

# Hydraulic Community Advisory Committee Minutes

## Monday, May 13, 2024 | 5:30pm-7:00pm

### IN-PERSON MEETING – Greer Elementary

#### ATTENDEES:

CAC members present: Kate Acuff, James Clemenko, Jane Fogleman, Jane Foy, Kate Lambert, Bill Love, Rosemary Miller, Christopher Rembold

CAC members absent: Vitto Cetta, Dennis King, Cynthia Neff, Kendra Walston

Community Members Present: David Mitchell (Great Eastern Management Company), Matt Wertman (Director of Building Services for Albemarle County)

Liaisons present: Serena Gruia, Albemarle County; Julian Bivins, Albemarle County, Diantha McKeel, Albemarle County

Bill Love called the meeting to order at 5:35. Jane motioned to approve today's agenda. Kate seconded. Agenda was approved.

Bill Love moved to approve the minutes from February, March, and April.

February Minutes – CHANGE TO MINUTES: in the February minutes there is mention of a "One cent tax increase" which should be "One **percent**". James Clemenko moved to approve the minutes, Jane Fogleman seconded. February minutes were approved with change.

March Minutes – Kate moved to approve minutes with no changes. James Clemenko seconded. Everyone approved and March Minutes were approved.

April Minutes – CHANGE TO MINUTES: in the April Minutes, which were drawn up by the County, it listed Cynthia Neff and Kate Lambert in attendance, but neither were there. Kate Lambert moves to approve minutes. Kate Acuff seconded the motion. Everyone approved the minutes with the change.

#### AGENDA:

##### 1. Albemarle County Public School Capital Projects

###### Kate Acuff, Albemarle County School Board

- With all projects, Albemarle County revisits the vision and mission of the County to make sure it aligns with the Strategic Plan
- **High School Center II Project Updates**
  - High School Center II will serve 400 students per day, expandable to 600 students. It will be adaptable to varied students and future learning
  - Center II will be located where the current Building Services building is located, near Albemarle High School
  - Part of this project will add more/better traffic options
  - For energy, Albemarle County will be drilling geothermal wells for heat/energy source.

- Some space is designed for students doing internships or other projects. Also includes culinary education space, large open community space, and many classrooms. Administrative office will be located on the main level.
  - There are lots of green spaces, bike paths, and walkways incorporated into the design. All spaces/furniture are flexible to support collaboration and creativity.
  - The Center model supports the reconceptualization of Career Learning Communities in Albemarle County high schools (similar but improved to the Academies model). All students are encouraged to pick one of 17 tracks where they can attend classes as a Junior/Senior.
  - Classes at Center II will be Math/Science, Business/Entrepreneurship/Innovation, and Hospitality & Tourism.
  - Chris Rembold pointed out that if we are planning to eventually/possibly build a third floor, structure, mechanicals and supports should be put in place NOW in order to save money down the line. Matt from Albemarle County pointed out that it would cost an extra \$4.5 million.
  - This project was approved in 2019 and will break ground in December 2024 and open in Fall 2026. The Architect is Quinn Evans.
- **Southern Feeder Pattern ES Project Updates**
- A new Elementary School is being built in Southern Albemarle County to alleviate the overcrowding at Mountain View Elementary.
  - This will be a 500-student school, approximately 72,500 square feet. It will house grades 3-5, with prek-2 remaining at Mountain View Elementary. The school includes 32 classrooms including three special education classrooms. It will also have a sunny library, resource rooms, a courtyard, playground, and natural space.
  - The new elementary school will be between Avon Street and Scottsville Road, located behind Mountain View Elementary.
  - Bike and pedestrian paths will connect the nearby neighborhoods to Mountain View and the new school.
  - The new school will have many sustainable features including walkability, bike racks, geothermal wellfields, all-LED lighting, solar-ready roofs, abundant daylight, recycling/composting program, and tracking towards LEEDv4 Silver. They are working on an agreement for Solar.
  - Construction is December 2024-July 2026, opening August 2026
  - The architect for this school is VMDO.
- Bill Love asked if the recent referendum had passed. Diantha and Kate confirmed that the referendum passed both houses but was vetoed by the Governor.
- Jane Fogleman asked about whether kids are encouraged to take the bus / walk to school. Kate discussed the bus driver shortage and how the radius of the walking area has increased, but still many parents are driving students to school.
- Kate Lambert offered that the Boys and Girls Club is very interested in partnering with Albemarle County with Center II and the programs they are doing.
- In response to questions about the school populations, Matt talked about trends: during covid, many students went to private schools and did not come back to public schools; families are

having kids later in life; students mostly live in single family homes but most of our new housing is mostly apartments. Generally, the birth rate is going down in the USA. The fastest growing age group in Albemarle County is age 55+.

- Diantha pointed out that Albemarle County is very good at predicting how many families, but the big challenge is anticipating *where* in the County they will live.

## **2. Board of Supervisors / Planning Commission Liaison Updates**

- Kendra Walston, Stonefield
  - Kendra was not in attendance. No updates.
- Kate Acuff, School Board
- Julian Bivins, Planning Commission
  - Continuing to work on Comp Plan and new ordinances.
  - Tomorrow they will be looking at Rivanna Futures and changing from rural to light industrial (400 acres). This is the land adjacent to Rivanna Stations for the intelligence agency can expand and have appropriate perimeters. Rivanna Futures is owned by Albemarle County.
  - The Planning Commission is also looking at a property called Granger near Fontaine Avenue. It includes part of Rivanna Trail. A company is proposing 233 dwellings on this property and also include lots of green space. Entrance would be on Sunset Ave Ext.
  - Julian pointed out that the project has started for the pedestrian bridge!
- Diantha McKeel, Board of Supervisors
  - Diantha explained a bit about the construction along Hydraulic which is now fully underway. The roundabout by Stonefield behind the movie theater has also been approved and funded.
  - Planning Commission is meeting on May 14. Board of Supervisors will meet on May 15 to discuss with the Tesla dealership/showroom in Stonefield. Also there will be a presentation on May 15 at 2:30 by Rich DeLora about the Ragged Mountain recreational uses.

Bill Love declared the meeting adjourned at 6:45pm.

**NEXT MEETING:** Monday, June 10 at 5:30 at Greer Elementary School