



Email from Arlington County Manager

From: CountyManager <CountyManager@arlingtonva.us>
To: Civic Association Presidents
Sent: Friday, May 16, 2014 3:56 PM
Subject: Public Land for Public Good

Dear Civic Leader,

As you know, affordable housing is one of our County's highest priorities.

Late last year, the County Board asked that I identify -- as part of the Capital Improvement Program (CIP) process -- County-owned land that could potentially be used for affordable housing. This idea surfaced in the Public Land for Public Good initiative from Virginians Organized for Interfaith Community Engagement (VOICE).

My staff performed an analysis of all County-owned properties -- 678 parcels in all. This week, as part of my Proposed 10-Year CIP (2015-2024), I presented our recommendations to the County Board. My report included identifying a number of sites that could be further considered for affordable housing, and presented them in two tiers.

Tier 1 sites: The four sites in Tier 1 are all currently under study as part of an existing planning process.

- Rosslyn Highlands Park/Fire Station #10 -- Western Rosslyn Area Planning Study (WRAPS) process.
- Courthouse Square and Plaza -- Envision Courthouse Square process.
- Gables North Rolfe Street -- Site Plan application #432; currently under site plan review process.
- Land adjacent to Lee Gardens (North Woodbury Park) -- This site was dedicated to the County as part of a site plan project (SP#75) and we are currently in discussions with an adjacent land-owner to initiate a project in the near future to be reviewed through the site plan review process.

Tier 2 sites: These four sites are identified in the CIP for future investment, and the planning processes for these sites are yet to be determined.

- Fire Station #8 at Lee Hwy and N. Culpeper Street.
- Edison Complex, adjacent to Virginia Hospital Center.
- Lubber Run Park.
- Land adjacent to Jennie Dean Park east of Four Mile Run and Shirlington.

Before any decisions are made, and any development can begin on any of the Tier 2 sites, each site will require significant analysis and community engagement through the appropriate land use process. This analysis will include, among other things:

- Comprehensive review of land use and zoning.
- Assessment of potential County needs for public facilities and open space.
- Evaluation of easements, covenants or other legal constraints.

Over the next few months, the County Board will be reviewing the inclusion of the Tier 2 sites as part of its consideration of my proposed CIP. The CIP will define general timeframes for major investment in these facilities; however, specific timelines for planning processes for each site, to include broad community participation, will be defined throughout the next few years as funding for those sites becomes available per the CIP.

It's early days

The analysis and recommendations are just the beginning. We must be thoughtful stewards of our 26 square miles. In addition to affordable housing, a number of other community needs are also necessary for our continued vitality as a community, including schools, fire stations, recreation centers, other County facilities, as well as open space.

This is the beginning of an important community conversation. We must now engage in the work of making strategic choices about where to locate these amenities and how they fit into the fabric of our existing community.

If you'd like to learn more, visit our [Public Land website](#), where you will find the Public Land for Public Good Report, maps that identify possible sites for further consideration, and more. If your organization would like additional information about the study and potential next steps, contact Planning Director Robert J. Duffy, AICP, at 703-225-3525, or bduffy@arlingtonva.us.

I look forward to working with you on finding good solutions for all Arlingtonians.

Respectfully yours,

Barbara M. Donnellan
County Manager