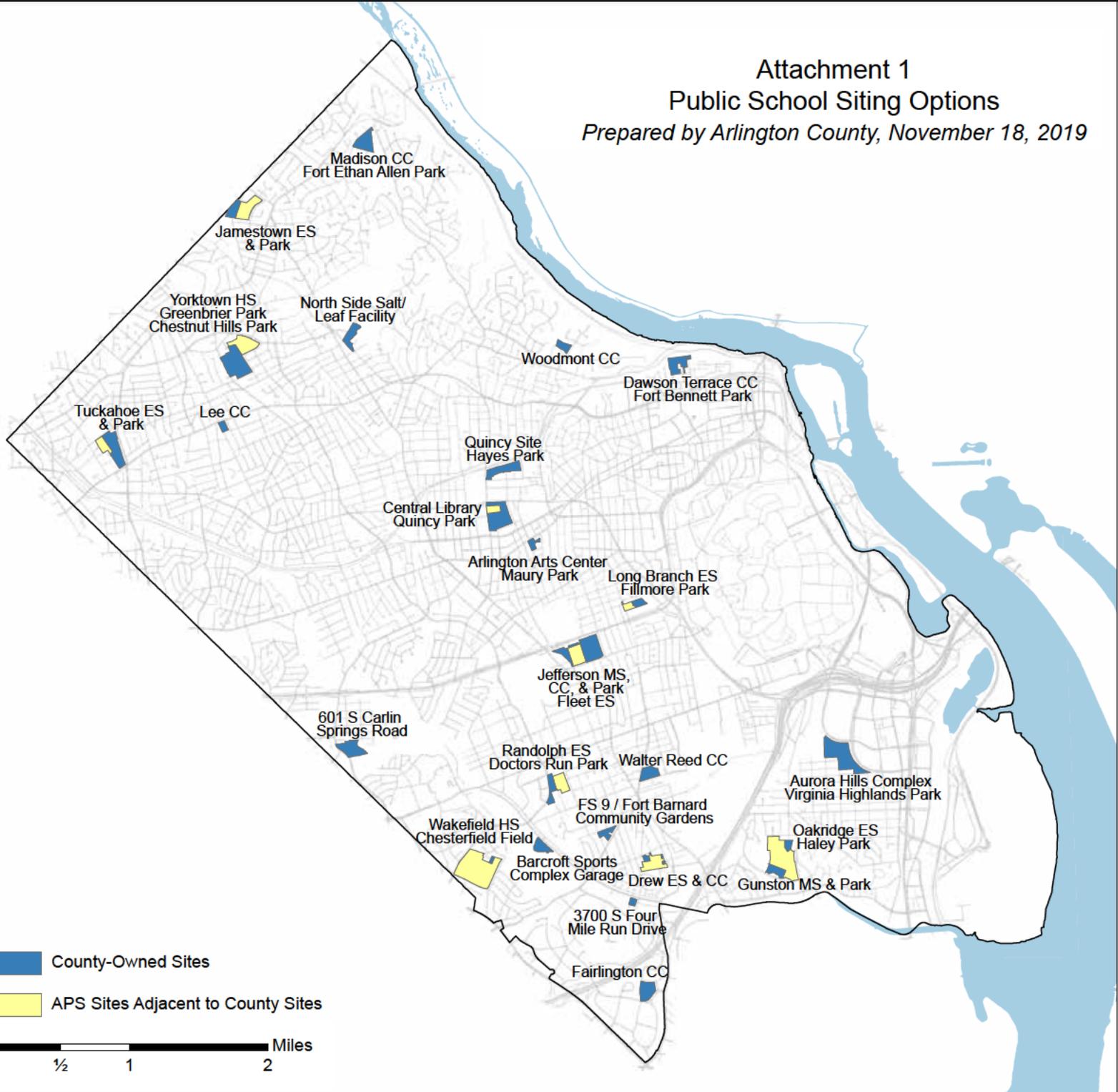
As we prepare for the upcoming CIP cycle and beyond, I look forward to continuing to discuss how County land could be used to meet APS's short-term and long-term facility needs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark J. Schwartz". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Mark J. Schwartz
County Manager

Attachment 1
Public School Siting Options
Prepared by Arlington County, November 18, 2019



County-Owned Sites
APS Sites Adjacent to County Sites



Attachment 2

Public School Siting Options

Prepared by Arlington County Government, November 18, 2019

Name	Address	Notes
3700 S. Four Mile Run Drive	3700 S. Four Mile Run Dr.	The County has an Option Agreement to purchase two adjacent parcels (2700 S. Nelson St./2701 S. Oakland St.)
601 S. Carlin Springs Road	601 S. Carlin Springs Road	Former Virginia Hospital Center property
Arlington Arts Center / Maury Park	3550 Wilson Blvd.	Portion of the site is designated as a local historic district
Aurora Hills Complex / Virginia Highlands Park	735 18th St. S.	
Barcroft Sports Complex Garage	4200 S. Four Mile Run Drive	
Central Library / Quincy Park	1015 N. Quincy St.	APS owns a portion of Quincy Park
Dawson Terrace Community Center / Fort Bennett Park	2133 N. Taft St.	Portion of the site is designated as a local historic district
Drew Elementary School & Community Center	3500 23rd St. S.	County land adjacent to Drew ES
Fairlington Community Center	3308 S. Stafford St.	
Fire Station 9 / Fort Barnard Community Garden	1900 S. Walter Reed Drive	
Gunston Middle School & Park	1401 28th St. S.	County land adjacent to Gunston MS
Jamestown Elementary School & Park	3618 N. Dickerson St.	County land adjacent to Jamestown ES
Jefferson Middle School, Community Center & Park / Fleet Elementary School	3501 2nd St. S.	County land adjacent to Jefferson MS
Lee Community Center	5722 Lee Hwy.	
Long Branch Elementary School & Fillmore Park	33 N. Fillmore St.	County land adjacent to Long Branch ES
Madison Community Center / Fort Ethan Allen Park	3829 N. Stafford St.	Portion of the site is designated as a local historic district
North Side Salt/Leaf Facility	26th St. N. / Old Dominion Drive	
Oakridge Elementary School / Haley Park	2400 S. Meade St.	County land adjacent to Oakridge ES
Quincy Site / Hayes Park	1425 - 1439 N. Quincy St. / 1516 N. Lincoln St.	

Attachment 2

Public School Siting Options

Prepared by Arlington County Government, November 18, 2019

Name	Address	Notes
Randolph Elementary School / Doctors Run Park	1301 S. George Mason Drive	County land adjacent to Randolph ES
Tuckahoe Elementary School & Park	2400 N. Sycamore St.	County land adjacent to Tuckahoe ES
Wakefield High School / Chesterfield Field	4966 14th St. S.	County land adjacent to Wakefield HS
Walter Reed Community Center	2909 16th St. S.	
Woodmont Community Center	2422 N. Fillmore St.	
Yorktown High School / Greenbrier Park / Chestnut Hills Park	2700 N. Greenbrier St. / 2807 N. Harrison St.	County land adjacent to Yorktown HS