Comprehensive Plan Compliance Application
Applicant: Albemarle County Public Schools
Project Name: New Southern Feeder Pattern Elementary School
Location: 133 Galaxie Farm Lane; Charlottesville, VA 22902
Tax Map #09100-00-00-01100

Project Description

Albemarle County Public Schools is looking to design and construct its first new elementary school in twenty years, and it will be located within the division's Southern Feeder Pattern (SFP). The Southern Feeder Pattern comprises the schools that feed into Monticello High School. This new elementary school will be joining four (4) other existing elementary schools currently within the Southern Feeder Pattern. This project seeks to align itself with the School Division's *Learning for All* Strategic Plan, which strives to develop equitable, transformative resources, including the development of sustainable and modern facilities, infrastructure, and equipment.

The school building will be comprised of classrooms, cafeteria, media center, gymnasium, administrative spaces, breakout rooms, and support spaces. The school site will be comprised of parking spaces, bus loop, field spaces, and playground spaces. The project must comply with the Virginia High Performance Buildings Act, but it is an internal goal to achieve a Net-Zero-Ready facility. The assumed building size is 72,500 square feet, with an anticipated capacity of 500 students.

Figure 1: New ES Parcel and Surrounding Area

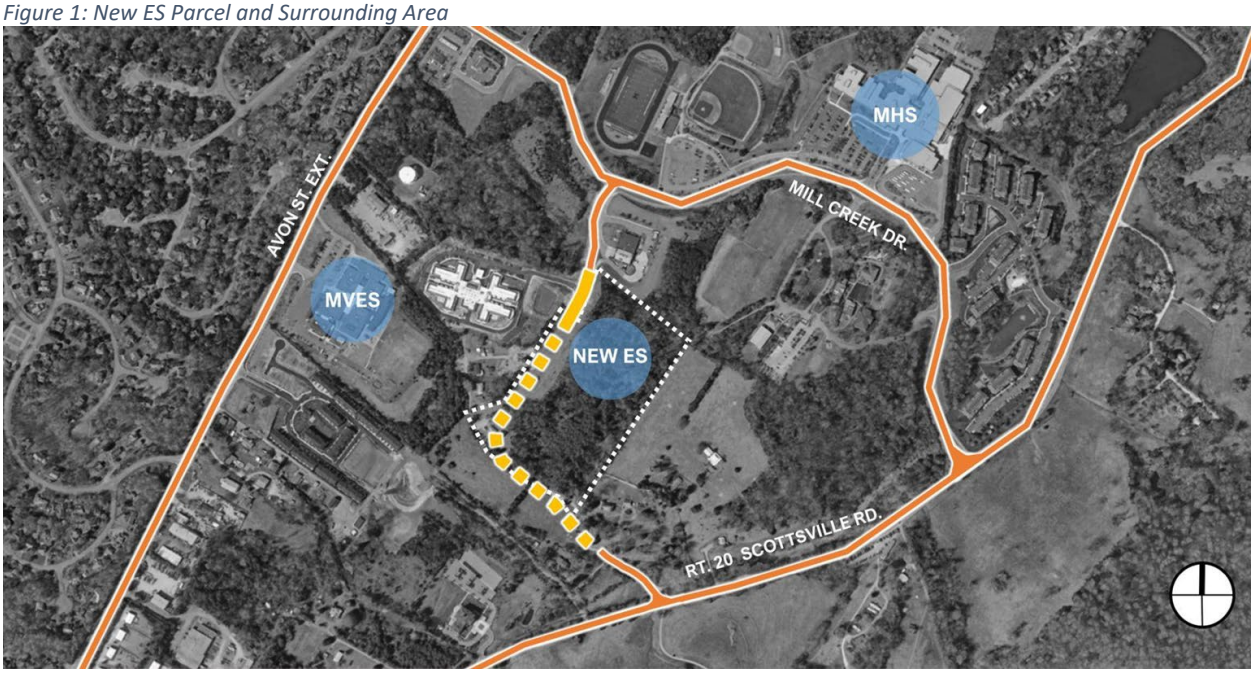
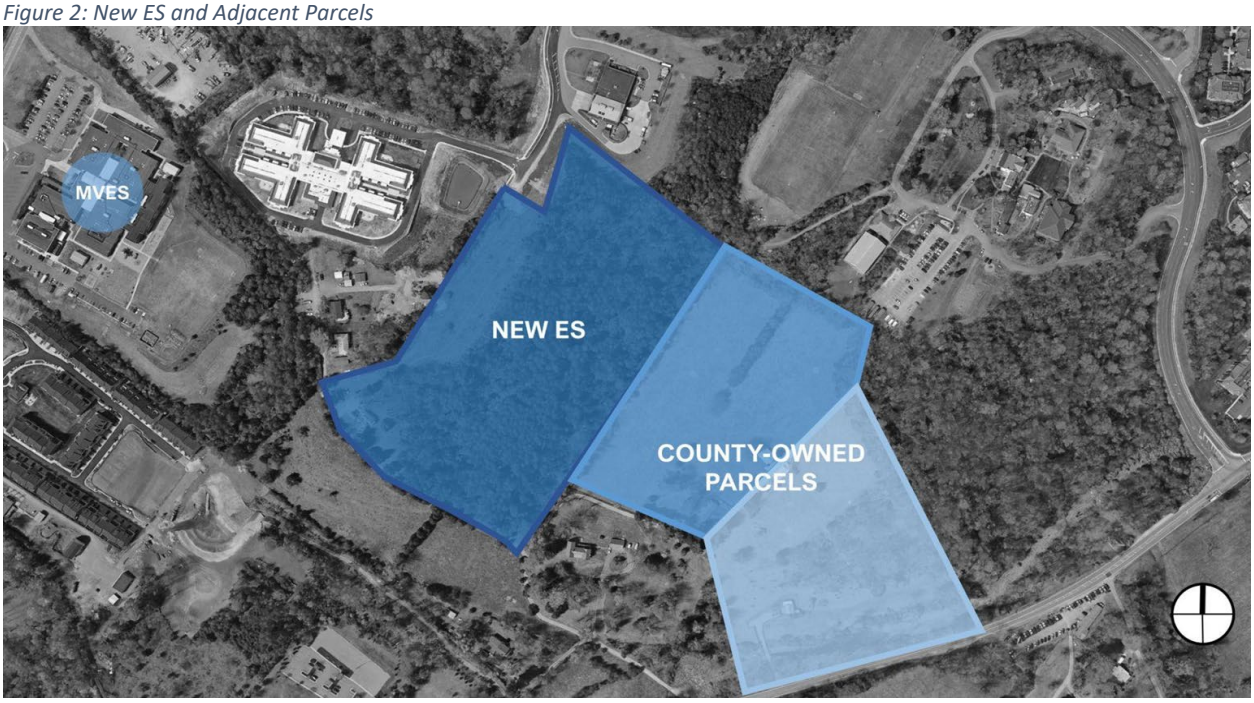


Figure 2: New ES and Adjacent Parcels



Transportation Impacts

The New SFP Elementary School is planned to be 72,500 SF and serve 500 students. Table 1 shows the estimated modes of travel when the SFP Elementary School is fully occupied.

Table 1: Full Occupancy Travel Modes to/from New SFP Elementary School

Mode of Travel	**Number of School Day Vehicles** (Estimate)	**Number of People** (Estimate)	**Access Times**
Bus	5 large buses 2 small buses	375	Drop-off: 7:40 am – 7:55 am Pick-up: 2:40 – 3:00 pm
Parent Dropoff	80	125	Drop-off: 7:40 am – 7:55 am Pick-up: 2:40 – 3:00 pm
Car	100	100 total (85 ACPS staff + 15 visitors)	Arrival: 7:30 am – 7:50 am Dismissal: 3:15 – 4:00 pm
Walking/Biking	0	20	Arrival: 7:40 am – 7:55 am Dismissal: 2:40 – 3:00 pm

Community Engagement

ACPS will seek community input throughout programming and design to create the desired collaborative community process for this project. Opportunities for community engagement in planning an elementary school on this site include:

- 5th & Avon Community Advisory Committee Meeting and Planning Commission Public Hearing resulting from the compliance review with the Comprehensive Plan; and
- Community outreach meeting to gain stakeholder input on the process hosted by ACPS.

