ACCF General Membership Meeting
October 10, 2023

AGENDA

7:00	Pledge
7:00 – 7:10	Approve September Meeting Minutes
7:10 – 8:50	Arlington Future Vision 2040 and Beyond – Starting the Conversation
8:50 – 9:00	Consideration of Membership Application of Arlington LULAC
9:15	Adjourn

Note: "Vision" panel seated before 7:00

Pledge of Allegiance 7:00

Approval of September Minutes
7:05 –7:10

- Motion to approve the minutes for the September 5 General Membership Meeting

- Discussion if any

- Vote

- Minutes on Website:
  Archives Tab | General Meeting Minutes | Click on September 2023

VOTING   Zoom: Poll; Yes / No / Abstain
In-Person: Hold up hands

Arlington Future Vision 2040 and Beyond
Starting the Conversation   7:10 – 8:50

- Moderator: Jackie Snelling, Vice Chair of ACCF Board
- Introduction – Jackie 7:10 – 7:15
- Common Objectives 7:15 – 7:25
- Visions 7:25 –
  - Six speakers – 3 minutes each
  - Audience additions – (8) – 30 seconds each
- Data 7:55 –
  - Two speakers – 8 minutes each
  - Audience additions – (8) – 30 seconds each
- Approaches – Tools 8:20 –
  - Two speakers – 8 minutes each
  - Audience additions – (8) – 30 seconds each
- Next Steps – Jackie 8:45 –

- Introduction by Moderator: Jackie Snelling, Vice Chair of ACCF Board

- Mission

- Goal tonight

- Topics

- Context

- Speakers

- Common Objectives

- Next Steps

Potential Common Objectives – a start

1) Moderator led audience participation – when an objective is listed, please raise your hand if you share the objective and think it is commonly shared (7:15-7:20)

2) Audience additions to common objectives – Line up at the mike or (raise your hand if on-line). Audience members will have up to 30 sec. to suggest a potential additional common objective. (7:20-25)

Audience will raise their hands if they share the objective.

Common Objectives 7:15 – 7:25

- ? Tree canopy
- ? Unprogrammed green space
- ? Recreation areas
- ? Revenues to sustain services and balance budget and CIP
- ? Government responsive to residents and willing to adapt
- ? Housing affordable for diverse incomes
- ? Safe Multimodal transportation
- ? Avoid heat islands or flooding
- ? Dependable power supply
- ? Community gardening space
- ? Easy access to meeting spaces in community and neighborhoods
- ? Housing diversity and affordability for rental and ownership
- ? Youth wellbeing through community engagement outside of school

- ? Edges and walks and streets planned to protect and promote interaction of neighborhoods and uses
- ? Affordable day care, and before and after school care and activities
- ? Rich and diverse cultures and arts
- ? Neighborhoods safe from crime
- ? Access to technology – Wi-Fi and broadband
- ? High quality education and achievement in all schools
- ? Access to higher education for students in different demographic groups
- ? High quality, affordable, elder care
- ? Choices of density - low, medium, higher with planning to preserve, grow and facilitate co-existence of options

Vision Speakers 7:25 – 7:45

Vision Speakers – 3 minutes each

- **Peter Rousselot**
- **Portia Clark**
- **Nicole Merlene Toulouse**
- **Bryan Coleman**
- **Kathleen McSweeney**
- **Alisa Cowen**

Vision

Peter Rousselot

LONG-TERM PLANNING--A New Vision for Arlington's Comprehensive Plan

@SalimAd

Portia Clark

The Neighborhood:

Engagement & Understanding

Arlington County Civic Federation

Nicole Merlene Toulouse

A discussion of the Millennial Generation

6 slides

Arlington 2040 and Beyond

Nicole Merlene Toulouse

2040 in 16 Years
How old will you be

Boomers: 75-93

Gen X: 59-74

Millennials: 43-58

Gen Z: 27-42

Gen Alpha: 14-26

Housing
Infrastructure
Economy
Education

Smart Growth

Infrastructure Based Growth
- Improving transit on non-Metro planning corridors
- School-Community planning JFAC

Rentals vs. Ownership
- 93% of new units are rentals
- Incenting condos/owner MM

Zoning Flexibility & CRE
- Proactive CRE instead of responsive
- New zoning uses for office buildings

Academic Excellence

Admin Focus on Academics
- Reading comprehension
- Academics Behavior Character (ABCs of Success) – Elementary
- Real world applications

Teacher Recruitment/Retention
- Competitive salaries
- Better Admin/Syphax to teacher communication

Mental Health & Addiction
- Counselors/coaches for mental health & addiction not just college counseling

Thank you!

Arlington County Civic Federation

Bryan Coleman

Vision of a Day in My Life in 2040

5 slides

Bryan Coleman - Schools

Vision

Kathleen McSweeney

Creating a Complete Community

1 slide

Creating a Complete Community in Arlington

Kathleen McSweeney
October 10, 2023

Alisa Cowen

Re-commit to the success of Metro-rail transit-oriented development

- **Jonathan Huntley**
- **Wells Harrell**

Identifying Data

Jonathan Huntley

Using Data to Evaluate Progress Toward a Vision of Arlington

7 slides

Vision Statement

- **A vision weights community priorities as the county allocates scarce resources:**
  - Some county policies can increase or reduce the size of "the pie".
  - The county will need to make choices, and the vision statement articulates goals and priorities among the choices.
- **To help evaluate how policies achieve the objectives of a vision, we need data on:**
  - People in Arlington county.
  - Benefits (county services, infrastructure, natural environment, etc.).
  - Costs (taxes, revenues, fees, time, effort, etc.).
- **Data shows how policy drives progress toward <u>any</u> vision.**

People – Current Data and Analyses
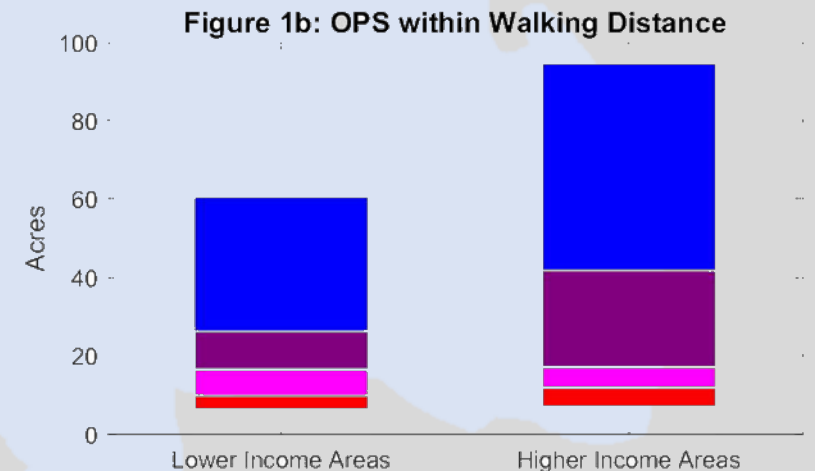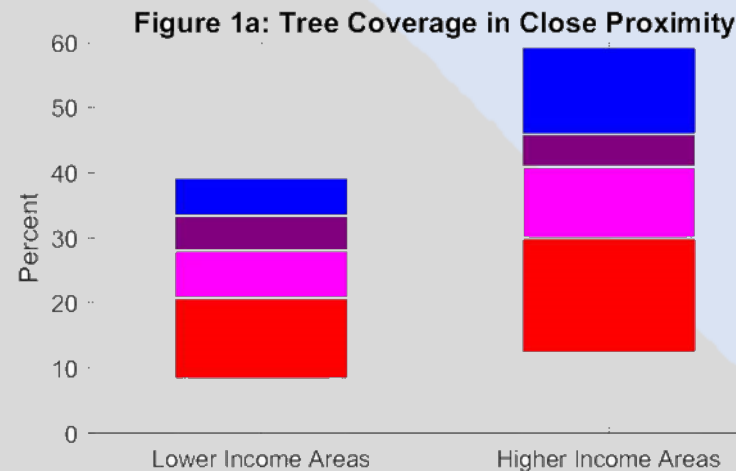
- Adults
  - Race
  - Age
  - Residence type
  - Language
  - Residence ownership
  - Income
  - Residence tenure
  - Employment type

- Kids
  - Race
  - Language
  - Parental resources
  - Educational needs

- CivFed studied open space and tree canopy access by:
  - Adult and Kid by Race (Census and APS data)
  - Income (Census data)
  - Residence type (Census and county data)
  - An example of tree access and open public space (OPS) access by income:

Figure 1a: Tree Coverage in Close Proximity

Figure 1b: OPS within Walking Distance

- We can apply this analysis to any sort of benefit / cost.

