Crozet Community Advisory Committee
Crozet Library
Wednesday, February 13, 2019 from 7:00 PM to 8:45 PM

Allie Pesch: Welcome's everyone and calls the meeting to order.

A quorum is established.

Introductions made by members of the CCAC and citizens present at the meeting.

Citizens Present: Tim Tolson (CCA), Kate Fordyce, Todd Johnson, Tess Ortega, Katherine Knott (Daily Progress), Doug Lowe, Nicole Jones, Paul Grady, Everett Wheeler, Christine Koenig, Sarah Harris, Dana Adams, Chris Pendleton, Tom Zawacki, Danielle Marlowe, Zach Marlowe, Lauren Thompson, Ray Grant, Steve Bates, Katie Daugherty, Jim Duncan (Real Crozet), Mike Marshall (Crozet Gazette), Lisa Martin (Crozet Gazette), Steve Harvey

Crozet Community Advisory Committee (CCAC) Members Present: Tom Loach, Allie Pesch, Valerie Long, Kostas Alibertis, Mike Kunkel, Brian Day, David Mitchell, Sandra Mears, Jon McKeon, Joe Fore, Shawn Bird, Kelly Gobble

Not Present: Josh Rector, Katya Spicuzza

County Representatives Present: Ann Mallek (AC Supervisor - White Hall), Rosalyn Schmitt, ACPS Chief Operating Officer, Jennie More (AC Planning Commission - White Hall), Andrew Knuppel (AC Neighborhood Planner – Staff Liaison)

February 2019 Agenda:
1. Agenda Review (Allie Pesch – CCAC Chair)
2. Approval of Minutes
3. Albemarle County Development Pipeline Dashboards (Andrew Knuppel – 20 min)
4. Western Albemarle Feeder Pattern School Capacity and Enrollment (Rosalyn Schmitt, ACPS Chief Operating Officer – 60 min)
5. Items Not Listed on the Agenda
6. Announcements
7. Future Agenda Items
    a. Joel DeNunzio, VDOT (March)
    b. Chesterfield Landing Phase III Review
    c. Recycling in Western Albemarle (Trudy Brement, Emma-Caroline Avery, and Maren Eanes, Henley Middle School) (March)
    d. The Square and Barnes Lumber Updates?

Allie: begins introductions of CCAC members, all citizens present, and county officials

Allie: After introductions, begins the meeting.

Brian Day presents motion to approve January 2019 CCAC minutes, Tom Loach seconds the motion; all CCAC members present vote for approval. January 2019 CCAC minutes approved.

Allie: Terms ending soon. Tom, Allie, Shawn, Sandra, Jon and Mike. Eligible to reapply. Time to re-election of Chair, Vice-Chair. Send email to Ann or Allie. No person has reached time limit. Mike Kunkel asked if he would like to serve again as CCAC Secretary.

Jennie: If you nominate someone, make certain they are willing to serve.

Andrew Knuppel - Neighborhood planner presentation

- Demonstrates how to submit; application to Clerk's Office; BoS votes in Closed Session.

- Brief (February '19) Pipeline Update
Development pipeline:
      - Where we've been
      - Where we're going (dashboards demo)
      - What's happening now
      - Q and A

- David Fox September 17 map – GIS database
- Past: twice per year update to CAC; developments, SUPs, By-Right
- Where we are in development pipeline

We use the data for:
- Master Planning
- Residential Capacity Analysis (how much development under current zoning and land use)
- Capital Improvement Projects (plan accordingly – roads, schools, etc.)
- School Enrollment and Facility Plans

We've been working on:
- System and process integration
- Unit Types and Commercial indicators
- Improving data quality and structure

Development Dashboards
- How does development happen in Albemarle County slide
  - Legislative Review
  - Approved Legislative Actions
  - Site Design Review
  - Approved Site Design
  - Under Construction
- Review of County website
- Map display in meeting room for what's happening in Crozet
- Works best on Chrome and Firefox; IE not so well
- Site filters: CAC boundaries, school districts, etc
- Why some projects "die" in Site Review
- Data include By-Right projects
- Two current projects
  - Chesterfield Landing Phase III rezoning
  - Barnes Lumber project(s)
- Approved rezoning projects
- Searching for information on specific projects
  - Blank area (Description) typically By-Right
  - Streamline the process with improvements
- Possible additions to site:
  - Greenway Trails
  - Transportation projects
- Final page is the Development Review process
- Go home and have a test drive

Tom – information on affordable housing?

