Assessment of the Proposal's Consistency with Relevant Community Facility Objectives

Objective 1 provides overall strategies relevant to all types of Community Facilities. Objective 3 provides strategies for the provision of school facilities.

Objective 1: Continue to provide public facilities and services in a fiscally responsible and equitable manner.

The following are strategies for this Objective that are relevant to this project and the CCP review process. The staff's assessment of this project's consistency with these strategies is provided below each.

Strategy 1a: Give priority to facilities and services that address emergency needs, health and safety concerns, and provide the greatest cost-benefit to populations served.

Staff comment: the strategy is focused on prioritizing emergency services and facilities that address emergency needs and health and safety concerns.

Strategy 1b: Give priority to the maintenance and expansion of existing facilities to meet service needs.

Staff comment: A new school is needed to address existing and future capacity needs in the southern feeder pattern. Mountain View Elementary School cannot be expanded in and way that maintains the desired and effective operational size for an elementary school. A new is needed to address short and long-term capacity needs. The location of the new school adjacent to an existing elementary school does concentration school and associated park/community centers facilities in one location creating a less equitable distribution of those services to the southern development areas neighborhoods.

Strategy 1c: Continue to design all buildings, structures and other facilities to permit expansion as necessary.

Staff comment: This site (and adjacent vacant parcels owned by the County) can accommodate future expansion.

Strategy 1d: Continue to locate related or complementary services and facilities together when possible and when other goals of the Comprehensive Plan can be met.

Staff comment: The site is located near other schools and fire-rescue services which can provide quick emergency assistance to the site. However, the proposed location creates redundancy in the community service and recreational facilities also provided by schools in the Avon Street corridor (third school within that corridor. A location in the Fifth Street corridor of the southern Urban Area would provide a better balance of the services provided by schools (no County school or parking facility, with playgrounds/fields within the Fifth Street corridor. The City's Azelea Park is located along Old Lynchburg Road near the County border. The COB, Fifth St. building provides for some community space needs. **Note: it has not been determined whether this school will be paired with Mountain View Elementary School (dividing elementary grades between the two school sites.**

Strategy 1e: Schedule funding of government facilities through the Capital Improvements Program, based on the needs identified in the Development Area Master Plans, other chapters of this Plan, and other adopted County Plans.

Staff comment: This project is programmed in the CIP. Construction is now anticipated for 2024-26 timeframe, with school to open for 2026/27 school year. Development of this with a school may increase the need to program recommended transportation improvements along the Avon Street corridor (on Avon Street and Mill Creek Drive).

Strategy 1f: Look for opportunities to join in public-private partnerships and use volunteers to help provide cost effective facilities and services.

Staff comment: N/A to this review

Strategy 1g: Ensure that all government facilities conform to County regulations, site development standards, and policies.

Staff comment: This project will meet Zoning Ordinance requirements and is proposed to be designed and constructed to meet County site development requirements and school operational policies, standards, and strategies.

Strategy 1h: Prior to the disposal of any existing but obsolete facilities and sites, determine the value of maintaining them for potential reuse by other services and facilities.

Staff comment: Not applicable to this proposal.

Strategy 1i: Continue to design and construct public facilities that are energy efficient and environmentally responsible.

Staff comment: The building is currently in design; however, the intent is for all future County buildings to be energy efficient and environmentally responsible.

Strategy 1k: Ensure that public buildings and spaces provided in the Development Areas conform to the principles of the Neighborhood Model.

Staff comment: The intent is for the site/facility to largely meet the Neighborhood Model Principals which are applicable the public facilities as noted below. See Attachment E of the Staff Report for an assessment of the project's consistency with the NM Principals.

> **The following Neighborhood Model Principles are applicable to public facilities and services:**
>
> • **All public facilities should be designed and/or located to accommodate multimodal transportation options, including walkways, bike facilities, and transit access, if available or proposed**.
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> Staff comment: Pedestrian and bike facilities will be provided to the school. Sidewalks will be extended to the site along Founders Place, and sidewalks and multi-use paths will be provided on-site and connecting to adjacent areas to the extent feasible and appropriate. The site development plan will accommodate the future extension of a public road to Rt. 20 as recommended in the Master Plan.
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> • **Recreational and natural areas are amenities and should be sited so that residents and workers can walk to a public park, use greenway trails, experience preserved natural areas, and enjoy public gathering spaces**.

Staff comment: Recreational and open space areas will be provided on-site and will be accessible to area residents. As noted previously in, the school location results in a redundancy of these services in the Avon Street corridor and less of these services provided in other parts of the southern and western urban area neighborhoods.

- **Building size and orientation on the site (and to the street and neighborhood) should be in keeping with the character of the neighborhood to the extent possible and appropriate. As a general rule, buildings should have their front entrance oriented to the street, with parking relegated internal to the site and away from the street. Take existing and proposed density of nearby areas into account with public building locations. Avoid sprawling site development, which underutilizes sites and does not create or contribute to compact, walkable neighborhood development.**

Staff comment: The site and building are currently under design, but the intent is to meet these design principles to the extent feasible, as was intended with the HSC II site and building previously proposed on the site. Future planning and community engagement processes will determine the ultimate character of the area.