People – Data Needs

- Adults
  - Race
  - Age
  - Residence type
  - Language
  - Residence ownership
  - Income
  - Residence tenure
  - Employment type
- Kids
  - Race
  - Language
  - Household resources
  - Educational needs

- Equity analysis really needs much better public data on:
  - Income and poverty.
  - Residence tenure.
  - Employment type / non-residents.
- Data from APS is some of the best, most granular poverty and racial data we have, but is:
  - Badly underused for analyses outside of APS.
  - Not maintained regularly.

Benefits – Available Analyses

- Housing
- Transportation
- Public Safety
- Natural Env.
- Man-made Env.
- Parks / Recreation
- Education
- Human Services
- Development

- Select examples of recent analyses that use data to evaluate benefits of policy on Arlington:
  - Using data on parks and people, CivFed found that parks master plans reinforced current inequities.
  - School districting and construction data on enrollments, capacities, walk-zones, etc.
  - Plan Langston Boulevard parcel level development data.

Benefits – Current Needs

- **Housing**
- Transportation
- Public Safety
- **Natural Env.**
- **Man-made Env.**
- Parks / Recreation
- **Education**
- Human Services
- **Development**

- Wells will address the data needs for some of the largest policy challenges in Arlington:
  - Tree Canopy
  - Housing
  - Stormwater
  - Business space
- Schools
  - School Pre-CIP report has little to no information on quantifiable benefits of closing Nottingham; can't make an informed evaluation on the project.

Costs – Existing Tools

- Residential taxes
- Commercial taxes
- Business taxes
- Personal property taxes
- User and permit fees
- Public capital / buildings / land

- Tons of data available on revenue from various sources which informs budget models:
  - Tischler-Bise has suite of fiscal tools based on county data.
  - I've done fiscal analysis of PLB using county assessment / property data:
    - An early draft of PLB may generate between $3 and $29 million in yearly operating budget surpluses in today's dollars, but does **not** include infrastructure costs.
- Large infrastructure investments may be required, especially for schools, stormwater, and transportation.

Costs – Data Needs

- Residential taxes
- Business and sales taxes
- Personal property taxes
- User and permit fees
- Public capital / buildings / land

- "Who" is harder; public data on incidence of business / sales / property taxes makes it hard to learn who pays them and how much of a burden they are.
- Costs may not just be pecuniary—could be time and effort.
- We have very little data on proposed infrastructure investment costs.
- Equity impacts of user and permit fees.
- How intensively are public facilities / buildings / land / services being used and by whom?
  - For example, new residences can improve affordability, but if there aren't easily accessible parks or schools, is it consistent with any community vision?

Next Steps

- We have high quality data, but sometimes don't use it.

- Prioritize maintaining APS datasets for greater policy uses.

- Consider county-wide resource allocation across the entire portfolio of projects.

- Detailed projections for people allow us to evaluate the vision today and tomorrow. Can choices today achieve our vision tomorrow?

  - Can we successfully educate new residents?

  - Will we be able to provide open space and recreational opportunities consistent with the county's vision?

  - Can people get where they want to go?

  - Will added development allow Arlington to meet its vision for its habitat and environment without additional public investments?

Identifying Data

Wells Harrell

Envisioning Arlington's Future With Data

20 slides

How can data help us understand our needs?

- Planning and zoning are tools that can be used to help us meet community needs

- Data can shed light on our needs relating to:

    1. **Tree canopy**

    2. **Stormwater**

    3. **Business space**

    4. **Housing**

- What data is relevant?
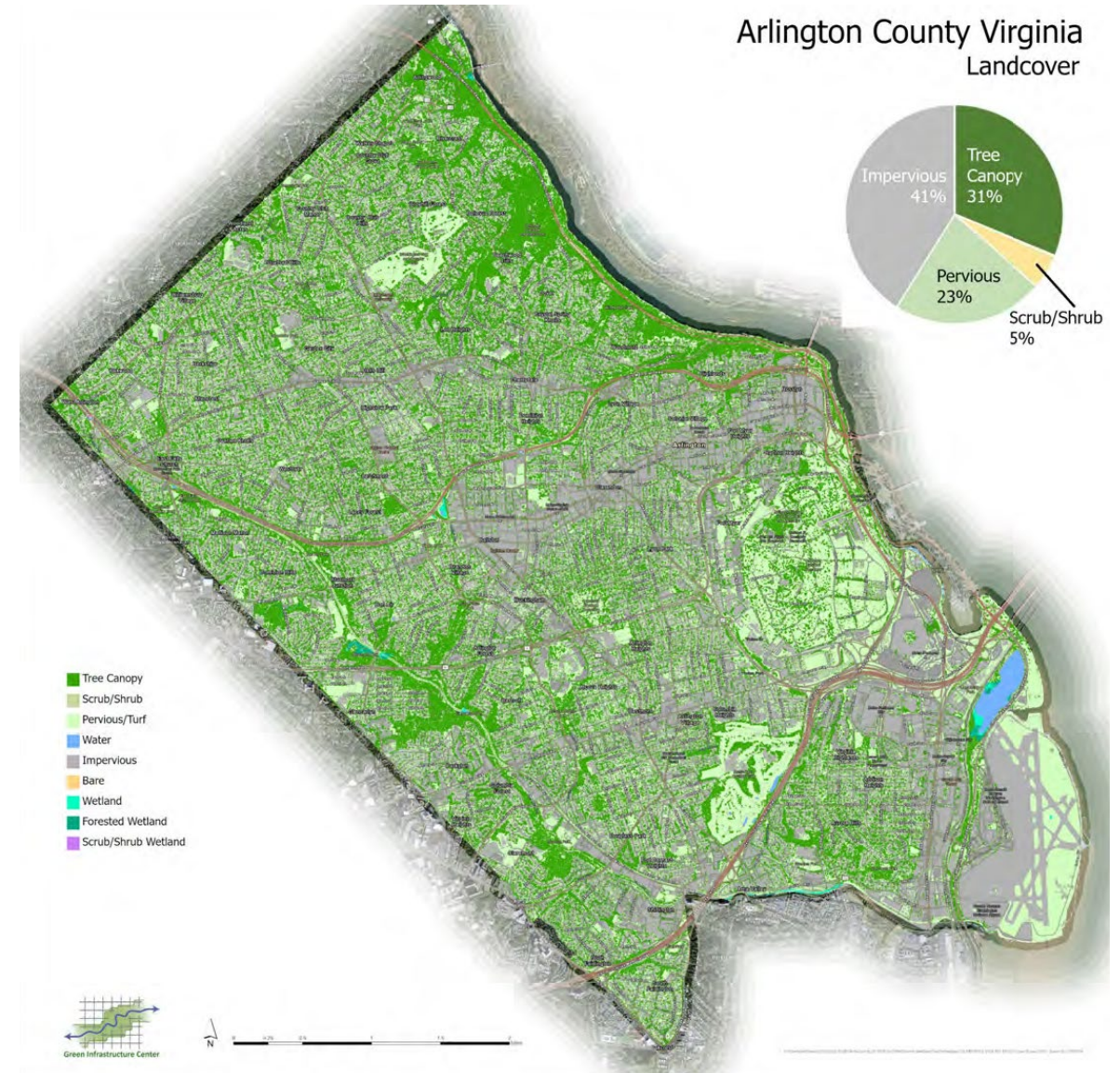- What does current data show?
- What other data should we get?

