



TANDEM FRIENDS SCHOOL

Special Use Permit Amendment Application

Board of Supervisors Meeting • July 2024



LINE AND GRADE

Planning Commission Meeting

SPECIAL USE PERMIT AMENDMENT

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I. INTRODUCTION

Background

- Day school established in 1970
- Serving students grades 5-12
- Current enrollment 250

Tandem has adhered exactly to the 250 limit in their current special use permit

“Rooted in Quaker values, Tandem Friends School prepares young people for higher education and fulfilling lives of integrity, creative expression and service.”



AERIAL IMAGE OF TANDEM CAMPUS FROM GOOGLE EARTH

Request

- Amendment to existing Special Use Permit (SP201900007)
- Enrollment increase from 250 students to 400 students gradually over time
- Expects near-term enrollment to increase by 15-30 students currently on waitlist
- Current facilities have capacity for ~100 additional students

Tandem is currently turning away students that they have capacity for in order to comply with their special use permit



PARCEL 91-2A PER COUNTY GIS

Public Need or Benefit

Based on Tandem students' primary addresses in 2023-2024:

- 124 students live in Albemarle (49.6% of total)
- 90 live in Charlottesville (36%)
- 36 live outside of Albemarle & Charlottesville (14.4%)

Of the students who live in Albemarle:

- 55 are zoned for the "southern feeder pattern" and ultimately Monticello High School
- 35 - Albemarle High School
- 34 - Western Albemarle

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 |
| 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 | 57 | 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 | 288 | - | 288 | 273 | 280 | 280 | 230 | 271 | 233 | 204 | 203 | 208 | 270 | 272 | (12) | (12) | (22) | (3) | 3 | 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 |
| 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 |
| 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.

2023 ENROLLMENT AND CAPACITY PROJECTIONS - 10 YEAR OUTLOOK

Of the students who live in Albemarle:

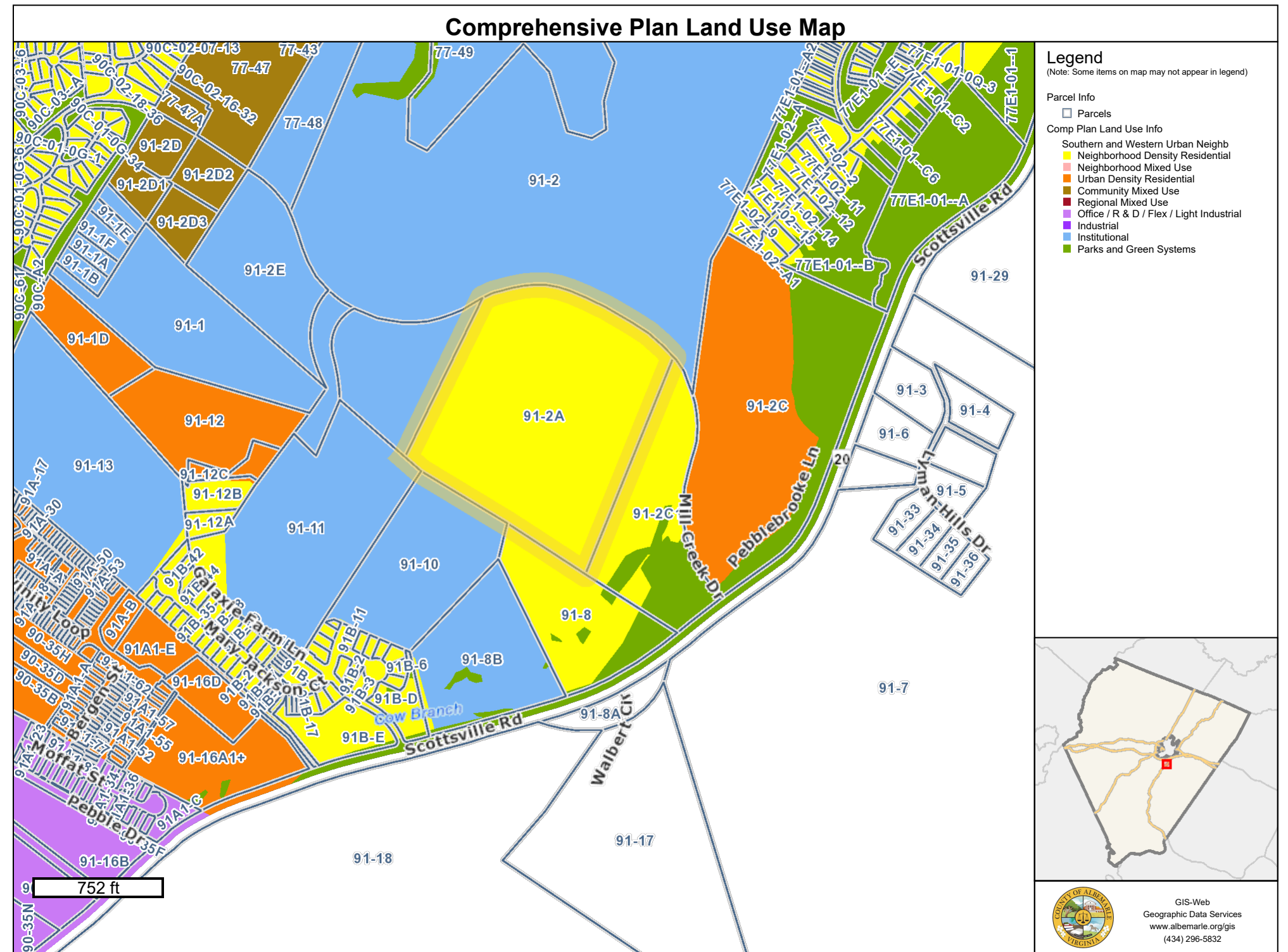
- 55 are zoned for the “southern feeder pattern” and ultimately Monticello High School
- 35 - Albemarle High School
- 34 - Western Albemarle