Map of what development is happening in Crozet
- Color scheme represents status of development (Site Review, etc.)
- Areas of development from map discussed
  - North Crozet
  - South Crozet: Chesterfield Landing Phase III (deferred?); Sparrow Hill
  - Old Trail
  - Jarman's Gap Road area

Brian – does Dashboard cover just Development area (or also rural)?

Andrew – both since SUP and rezoning included

Tom – school capacity info?

Andrew – not included, but we provide school capacity information to ACPS once per year; transparency is our policy; help us improve process

Tom - Crozet Master Plan review this year?

Ann – did BoS work plan; expect late Summer (this year)

Tom – review Master Plan section by section, review, and see what does and does not need to be updated

<u>Rosalyn Schmitt ACPS COO presentation</u>:

Met with Long Range Planning Advisory Committee facilitation

Discuss two sides: Enrollment and Capacity for Western Albemarle feeder pattern

Enrollment – history, trends, and projections

Building Capacity – now and what's next, planned

History of Enrollment – 5 year
   Western 100 plus
   Henley 74
   Brownsville (biggest Elementary in division) 107
   Merriweather Lewis stable
   Crozet stable
   Murray decline

Track enrollment data by neighborhood blocks, transportation

Helpful to look at Brownsville and Crozet 10 year snapshot

Brownsville (data):
   Old Trail – 200 student increase
   Wickham Pond, Bergamin redistricted in 2010
   Shawn – about 10 pct growth; how compare to rest of the county?
   Ann – 60 pct building permits (in Crozet); children come too
   Rosalyn – Greer significant growth and no building permits

Crozet (data):
   Most growth in Westhall, mobile home parks
   Crozet boundary far north

Enrollment Predictions:
   Cohort Survival Method; common for school divisions; ACPS does internally

- Uses historical trends and models;
- Live birth data
- Coordination with Community Development, Development Pipeline
Chart on Projected Enrollment based on 10 year Average
  - know how many students progress from grade to grade (2010)
  - Distribution 10 year average; would vary with 3 and 6-year average
  - Work with Community Development; high development

Kelly – aggressive development how does it work

Rosalyn – use 3 year model for high development areas; use data and supplement with other projections to determine number of teachers

David – do you go back and check numbers, projections for accuracy?

Rosalyn, last 4-5 years we have under projected the Crozet area

Shawn – 361 Crozet students now; 21 fewer in 10 years

Rosalyn – this is the 10-year model, if you chose this model (to use)

Shawn – this goes against common perception of significant growth

David – more $$ you make, less kids you have, go to private schools, more likelihood of older set of people moving in….

Rosalyn – less accuracy in Kindergarten, more accurate in higher grades; only data is live birth data 5 years prior; county data; show up 5 years later per school; biggest swings and travels down the line…

Kelly – data, model work in a designated growth area

Rosalyn – key is that what happened in the past is projected in the future (to include live birth rates, plus kids not born here, etc….); whole method based upon historical projections

Citizen – live birth within county lines?

Rosalyn – we get live birth data from the health department; projections in 5 and 10-year windows; based upon the method, Western Albemarle will add 200 + students in the next 10 years, Henley 116, Brownsville 89

Citizen – hard to understand just 89 with all current development in progress

Rosalyn – would build in buffer for more than 89 seats; we have average yield rates that we can project additional number of seats/students from developments like

Crozet apartment complex; we don't just add the numbers based upon state of other neighborhoods (increase/decrease in # of kids); not all decisions based upon enrollment projections – it is an "and" as we consider new developments, etc (e.g. number of kids in new apartment complex are not just simply added to total)

Allie – studied numbers for projected students over past years and was underestimated significantly each year.

Citizen – what is the reaction when projection is off/not accurate?

Rosalyn – you will build more capacity than projection says will be needed; solution – don't just stop at number

David – hear ACPS says within 1 pct of projection and others say much more inaccurate.