1

Tree Canopy

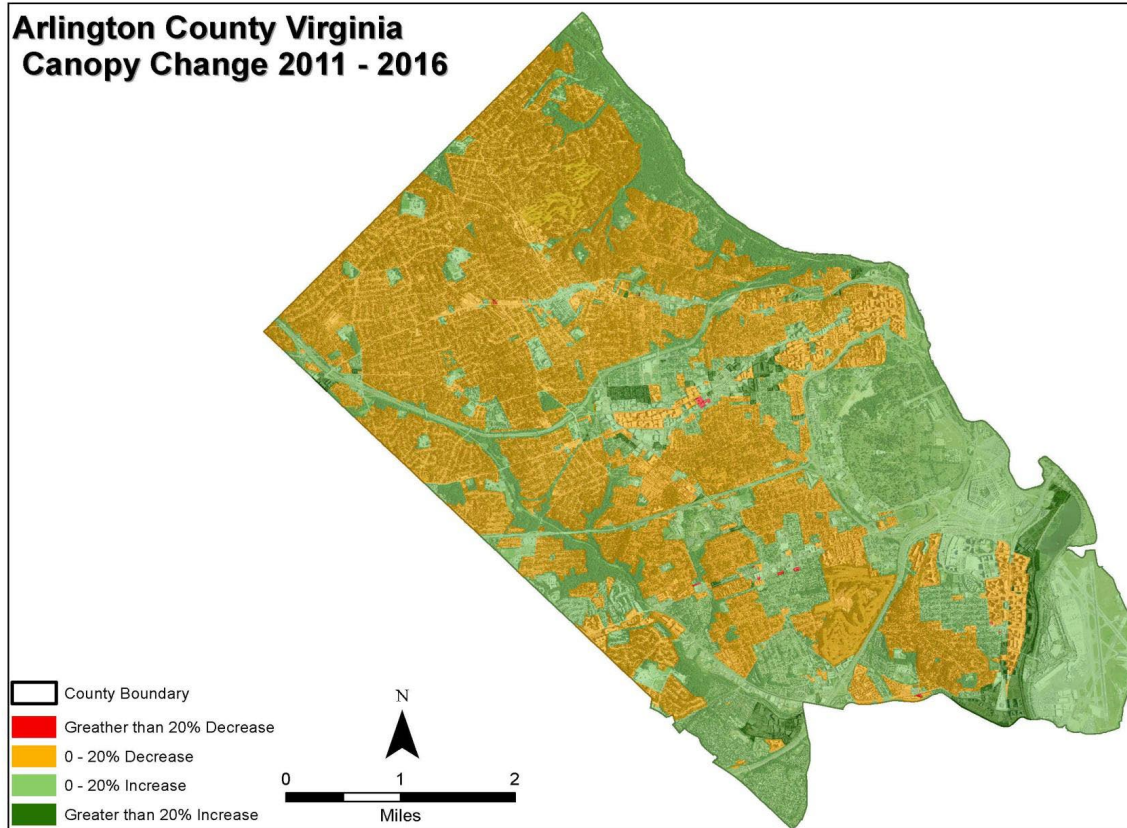**What methods can we use to measure tree canopy?**

- Aerial or satellite imagery to identify surfaces and trees

- LIDAR to determine vegetation heights

- Software tools for analyzing the data

Green Infrastructure Center, Securing Arlington's Forest Assets: Arlington's Tree Canopy Benefits (Feb. 13, 2023)

How has our tree canopy changed?

Arlington County Virginia
Canopy Change 2011 - 2016

County Boundary
Greather than 20% Decrease
0 - 20% Decrease
0 - 20% Increase
Greater than 20% Increase

N

0   1   2
Miles

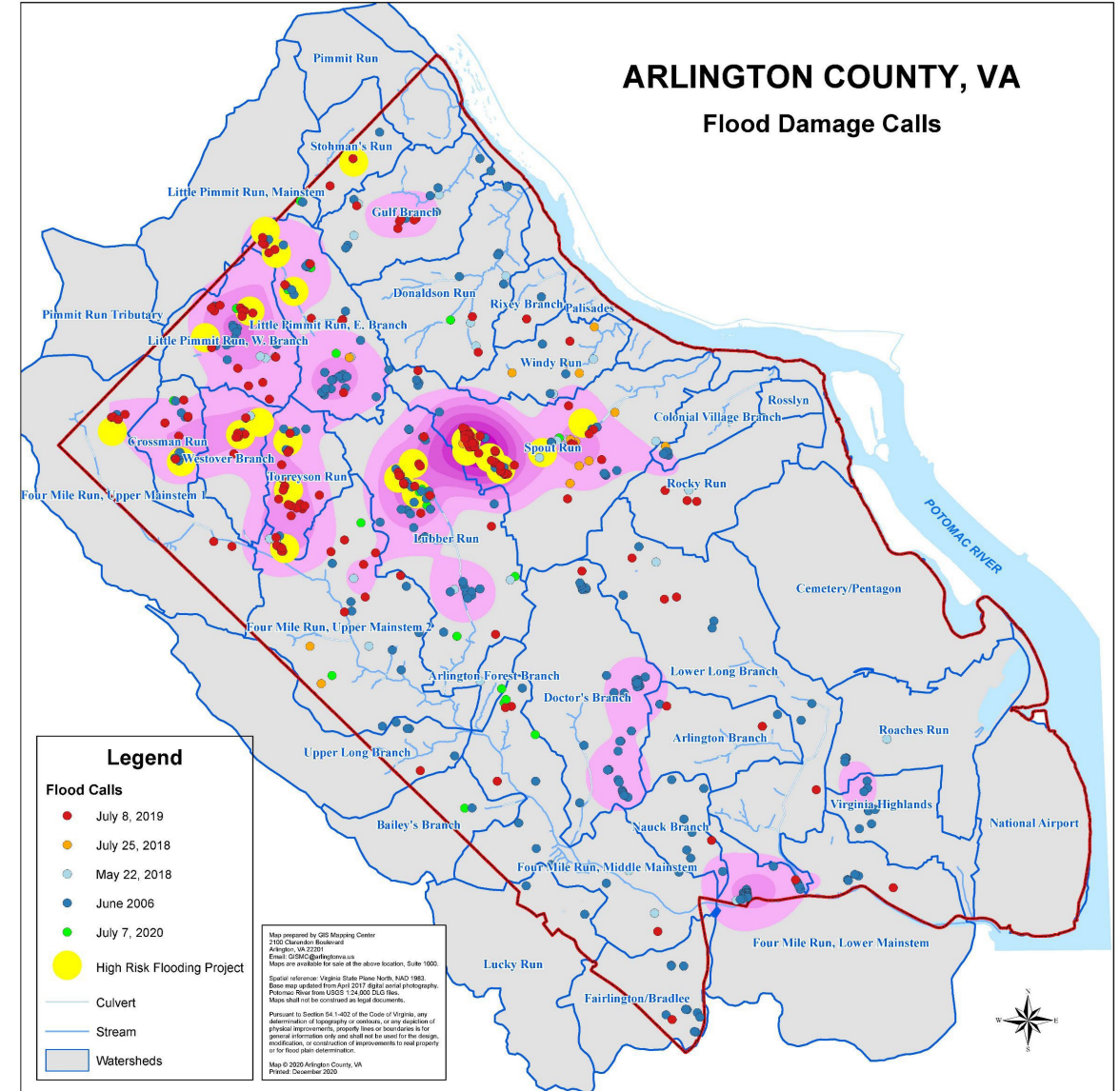- Measuring tree canopy change can identify areas of need and potential solutions
  - Areas of decline may require attention
  - Areas of increase may identify best practices
- Accurate measurement requires consistency in methods to ensure "apples to apples" comparisons

Davey Resource Group, Urban Tree Canopy Assessment, Prepared for Arlington County Department of Parks and Recreation (Dec. 2017)

2

Stormwater

How do we identify priorities?