- **Recognize that public facilities contribute to the mixed-use character of neighborhoods. Therefore, strategic location and siting of facilities can contribute to mixed-use neighborhoods.**

As has been noted previously, additional areas remain in this designated "center" area to establish a greater mix of uses. But this would be the third public school in the immediate area and fourth total of schools, including Tandem School. Other areas of the southern development currently lack school/park-recreation/community center facilities and services, and contribution to the character of the neighborhood, provided by public schools.

- **Provide for sidewalk systems to give pedestrians an easy walk to many destinations, to provide alternative routes for traffic, and to reduce the number and length of car trips**.

Staff comment: Pedestrian facilities will be provided as previously discussed.

- **Create on street parking and place parking lots behind buildings so pedestrians do not have to cross major parking areas when walking along sidewalks to reach facilities.**

Staff comment: There is no existing or proposed public street on-site that is intended to provide for, or accommodate, on-street parking. When future extension of the public street occurs, the street will include sidewalks, bike lanes and street trees in tree lawns.

- **Reuse and/or redevelop existing sites.**

Staff comment: No existing sites were feasible for this use/need.

- **When planning new facilities or modifying existing sites, work with rather than against the natural grade to the greatest extent feasible… Protecting important environmental resources, such as steep slopes along streams, stream buffers, significant wooded areas, wetlands, and the like, is important. The character of the finished grading should avoid massive and tall retaining walls and take into account the ability to maintain slopes and vegetation, and to avoid erosion.**

Staff comment: The site plan and grading plan are still under development, but the site does not contain significant/steep grades. There are no designated preserved slopes, perennial streams/stream buffers, or 100-year floodplain on the property.

• Establish public facilities as neighborhood centers (when possible) to bring diverse activities to a neighborhood….

Staff comment: This site is located within a Center designated in the Master Plan.

Objective 3 provides strategies for the provision of school facilities.

Objective 3: Provide physical facilities that enable the School Division to provide a high quality educational system for students in Albemarle County.

The following are strategies for this Objective that are relevant to this project and the CCP review process. The staff's assessment of this project's consistency with these strategies is provided below each.

Strategy 3a: Locate new schools in the Development Areas. Only locate new schools in the Rural Area by exception when either physical constraints, land area needs or availability, or service considerations may necessitate it.

When siting new schools, as many of the characteristics below as possible should be met:

• Middle schools and high schools should be located in a central location relative to elementary schools, which feed these schools, to support the feeder pattern policy of the School Board; • Safe and convenient access should be provided between the schools and pedestrian and road networks; • Compatibility with adjoining planned and existing land uses should be achieved. Though not preferred, locations near industrial and major commercial developments are not prohibited;

• Public water and sewer service should be provided;

• Police and fire rescue service should be in close proximity; and

• The site should be developed with respect for environmental features such as topography, soils, floodplains, and wetlands and final design should result in aesthetically pleasing physical qualities.

Staff comment: The proposed project meets all the above characteristics.

Strategy 3c: Provide facilities in locations that are appropriate for the projected enrollment in order to ensure educational parity for all students. Ensure school location and facility design are based on the recommendations of the Long-Range Plan for Albemarle County Schools and Development Area Master Plans, to the greatest extent possible.

Staff comment: The Long-Range Planning Committee for Schools has endorsed this location for a new school to serve the current and future enrollment needs the southern feeder pattern as the best currently available alternative to address capacity and timeline needs. Other locations in other parts of the southern urban areas were pursued but no viable location could be found.

The Southern and Western Master Plan does not contain specific recommendations for the location of schools. It does recommend this area for institutional uses and the discussion of the Center are designation for this area notes that "[c]ivic uses are expected on the County-owned properties in the future…"

The concentration of schools in the Avon Street corridor creates an imbalance of school and associated community center and recreational facilities in the southern neighborhoods, with the Fifth Street corridor lacking in similar facilities.

Strategy 3e: Provide adequate recreational and athletic facilities on a school site to serve the students of the school and to provide park facilities as identified in the Parks and Recreation Chapter of this Plan.

Staff comment: Park and recreation facilities and open space will be provided on-site. Athletic activities (and associated fields/space) will continue to occur at the base high schools and not this facility. The location of the new elementary school next to other existing schools creates an imbalance of these facilities in the southern and western urban areas. These services are not equitably provided.

Strategy 3f: Give preference to locating schools on individual sites rather than having multiple schools on one site.

Staff comment: Though located near other schools, this facility will be located on a separate site. A concentration of schools in one area/close proximity re-enforces an imbalance in the provision of school/park/community center services in the southern Development Areas. However, "Campus" style school sites/areas have been used in the County and are still being developed and intensified (Lambs Road Campus).

Strategy 3h: Encourage innovative alternatives to address new school facility needs, including potential cooperation with the City of Charlottesville.

Staff comment: Staff comment: the new elementary school may be paired with Mountain View Elementary School, but that has yet to be decided.

Strategy 3i: Promote walking and bicycling to school where schools are accessible from pedestrian and bicycle facilities.

Staff comment: Pedestrian and bicycling facilities will be provided as part of the development of the site to the extent feasible to promote walking and biking to the facility. Sidewalks and crosswalks will be provided to the school and sidewalks and multi-use trails will be provided on-site and connecting to adjacent areas to the extent feasible. It is unclear how accessible the facility will be for students to walk/bike to school because the district boundaries have not been determined.