ACPS understands the Board's desire to incorporate elements of a Small Area Plan. The community input processes and design team will focus on:

- Pedestrian and bike connectivity; and
- Logical development as to not impede a future roadway connection to other parcels.

ACPS feels that these opportunities for input will honor the Comprehensive Plan's intent for a collaborative community process. Figures 3 and 4 highlight various methods for community engagement throughout the project design.

Figure 3: Synchronous and Asynchronous Community Engagement Opportunities

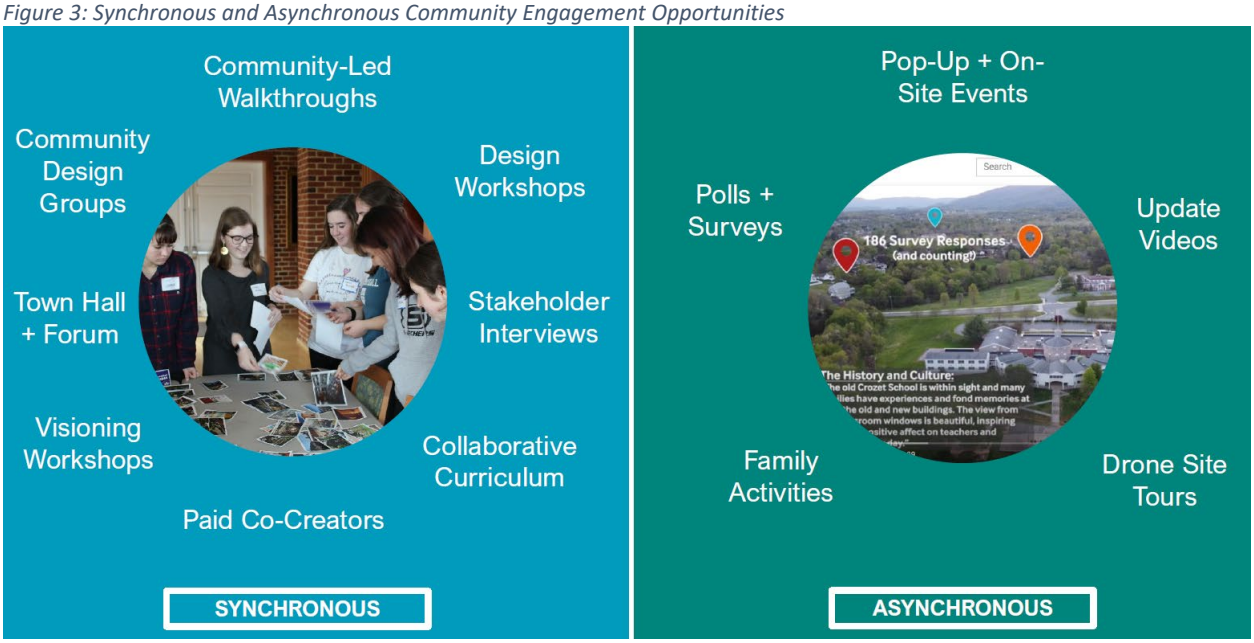
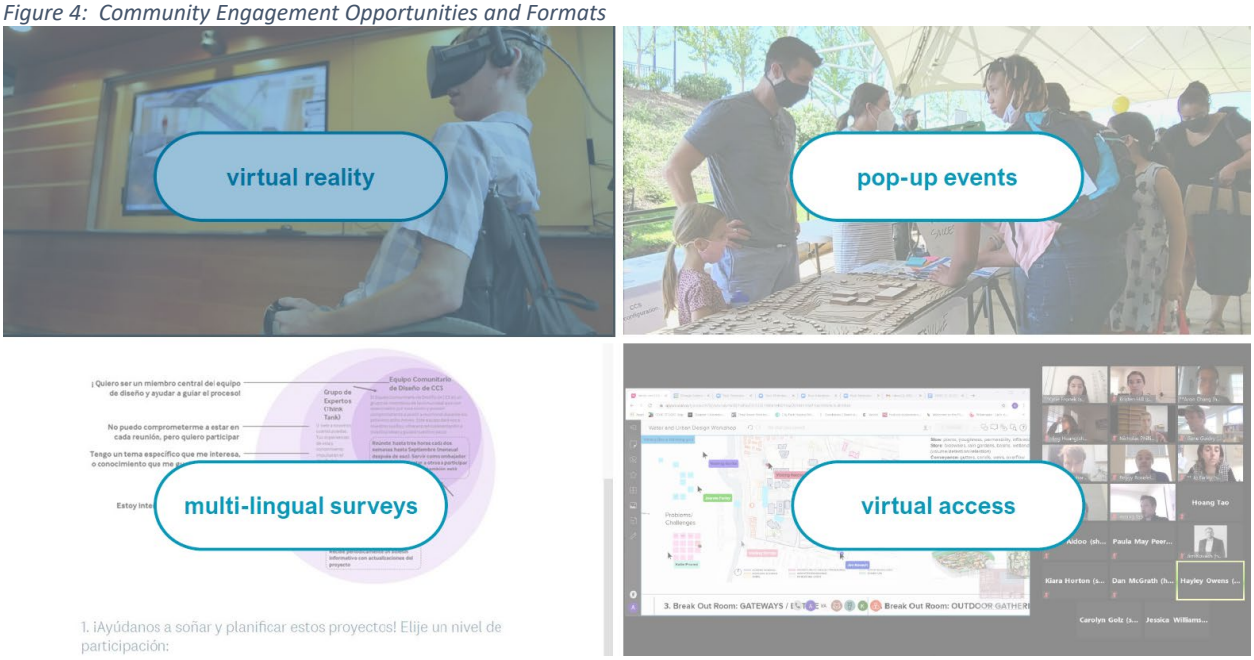