- The county has identified six "priority watersheds" for capacity improvements using:
  - Mathematical modeling in the 2014 Stormwater Master Plan
  - Maps of calls reporting flood damage
- Other data may be relevant

ARLINGTON COUNTY, VA

Flood Damage Calls

Legend

Flood Calls
- 🔴 July 8, 2019
- 🟠 July 25, 2018
- ⚪ May 22, 2018
- 🔵 June 2006
- 🟢 July 7, 2020
- 🟡 High Risk Flooding Project
- ⎯ Culvert
- ⎯ Stream
- ▭ Watersheds

Arlington County, Stormwater Management: Flood Resilient Arlington, Civic Federation Briefing (Feb. 2022)

What other data should we seek or expect?

- The county is preparing to release its stormwater **Risk Assessment and Management Plan** (RAMP) to:
  - Update rainfall curves, design standards, and climate projections
  - Identify critical community facilities to enable mitigation
  - Map "urban" floodplains and measure risks for flooding, sea level rise, and storm surge

Arlington County, Stormwater Management: Flood Resilient Arlington, Civic Federation Briefing (Feb. 2022)
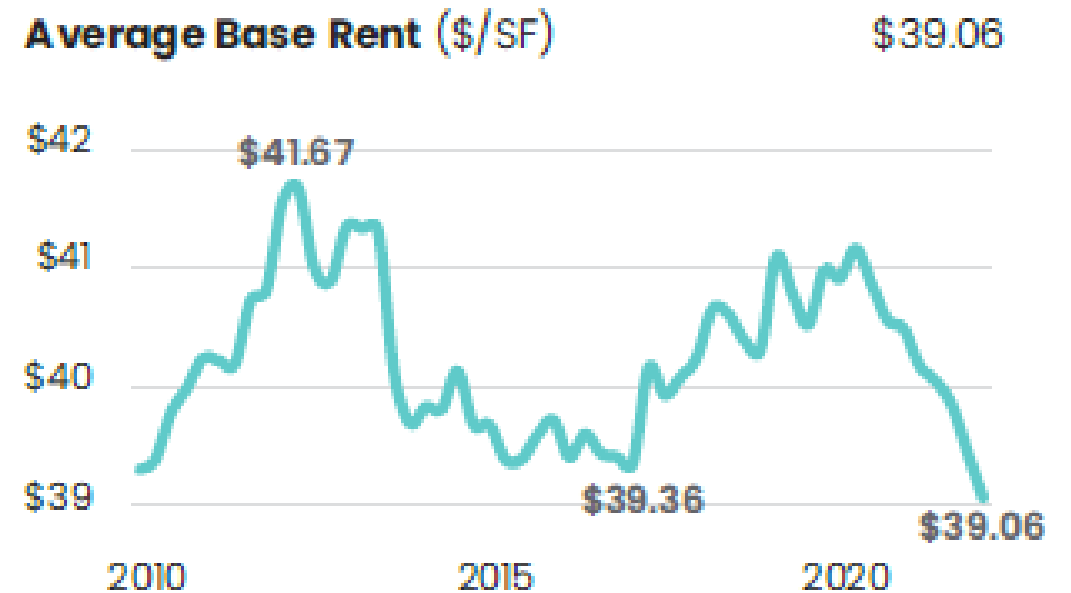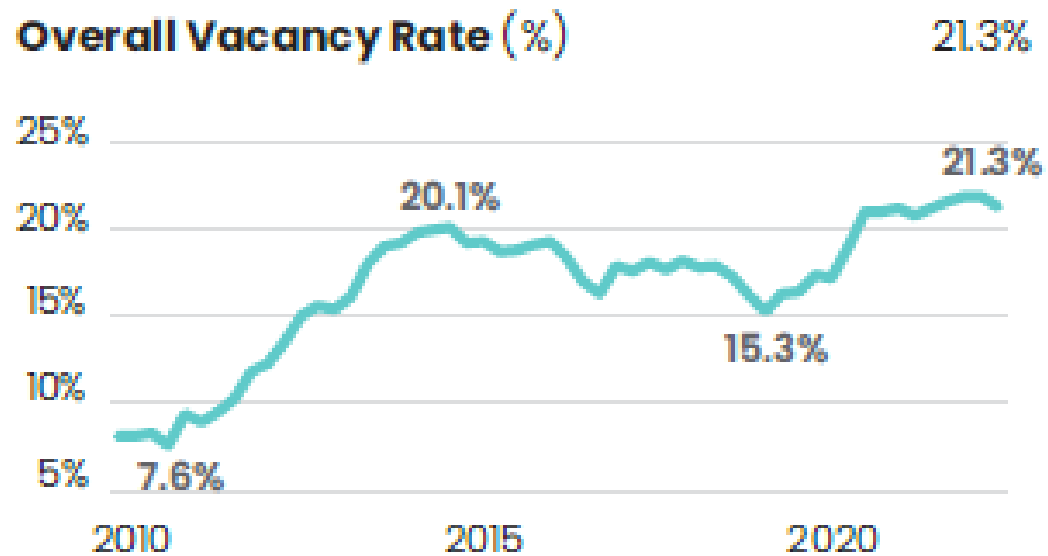
3

Business space

How do we assess whether our mix of spaces meet the needs of our businesses?
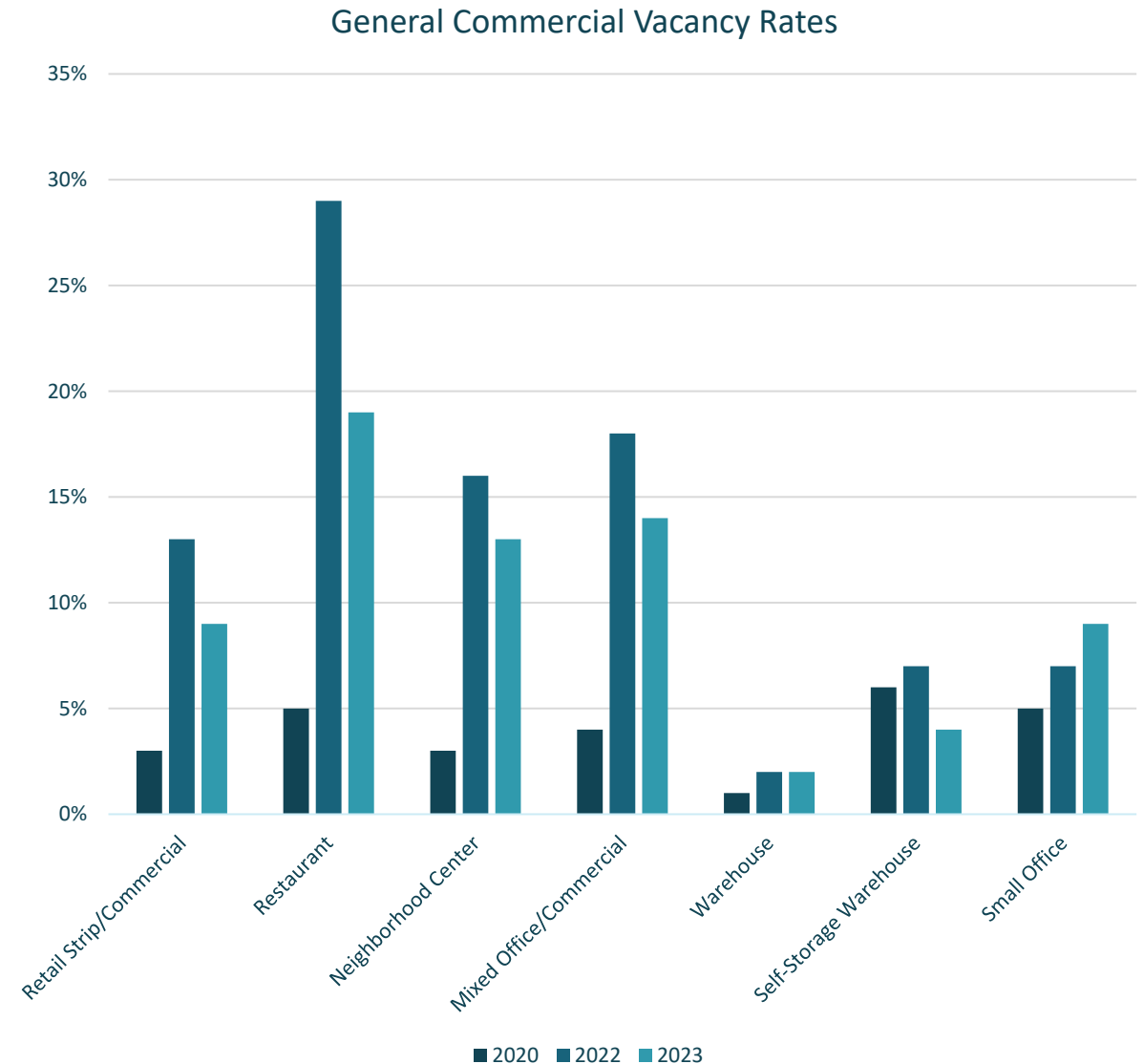

- Relevant data includes <u>vacancy rate</u> and <u>rents</u>
  - Low vacancies and rising rents may indicate undersupply
  - Conversely, high vacancies and falling rents may justify supporting transitions to different uses
- Vacancies vary by type of space (office, retail store, restaurant, etc.)