Rosalyn – shows history of added capacity slide (WA feeder pattern)

How do we calculate? Classroom capacity = # class rooms x classroom multiplier x utilization factor

School level – count # classrooms, reduce art and music, reduce auxiliary deficit (# specialty classes; classroom quantity times multiplier to reach building capacity

Tom Loach – reach capacity at some point; worry of too big to manage

Rosalyn – school size is a community level discussion; NOVA – 800 student elementary is common; high school 3-4K; for Central Virginia that is enormous; what is the right size; school system resource utilization evaluation in 2009 stated that smaller schools needed to be expanded

Citizen – large variance in Henley class size

Rosalyn – due to staff size; numbers are the average; staffing based upon number of students, not available space

David – does utilization factor change?

Ann Mallek – between 2010-14 there was a presentation on new way to calculate classroom capacity; used any more?

Rosalyn – this is that model

David – demographics; more involved parents, more capacity in classrooms; WAHS very small diversity

Rosalyn – enrollment versus capacity conflicts slide; enrollments based upon Sep 30 data; Albemarle HS most need to address

Ann – are the data cumulative

Citizen – what do those numbers mean to a specific school (e.g. services missed, teachers, etc.)

Rosalyn – key is that Sep 30 data numbers consistently compared; conversation of school set up (lunch times, trailers, etc.)

What's Next?

Facility Planning Study – new high schools, expand? Conclusion – High School Center model; synergy between instructional and capacity needs, which produce specialty centers. Allow project based individual learning. Interface more with community and internships; provide more work-based opportunities. Deemed High School Center #2; piloting space in Seminole Place near Costco; start with 20 students; grow to 60 next year, then to 150; now just HS seniors. Currently funded in CIP; looking for land now; open in 2021/22; all HS students can go along with transportation

Paul Grady – proffered HS site at Brook Hill; build there and then full HS around it; consider land that PVCC about to put up for lease; why doesn't CATEC move to PVCC

As a center, attend on an every other day basis; remain at WAHS, return in afternoon for extra-curricular activities, athletics. Access to center would be lottery system.

Kelly – new HS a radical redistricting process?

Rosalyn – comprehensive HS over $100M; dramatic boundary changes; very disruptive; would actually be overbuilding; center model more agile to react; Brook Hill proffer on intersection of 29N and Polo Grounds Road area. HS on west side of 29, Elementary on East; challenging site, but big advantage as a sweet spot of demographics.

Crozet addition – don't make Brownsville larger; make more efficient in growth area; in LRPAC; will require boundary changes; not in BoS 5-year CIP; likely greater than 8 classroom increase; compete with Scottsville and Red Hill

Ann – do homework and make priorities

Kelly – optimal size of Crozet?

Rosalyn – 600-700 size

Kelly – is Brownsville to big or can be added onto?

Rosalyn – Brownsville dominates; equity issue; not real capacity to expand Brownsville; aware of crowding issues at school (size, traffic, etc.); Woodbrook 16 classrooms cost (also with other additions) about $16M; Monticello has capacity, has a JROTC program with transportation

Kostas – extra capacity?

Kelly – data on self-selective or HS center model for us to educate ourselves?

Rosalyn – division-level approach different

Citizen – why does it take so long to react to growth?

Rosalyn – limited capital resources, one project at a time; worst thing to build empty school; why so slow to react – when should we have built (new school)?

Citizen – growth plan does not execute in the way that it intended/began

Tim Tolson – Highlands different demographic of people than expected

Rosalyn – proactive redistrict near Walton, resulted in small size school…

Citizen – questions about Brownsville trailers

Rosalyn – describes placement of trailers; traffic pattern options; trailers are a temporary discussion; more operational challenge for students in trailers rather than performance of the students

Kelly – we have trailers because county tied to commitment for lower class sizes; below the state level; class size is tied to student performance

Christine Koenig – concerned about all of the things associated with the trailer (recess, lunch, etc…)

Sandra – some trailers are in a better relative location

Rosalyn – when possible, new trailers have bathrooms; try to minimize impact to students; also a Brownsville parent

Kelly – some decisions are ad hoc to address issues

Ann – student ratio discussion

Citizen – in future, special use purpose or all day for students in a trailer?

Rosalyn – in future, older students full day in trailers if capacity still an issue

Citizen – if at Crozet Elementary, only a small chance to be redistricted away

Question – has a rezoning ever been turned down for a school (capacity)? Little mention historically.

Rosalyn – Hollymead and Brownsville have highest meal rates for single rates than other county schools.

Allie – next meeting recycling talk; email questions for Joel DeNunzio.

Meeting adjourned at 8:45 PM.