Figure 4: Community Engagement Opportunities and Formats



Building Plan and Graphic

While the project is still early in design, Figure 5 shows a preliminary conceptual layout for the new SFP Elementary School. The design will incorporate the Comprehensive Plan's Neighborhood Model Design Guidance, and the following section highlights the unique ways the SFP Elementary School will contribute to the Neighborhood Model.

- Pedestrian Orientation
  The design will connect to existing sidewalks and consider possible connections to adjacent parcels for community connectivity. Connections will be made to existing sidewalks and to adjacent/nearby residential areas. The feasibility of pedestrian connections to Mountain View Elementary will be investigated. Topography and intervening properties will make a pedestrian connection to Mountain View Elementary difficult to achieve in the short term.

- Mixture of Uses
  With the Galaxie Farm residential development, the SFP Elementary School adds to the mixture of uses for the Mill Creek area. The SFP Elementary School will provide additional opportunities for community usage of the building, field, and playground spaces. As ~16.7 acres remain on County-owned TMPs 91-08B and 91-10, ample opportunities exist for future mixed-use developments on these adjacent parcels.

- Interconnected Street and Transportation Networks
  The design and placement of the building will not impede future interconnected street plans to the County's adjacent parcels (Parcels 09100-00-00-01000 and 09100-00-00-008B0).

  ACPS has contracted with the A/E team designing the new Southern Feeder Pattern Elementary School to conduct a traffic study of the surrounding area with specific respect to this development, design the Founders Place road extension to connect with Galaxie Farm Lane, and bid the road extension as a bid additive. Thus, if bids are favorable, the road could be built under this scenario.

  However, some of the comments received at the Community Advisory Committee meeting on September 21, 2023 seemed to suggest that a road may not be preferable at this location by some members of the community. ACPS intends to ask its traffic engineering consultants to do the road study with and without that road extension built to determine traffic impacts as a result of construction of the new elementary school. While ACPS does not want to exacerbate any traffic issues within the area, ACPS does have some major concerns about the proximity of a 35 mph collector road directly adjacent to the elementary school site. Not constructing the road would also open up additional developable area for more playfields and generally give a lot more options for developing the site. One other potential option might be to access the parcel from both Founders Place AND Galaxie Farm Lane, but to NOT connect the two as a public thoroughfare. If these options would be amenable to CDD and the Planning

Commission, ACPS would like the freedom to at least study them as potential site development options.