How do we assess the market for office buildings?

Overall Vacancy Rate (%) — 21.3%

Average Base Rent ($/SF) — $39.06

Arlington Economic Development, Arlington Quarterly Indicators (Q2 2023) (Source: CoStar)

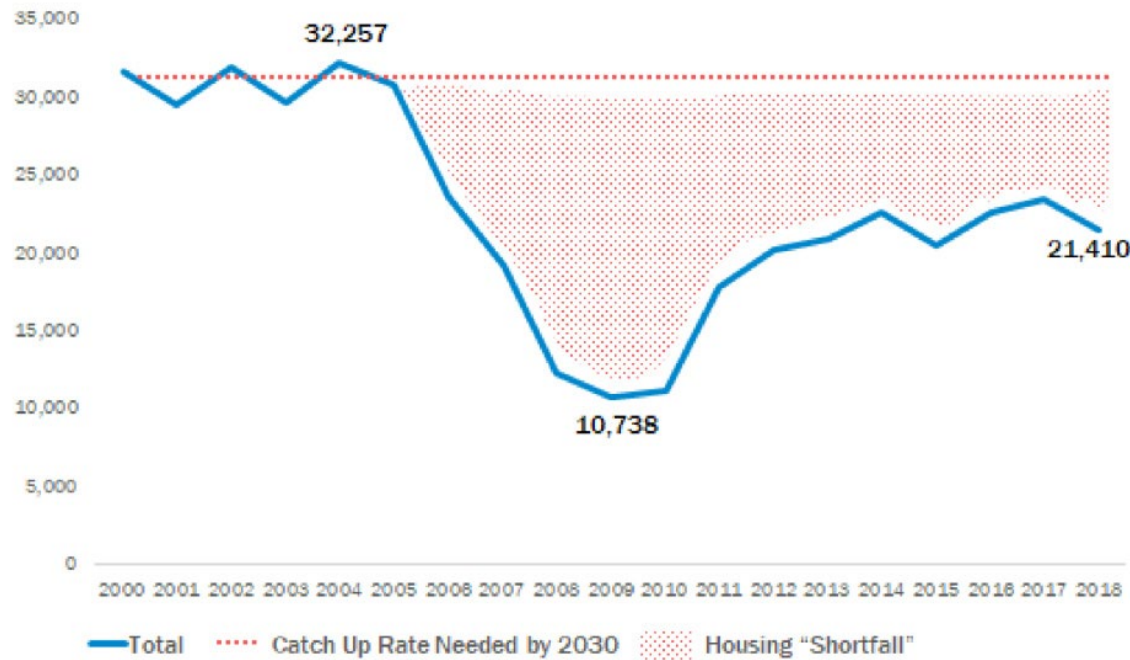**How do vacancies vary among other businesses?**

- Data on rents for "general commercial" businesses may be hard to come by

- Data on vacancy rates shows differences in vacancies among different uses

General Commercial Vacancy Rates

Legend: 2020, 2022, 2023

Categories: Retail Strip/Commercial, Restaurant, Neighborhood Center, Mixed Office/Commercial, Warehouse, Self-Storage Warehouse, Small Office

Arlington County, Department of Real Estate Assessments, Commercial Market Analysis of Arlington County, VA (2020, 2022, 2023)
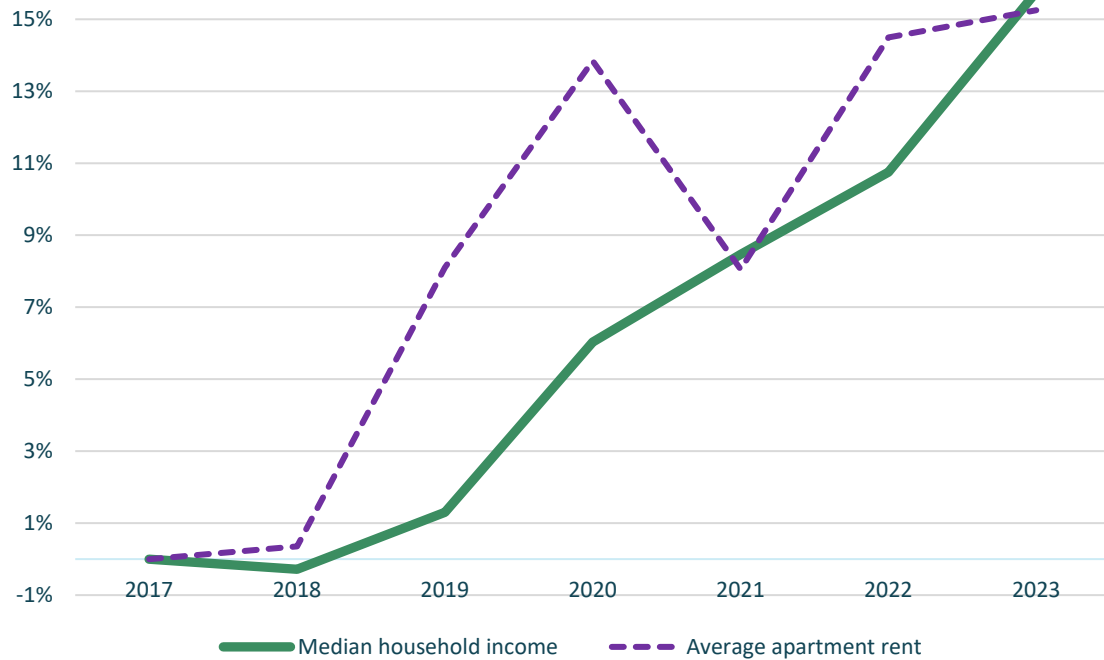
4

Housing

Is job growth related to housing production?

- What are relevant inputs into population projections?
  - Development potential under the GLUP
  - Demographic changes
  - Employment growth
- Do more jobs mean more people seeking homes?
- The existence of a "shortfall" depends on assumptions about job growth, population growth, and new homes per extra job

Arlington County, Department of Community Planning, Housing and Development, Missing Middle Housing Study, Bulletin 2: Housing Market Pressures (July 2020)

Are wages keeping up with housing costs?