Monticello High School Albemarle High School, and Western Albemarle are all over capacity. Increased enrollment at Tandem can help to alleviate this pressure.

| | PK-12 Capacity | PK Capacity ¹ | K-12 Capacity ² | K-12 Enroll | PROJECTED CAPACITY CONFLICTS | | | | | | | | | |
|------|-------------------|-----------------------------|-------------------------------|----------------|------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | | | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 |
| HIGH | | | 1,654 | 1,956 | (278) | (228) | (203) | (156) | (200) | (250) | (310) | (370) | (364) | (381) |
| | | | 1,132 | 1,167 | (8) | (12) | (7) | 17 | (10) | 28 | 1 | (69) | (82) | (120) |
| | | | 1,122 | 1,132 | (29) | (8) | 26 | (12) | (37) | (23) | (97) | (88) | (66) | (125) |
| | | | 120 | 81 | - | - | - | - | - | - | - | - | - | - |
| | | | 400 | | | | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 |
| | | | 4,028 | 4,336 | (315) | (248) | 216 | 249 | 153 | 155 | (6) | (127) | (112) | (226) |

2023 ENROLLMENT AND CAPACITY PROJECTIONS - 10 YEAR OUTLOOK

- Consistent with County Comprehensive Plan
- Parcels designated as Neighborhood Density Residential and surrounded by institutional designations
- Schools are identified as secondary uses within NDR
- Tandem Friends School is compatible with adjacent uses such as Monticello HS

