

## **Hydraulic Community Advisory Committee Minutes Monday, September 19, 2022 | 5:30pm-7:00pm**

### **IN-PERSON MEETING!**

*This meeting was held pursuant to and in compliance with Ordinance No. 20-A (8); An Ordinance to Ensure the Continuity of Government During Covid-19.*

#### **ATTENDEES:**

Kate Acuff, Julian Bivins, Darah Bonham, Katrina Callsen (Deputy City Attorney at City of Charlottesville and Albemarle County School Board), James Clemenko, Rudy Fernandez (new CAC member!), Jane Fogleman, Valerie Long (Williams Mullen), Bill Love, Rob McGinnis (Piedmont Environmental Council), Diantha McKeel, Rosemary Miller, David Mitchell (Great Eastern Management Company), Yolanda Speed, Lance Stewart, Kim Swanson

Yolanda Speed, Chair, called the meeting to order and welcomed the group. As our first group meeting in-person, everyone introduced themselves including their connection to the group. Yolanda asked for previous meeting's minutes to be approved. Kim Swanson moved to approve the minutes. Kim Swanson seconded the motion. Minutes were approved.

#### **AGENDA:**

##### **Lease Uses for the Former JC Penney's at Fashion Square Mall**

##### **Lance Stewart, Director, Department of Facilities and Environmental Services**

- Lance introduced his department, which includes most school construction projects, maintaining, landscaping, environmental services, etc. for the County.
- JC Penney will become new Public Safety Operations Center.
- Why?
  - Logistics growth for fire and rescue teams – they have recently added many staff members and vehicles to their operations. Current system – having storage and facilities spread all over the county – is inefficient. Having a “Fleet Shop” will be a new function at the new location. Working conditions are currently not good – working outside instead of a proper facility.
  - Police also need more space. Don't have a proper place for processing evidence. Need a clean separate space. They also have a larger staff now and need additional space.
- Why JC Penney's? Central location, large warehouse with loading dock, former tire shop with vehicle maintenance capabilities, office space. Plus a local owner (separate parcel from larger mall) who can be a great partner. The space is 33,000 square feet.
- One-time Costs: \$3.1M budget, including office space modernization, fleet maintenance shop including space to accommodate fire trucks, secure storage areas for both police and fire rescue departments.
- This project will alleviate some space at the 5th Street Albemarle County location – free up office space for other employees, alleviate parking, and police can now house mental health unit and other areas at the 5th Street Unit.
- The project has a 10 year lease with options to extend.

- Bill Love asked about parking at 5<sup>th</sup> Street for voting. Lance assured the group that this should alleviate parking at 5<sup>th</sup> Street and should be more efficient.
- Rosemary Miller asked Mr. Stewart to consider local gun safety nonprofit Buck Squad when making plans. They are in search of a neutral location to be available for de-escalation conversations.
- Kate Acuff asked about parking at the JC Penney site as the former mall gets more full with tenants. The property does technically include many parking space.
- Katrina Callsen (district attny) asked about possible future price increase. Lance feels that we are getting a fair price - \$12(?)/square ft. with the option to renew in ten years for another ten years. How does this take into account future developments of the mall and surrounding area? Lance explained to the group that this parcel is on its own lot with its own internal systems (electrical, water, etc.) which should shield the County from future changes to the surrounding area.
- Chris Remboldt asked about chemical waste at the site – Lance does not anticipate issues. There will be used oil storage (vehicle maintenance related) will be stored on site and accessible. Everything must be done to code!
- The lease will be signed any day! Should be effective starting October 1.
- HANDOUT: Risk Assessment brochure

### **Commonwealth Sidewalk Project**

Lance Stewart received the letter about the possible sidewalk project at Commonwealth Drive and Greenbrier Drive. Lance’s team is usually involved in the design/implementation. He has turned it over to the Planning Department for approval and they will discuss at their next weekly meeting. Lance admitted “even these small projects are difficult” because of the VDOT process. The right of way acquisition process can be challenging. The landowners will either need to give right of way or take control if needed. VDOT estimates that large-scale projects take an average of seven years and did not want to give an estimate on this small project.