Income Growth & Rent Growth

Legend: Median household income; Average apartment rent

Income Growth & Price Growth

Legend: Single-family detached; Single-family attached; Condos; Median household income

Arlington County, Profiles (2017-2023) (Sources: Census ACS 5-year Estimates; Arlington County Department of Management & Finance; CoStar)
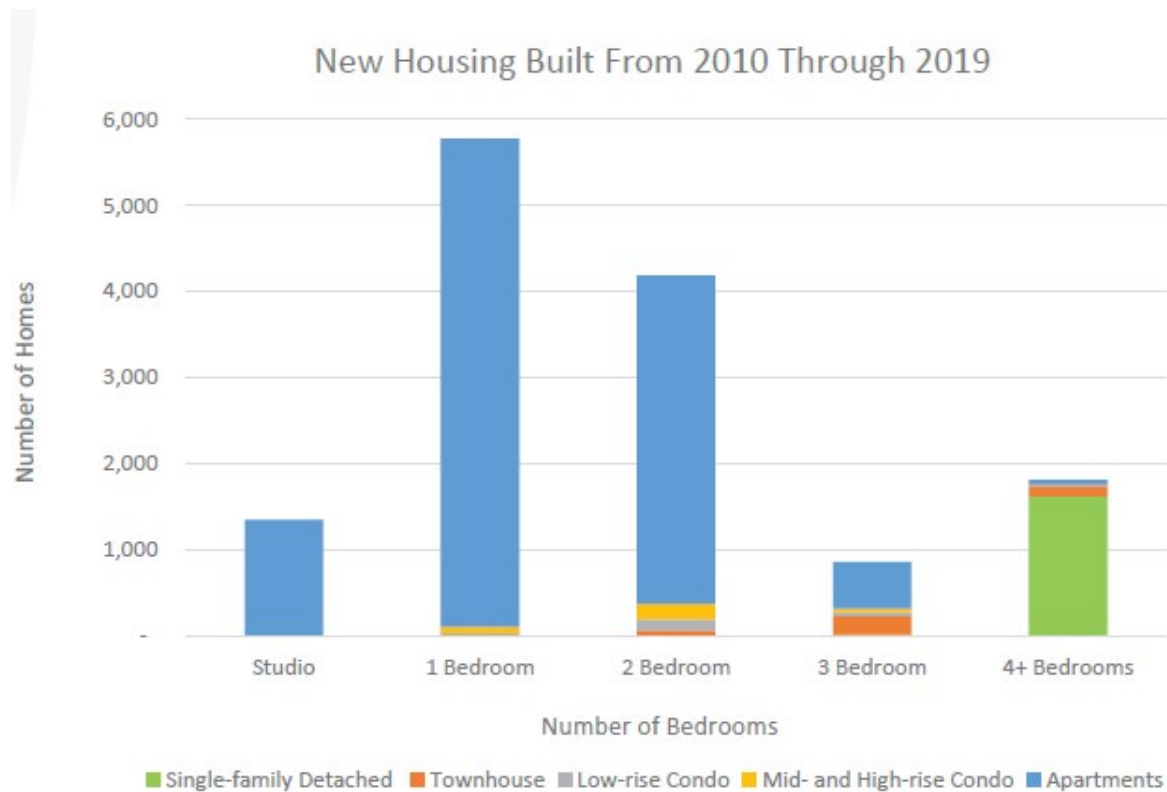
How affordable are "family sized" homes, and how many are being added?

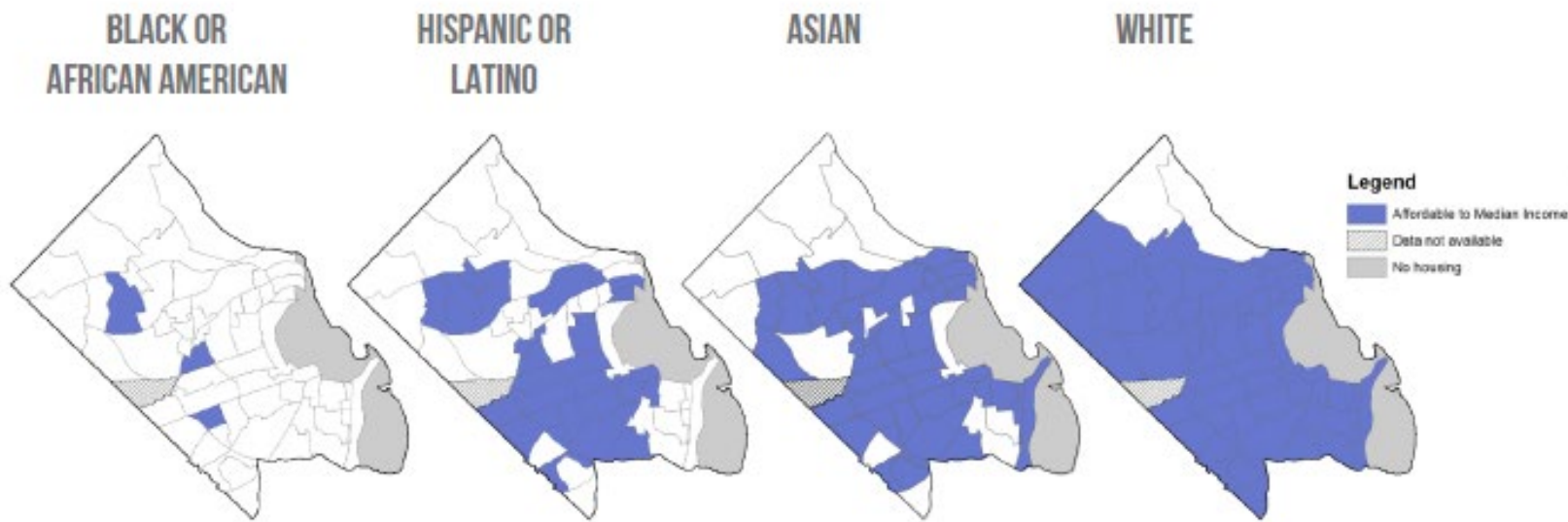Chart 7: Housing Sold with Value up to $500,000 by Number of Bedrooms

New Housing Built From 2010 Through 2019

Single-family Detached Townhouse Low-rise Condo Mid- and High-rise Condo Apartments

Efficiency 1 bedroom 2 bedroom 3+

Arlington County, Department of Community Planning, Housing and Development, Missing Middle Housing Study, Bulletin 2: Housing Market Pressures (July 2020);
Arlington County, Department of Community Planning, Housing and Development, Ownership Housing & Barriers to Homeownership in Arlington County (Oct. 2022)

Are certain households disproportionately cost-burdened?

Cost-burdened means spending over 30% of income on housing

Cost Burden Rates for Selected Households

Arlington County, Department of Community Planning, Housing, and Development, Homeownership Study Phase 2 Report (Sept. 2023)
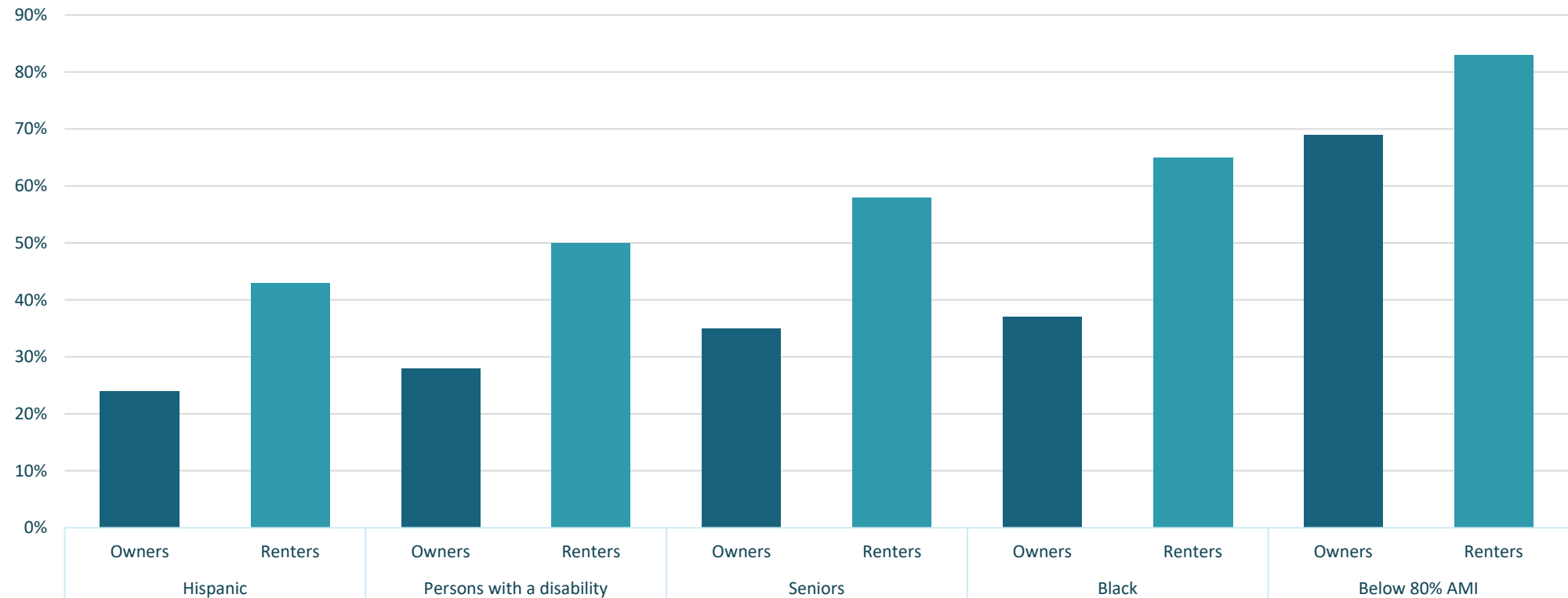
Does access to housing opportunities vary by race and income?