- Multi-modal Transportation Opportunities
  Transit options to SFP Elementary School will include walking, biking, driving, and riding buses. The design will include bike racks and bike lane and sidewalk connectivity.

- Parks, Recreational Amenities, and Open Space
  Outdoor learning areas, open spaces, field, and playground spaces will be part of the SFP Elementary School design.

- Respecting Terrain and Careful Grading
  The design intent is to optimize tree removal and grading.

Figure 5: Early Conceptual Plan for SFP Elementary School



Timeline

Following is the tentative project schedule. This is subject to changes as the project progresses.

Project Phase	Timeline
Programming	July 2023 - September 2023
Design	September 2023 - August 2024
Bidding/Contracting	September 2024-October 2024
Construction	November 2024-June 2026
School Opening	2026/27 School Year

Additional Resources

During the Community Advisory Committee meeting on September 21, 2023, committee members had questions about projected capacity for the area. **Appendix A** includes the 10-year capacity projections for ACPS.

Appendix B includes scatterplot maps that highlight the locations of the Mountain View community students. The graphic highlights the student density near existing Mountain View Elementary and the proposed site for the new elementary school.

Appendix A

ACPS Student Capacity Projections

Appendix A: Enrollment and Capacity Projections

Enrollment and Capacity Projections (October 2023)