### **Master Plan for Lambs Lane Campus**

#### **Lisa Walker, Albemarle County Public Schools, Project Manager for Lambs Lane Campus Master Plan**

- More than a year ago, a committee came together and hired DLR Group (selected from multiple proposals) and went through a five-month process to create a future vision for Lambs Lane. What will this area be like 20+ years from now?
- Steering committee included representatives from schools, parents, school board, etc.
- Goal: make a cohesive campus with shared facilities and sense of community. Use green spaces well
- 54 acres is currently undeveloped. Campus serves 25% of Albemarle County’s students. These students have the highest poverty rate in the County.
- Working towards equity – how can we best serve our diverse group of students?
- Stakeholder vision focused on Place, Equity, Safety, Wayfinding, Environment, and Use
  - How can we transforming a collection of buildings into a special place where people have a sense of belonging?
  - How can the campus serve the diversity of people who use it?
  - How can people feel more safe/secure on the campus?
  - How can people better find their way around the campus more intuitively?
  - How can the campus be used and maintained more sustainably and responsibly?

- What uses should be added or removed from the campus?
- Lots of great innovative thinking for the future! This is a 30-year plan – topics included green rooves, electric buses, and ideas for the future.
- One priority is creating a second road in/out. Currently only able to enter/exit via Lambs Lane. Proposed a loop road around Albemarle High School with AHS on the inside of the loop (plus green space) and Journey and Greer on the inside of the loop.
- One goal is to relocate the Transportation depot, which would make more space for a new building for many new purposes.
- A further plan would include a second loop road and space for as many as 7-8 more buildings if needed because of growth.
- Kim Swanson asked about the possibility of a pool. Lisa confirmed that it was included in the list of possibilities.
- THE AHS PRINCIPAL reminded the group that the full loop road is dependent upon a new light at the intersection of Hydraulic Road and Georgetown Road that would be active only during school arrival/dismissal times and would otherwise not disrupt traffic.
- Kate Acuff informed the group that this campus has more than 50% of the County students, with all schools being minority majority and the highest rates of poverty. When we are working to attract people to Albemarle County, we want to put our best foot forward and welcome people to a beautiful campus. Having better traffic patterns and signage is a great first step to welcoming people to this campus.
- The group envisions two-way roadways with space between the road and sidewalk/bike paths. The group also considered the ways in which the buses and parents will do drop-offs/pick-ups to avoid congestion and be more safe.
- Lambs Lane campus is currently lacking sidewalk and landscaping. Sidewalk projects can happen before the larger road projects. New plan includes many walking/biking paths to encourage walking/biking/scootering to school.
- New signage scheme with color coding will be implemented in the short term (within six months hopefully).
- DLR created a budget over time. All details are available on website.
- Rosemary asked about whose responsibility it is to foster this plan and implement it over time. Kate and Diantha educated the group about the next process: it is a CIP project and it will be a School Board and County combined project
- This 30-year plan will happen in phases!

## **Community Updates**

### **Diantha McKeel**

- Upcoming for Board of Supervisors: looking at Southwood project
- Citizens Advisory Committee borders are changing. Currently divided into Hydraulic, Rio, and Rivanna CACs. There is now a map that has been approved which accurately reflects the boundaries of the current CAC's. No changes to CAC groups.

### **Julian Bivins**

- Thank you for those who attended listening sessions for Comp Plan. There will be other opportunities. There is often lots of input from rural part of the County but the more urban

areas are sometimes less heard. The planning commission is responsible for updating the Comprehensive Plan, which will eventually move to the Board of Supervisors.

**Kate Acuff**

**Albemarle County School Board**

- During Covid we lost about 700 students. Currently at about 13,600 students (not quite back to where we were before covid).
- Currently 31 openings for bus drivers! This is challenging for families but the County is working on it! Last year about 7500 students signed up for bus service. This year, 12,500 students signed up for bus service. This has been an issue since before Covid and the County is working to solve this issue in a comprehensive way.
- Positive story: a family with a student who is immune-compromised asked for volunteers to wear masks to protect their student. Because of this, there is a class of all-masked students in order to protect their classmate at Brownsville Elementary.

For meetings in January, February, and June the group will meet on the second Monday (not third Monday).

Next meeting: Bus area tour! October 17

Jaunt will provide the bus. Diantha will need reservations to determine headcount for bus needs.