BLACK OR AFRICAN AMERICAN | HISPANIC OR LATINO | ASIAN | WHITE

Legend
- Affordable to Median Income
- Data not available
- No housing

- Median incomes vary among white and non-white households
- Data can identify neighborhoods with higher typical housing costs

	Black or African American	Hispanic or Latino	Asian	White
Median Income	$58,878	$77,743	$93,660	$134,723
Affordability Threshold	$1,472	$1,944	$2,342	$3,368

Arlington County, Department of Community Planning, Housing, and Development, Missing Middle Housing Study, Bulletin 2: Housing Market Pressures (July 2020)

Data does not define our priorities, but it can provide actionable information for meeting community needs

Thank you!

Approaches and tools – Speakers
8:20 – 8:38

- **Stacy L. Meyer, AIA**
- **Jim Lantelme**
- **Jonathan Ware**
- **Joan McIntyre**
- **Brian Sigritz**
- **Christopher Conception**

Arlington County Civic Federation

- **Stacy L. Meyer, AIA**

- Honesty and Openness

1 slide

Honesty and Openness

"Honesty and openness is always the foundation of insightful dialog" - Bell Hooks

Approaches

Jim Lantelme

Land Use Planning Tools

6 slides

ARLINGTON COUNTY CIVIC FEDERATION

OCTOBER 10, 2023

LAND USE PLANNING TOOLS

WHAT'S FIRST

- Why land use?
  - It affects everything around us
  - Publicly-owned (streets and sidewalks, parks, schools, fire stations, etc.)
  - Privately-owned (homes, businesses, hospitals, undeveloped land, religious institutions, and more)

  - Effects are physical, economic, biological, emotional, political, climatological, societal

  - THUS: if we see a problem in the county, it's always worth asking if land use policies contribute to the problem

WHAT GOVERNS LAND USE

- Commonwealth of Virginia Code

- Arlington County Comprehensive Plan

- Arlington County Zoning Ordinance

- Property Deed restrictions

- All of these can be changed through the political, administrative, and judicial processes

HOW TO DECIDE ON CHANGES

- Identify stakeholders who are affected by the problem

- Gather relevant data

- Create process

TOOLS FOR ANALYSIS

- SWOT analysis
  - Strengths
  - Weaknesses
  - Opportunities
  - Threats

Example: storm water

Strengths could be variety of possible engineering solutions

Weaknesses could be technical constraints due to property ownership, scope of need

Opportunities could be land use changes, new funding sources

Threats could be uncertainty of climate change

TOOLS FOR ANALYSIS

- Scenario Planning
  - Identify three or more possible scenarios for the future
  - Test solutions against the scenarios to identify pros and cons for each

  Example: Storm water

  Test technical solutions and costs using the 2019 storm as a baseline with redevelopment scenarios of little change in impermeable surfaces, half of impermeable surface eliminated and 90% of impermeable surface eliminated.

  Note that there can be almost innumerable permutations of scenarios!

Approaches

Jonathan Ware

Tools for improving community engagement

7 slides

Accountable
inclusive
objective
effective

Tools for improving community engagement

October 10, 2023
Arlington Civic Federation
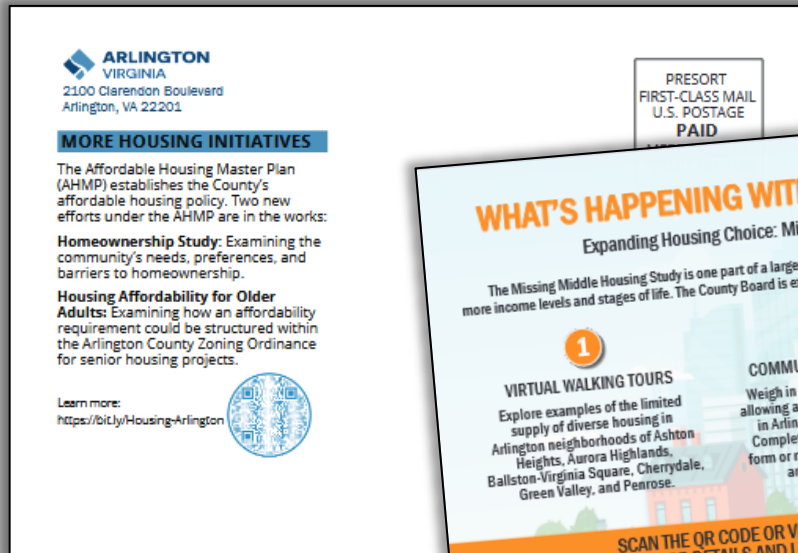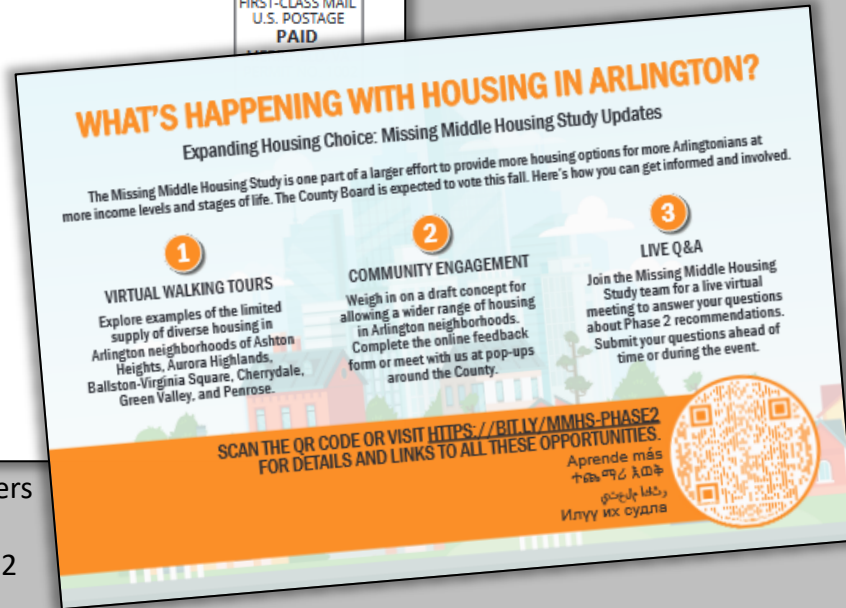
What we say & show

How we engage

What we say (& how) should *inform*

County's Missing Middle mailers used to elicit feedback once framework issued in April 2022 but did not specify the what, where, why, when

- Outreach should be proportionate to scope of task
- Explain in plain language the scope & costs
  - *What* is going on?
  - *Where* is the change?
  - *Why?* What basis & other ways?
  - *When* must I act?