		PK-12 Capacity	PK Capacity[1]	K-12 Capacity[2]	K-12 Enroll	PROJECTED ENROLLMENT (K-12 Students)										PROJECTED CAPACITY CONFLICTS									
					2023/24	*2024/25*	*2025/26*	*2026/27*	*2027/28*	*2028/29*	*2029/30*	*2030/31*	*2031/32*	*2032/33*	*2033/34*	*2024/25*	*2025/26*	*2026/27*	*2027/28*	*2028/29*	*2029/30*	*2030/31*	*2031/32*	*2032/33*	*2033/34*
ELEMENTARY	AGNOR-HURT	528	96	432	396	402	390	394	385	395	404	407	412	420	430	30	42	38	47	37	28	25	20	12	2
	BAKER-BUTLER	560	12	548	725	750	756	764	754	757	774	785	803	813	831	(202)	(208)	(216)	(206)	(209)	(226)	(237)	(255)	(265)	(283)
	BROADUS WOOD	330	18	312	268	261	269	272	274	270	267	268	271	272	272	51	43	40	38	42	45	44	41	40	40
	BROWNSVILLE	697	24	673	550	538	528	537	533	536	553	555	565	574	585	135	145	136	140	137	120	118	108	99	88
	CROZET	647	20	627	544	544	552	568	580	588	605	603	603	602	610	83	75	59	47	39	22	24	24	25	17
	GREER	527	60	467	456	457	442	429	418	419	428	432	439	444	454	10	25	38	49	48	39	35	28	23	13
	HOLLYMEAD	452	44	408	334	343	344	357	360	369	365	360	361	361	363	65	64	51	48	39	43	48	47	47	45
	IVY	400	-	400	347	355	361	360	343	352	347	345	348	349	353	45	39	40	57	48	53	55	52	51	47
	MOUNTAIN VIEW	604	48	556	713	729	742	768	767	767	783	796	810	822	838	(173)	(186)	(212)	(211)	(211)	(227)	(240)	(254)	(266)	(282)
	MURRAY	268	-	268	275	280	280	290	271	259	264	265	268	270	272	(12)	(12)	(22)	(3)	9	4	3	-	(2)	(4)
	RED HILL	198	18	180	176	182	178	183	182	175	176	175	177	178	180	(2)	2	(3)	(2)	5	4	5	3	2	-
	SCOTTSVILLE	270	18	252	194	192	190	191	194	186	192	190	190	189	190	60	62	61	58	66	60	62	62	63	62
	STONE ROBINSON	557	36	521	449	459	464	474	477	468	459	462	469	472	480	62	57	47	44	53	62	59	52	49	41
	STONY POINT	221	12	209	174	175	181	175	172	170	178	176	175	175	176	34	28	34	37	39	31	33	34	34	33
	WOODBROOK	510	-	510	523	522	514	502	493	476	496	502	512	521	531	(12)	(4)	8	17	34	14	8	(2)	(11)	(21)
	SOUTHERN FEEDER ES (PLANNED 26/27)			500														500	500	500	500	500	500	500	500
	NORTHERN FEEDER ES (PLANNED 29/30)			500																	500	500	500	500	500
	Subtotal	**6,769**	**406**	**6,363**	**6,124**	**6,189**	**6,191**	**6,264**	**6,203**	**6,187**	**6,291**	**6,321**	**6,403**	**6,462**	**6,565**	**174**	**172**	**599**	**660**	**676**	**1,072**	**1,042**	**960**	**901**	**798**
MIDDLE	BURLEY			693	548	552	555	551	572	578	595	593	591	600	598	141	138	142	121	115	98	100	102	93	95
	HENLEY			910	799	837	873	894	904	909	912	902	899	931	912	73	37	16	6	1	(2)	8	11	(21)	(2)
	JOURNEY			699	605	626	648	684	694	709	669	652	618	636	632	73	51	15	5	(10)	30	47	81	63	67
	LAKESIDE			672	519	530	556	563	595	596	592	584	580	591	586	142	116	109	77	76	80	88	92	81	86
	WALTON			491	328	327	320	313	316	336	343	353	333	342	341	164	171	178	175	155	148	138	158	149	150
	Subtotal			**3,465**	**2,799**	**2,872**	**2,952**	**3,005**	**3,081**	**3,128**	**3,111**	**3,084**	**3,021**	**3,100**	**3,069**	**593**	**513**	**460**	**384**	**337**	**354**	**381**	**444**	**365**	**396**
HIGH	ALBEMARLE			1,654	1,956	1,932	1,882	1,857	1,810	1,854	1,904	1,964	2,024	2,018	2,035	(278)	(228)	(203)	(156)	(200)	(250)	(310)	(370)	(364)	(381)
	MONTICELLO			1,132	1,167	1,140	1,144	1,139	1,115	1,142	1,104	1,131	1,201	1,214	1,252	(8)	(12)	(7)	17	(10)	28	1	(69)	(82)	(120)
	WESTERN ALBEMARLE			1,122	1,132	1,151	1,130	1,096	1,134	1,159	1,145	1,219	1,210	1,188	1,247	(29)	(8)	26	(12)	(37)	(23)	(97)	(88)	(66)	(125)
	CENTER 1			120	81	120	120	120	120	120	120	120	120	120	120	-	-	-	-	-	-	-	-	-	-
	CENTER 2 (PLANNED 26/27)			400														400	400	400	400	400	400	400	400
	Subtotal			**4,028**	**4,336**	**4,343**	**4,276**	**4,212**	**4,179**	**4,275**	**4,273**	**4,434**	**4,555**	**4,540**	**4,654**	**(315)**	**(248)**	**216**	**249**	**153**	**155**	**(6)**	**(127)**	**(112)**	**(226)**
	COMMUNITY LAB SCHOOL			210	174	184	189	192	195	197	202	203	203	203	203	26	21	18	15	13	8	7	7	7	7
	POST HIGH			24	26	36	39	42	45	48	50	50	50	50	50	(12)	(15)	(18)	(21)	(24)	(26)	(26)	(26)	(26)	(26)
	TOTAL			**14,090**	**13,459**	**13,624**	**13,647**	**13,715**	**13,703**	**13,835**	**13,927**	**14,092**	**14,232**	**14,355**	**14,541**	**466**	**443**	**1,275**	**1,287**	**1,155**	**1,563**	**1,398**	**1,258**	**1,135**	**949**

[1] Analysis assumes preschool enrollment is the same as capacity. Preschool programs may be attended by students who live out of the elementary school district.

[2] Subtotals and totals do not include planned capacities.

Appendix B

Mountain View Community - Student Location Scatterplots

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Albemarle County Public Schools
District Map