<1% response
(0.3% of Black & Af. Am.; 0.2% of Hispanic/Latino)

Outreach efforts …

"kind of **hit all of the elements of** what **effective engagement** means" County Board, July 12, 2022

https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/data-and-research/profile2023.pdf (237,300 total pop.; 20,330 Black or African American; 37,362 Hispanic or Latino; https://www.arlingtonva.us/files/sharedassets/public/v/1/housing/documents/missing-middle/cb-work-session-mmhs-phase-2-2022-07-12.pdf at 11-12 (of 1765 indicating race/ethnicity, 723 had no response); https://www.youtube.com/live/jcYojkudmBY?si=QNoeZh6O_xPymUR1&t=1730 ("unprecedented").
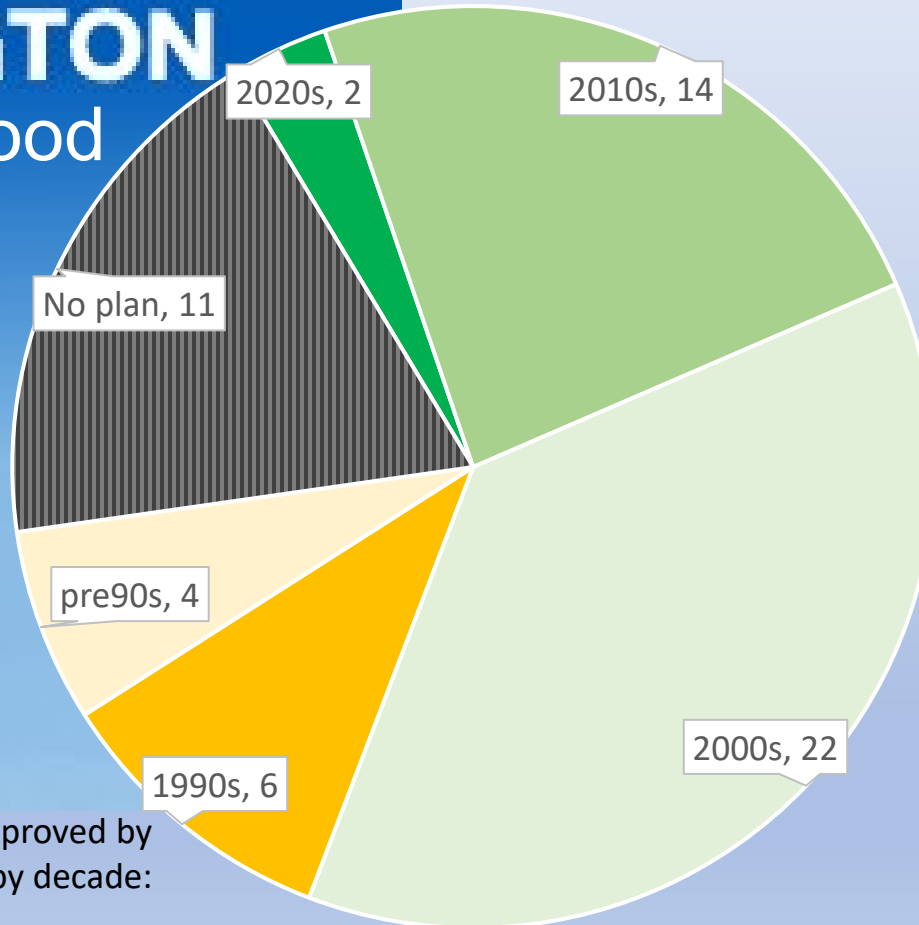
Local visions drive engagement

with room to better target for improved inclusivity & diversity of views

ARLINGTON Neighborhood Program

Pie chart: Neighborhood plans approved by the County Board by decade:
- 2020s, 2
- 2010s, 14
- No plan, 11
- pre90s, 4
- 1990s, 6
- 2000s, 22

48 plans

Survey response rate on neighborhood plans, as a means of engaging

22% for 2022 plan

7% for 2021 plan

13% for 2016 plan

https://www.arlingtonva.us/Government/Projects/Arlington-Neighborhoods-Program/Arlington-Neighborhood-Plans/Arlington-Neighborhoods-Program-Plans;
https://www.arlingtonva.us/files/sharedassets/public/v/1/commissions/documents/ncac/afca_nc_plan_2022_final.pdf at 91 (187 responses), 107 (852 housing units);
https://www.arlingtonva.us/files/sharedassets/public/v/1/commissions/documents/ncac/douglas-park-nc_plan_2021_final.pdf at 11 (257 responses), 66 (3,689 households);
https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/long-branch-creek-ncp-july-2016-_final.pdf at 37 (102 of 800)

Visions: be realistic & objective

10-or-more stories:
County visual of planned 10+story building above Lee Heights Shops in Plan Langston Blvd

https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/plan-langston-blvd/draft-langston-boulevard-area-plan-for-rta.pdf at 39.

Robust, meaningful dialogue

Embrace airtime for diverse views; include fiscal impact

Columbia Pike street car town hall, March 2013 (left)

Similar opportunity for joint dialogue among diverse views **missing** in recent largescale initiatives (e.g. Missing Middle; Plan Langston Blvd)

https://www.arlnow.com/2013/03/28/townhall-becomes-battle-of-bus-vs-streetcar

Tools to engage

- **Reinvigorate CivFed, Civic Associations** to be more inclusive & drive local visions
  - Neighborhood Plans

- **Events with *meaningful dialogue*** among residents & County Staff; direct Q&A
  - Lobby to get Staff into neighborhoods with back-and-forth with local groups

- **Leadership** to empower diverse & differing views with seats at the table
  - Assess effectiveness at outreach & inclusion

Tools to show

- **Realistic & objective views**
  - Outreach proportionate to scope of the task
  - Realistic words & visuals (*substance over slogans*)
  - Explains in plain language full extent of visions **and the costs**

- All **data** available for **free**

- Inform & engage, not "sell"

Arlington County Civic Federation

- **Joan McIntyre**

Creating a Carbon Neutral Arlington

1 slide

CREATING A CARBON NEUTRAL ARLINGTON

CARBON 2050 NEUTRAL

WHOLE OF GOVENRMENT AND WHOLE OF COMMUNITY APPROACH

- **Brian Sigritz**

  Engaging with All Arlington Neighborhoods

- **Christopher Conception**

- Focusing our community on youth engagement and well-being

ACCF Arlington County Civic Federation

Arlington Future Vision 2040 and Beyond
Continuing the Conversation

Considering and examining our common objectives, visions, data, and approaches for next steps

Join our ACCF Committees

JoinUs@civfed.org

Diversity and Outreach	Parks	Environmental Affairs
Planning and Zoning	Transportation	Legislation
Housing	Cultural Affairs	Public Services

LULAC Membership Application
8:50 – 9:00

- **Introduce Resolution**

- **Introduce Christopher Concepcion, President**

- **Discussion**

- **Vote**

VOTING   Zoom: Poll; Yes / No / Abstain
In-Person: Hold up hands

Membership: United Latin American Citizens, Arlington General Council 4613 (LULAC)

• LULAC has applied for membership in the Arlington County Civic Federation. LULAC is the local Arlington council of the nation's largest Latino civil rights advocacy group and focuses on advocating, educating, and encouraging civic participation for the Latino community. Since the early 90s, LULAC has been actively involved in the local community, fostering STEM education for young Latinas, addressing youth mental health, and advocating for Latino community involvement.

• At the September 17th board meeting, the ACCF Board voted to recommend that the General Membership approve the LULAC membership application.

Resolution: United Latin American Citizens, Arlington General Council 4613 (LULAC)

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WHEREAS the League of United Latin American Citizens, Arlington General Council 4613 (LULAC) has requested membership within the Arlington County Civic Federation.

WHEREAS the ACCF Membership Committee has reviewed the LULAC membership request and has validated that the organization meets ACCF rules established by the bylaws, including that the organization has at least 20 members, that their demonstrated primary objective and principal work is consistent with the goals and purposes defined by the ACCF bylaws;

WHEREAS the ACCF Board has reviewed and recommends the Membership application;

THEREFORE, BE IT RESOLVED, that the General Membership of ACCF hereby approves the application of LULAC for membership in the ACCF.

VOTING   Zoom: Poll; Yes / No / Abstain; In-Person   : Hold up hands

Adjourn 9:10-9:15

Arlington County Civic Federation