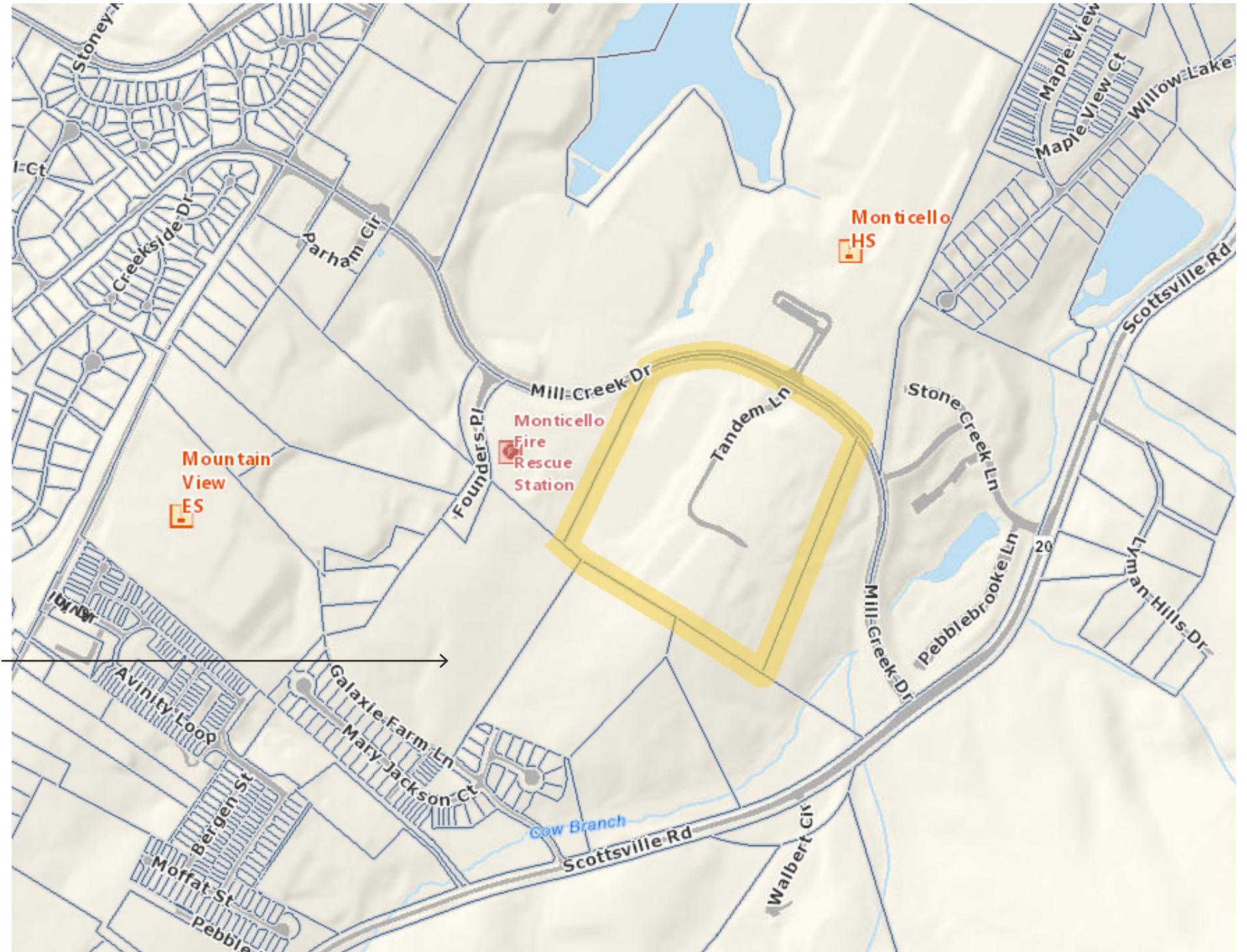


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Schools in vicinity:

- Monticello High School
- Mountain View Elementary
- *Future Southern Feeder Pattern Elementary School - planned to open 2026*

Future elementary school location →



Existing Site

Campus includes:

- ① Administration
- ② Classroom Buildings
- ③ Athletic Buildings and Facilities
- ④ Parking
- ⑤ School Community Spaces
- ⑥ Two entrances off Mill Creek



II. PROPOSAL

- If/When enrollment approaches or is anticipated to exceed 350 students, a new school building will be constructed.
- The location of this building was approved with SP2015-21.
- Per comments during PC meeting, the concept submitted with SP2015-21 will be slightly revised to ensure secondary access point remains.
- This building will require a site plan to be submitted prior to construction.

Approx. location new building, as needed



Anticipated Impacts

1. Public Safety Facilities, Parks & Schools

- De minimis impact

2. Environmental Features

- De minimis impact as no proposed changes to the site at this time
- Stormwater management plan and erosion and sediment control plan will be required with any future addition of building

3. Public Transportation & Traffic

- Tandem/Monticello already work together to mitigate morning and afternoon peak hour concerns.



III. TRAFFIC

Tandem Circulation Patterns

Tandem and Monticello split the cost of a police officer to control the intersection in the morning and evening peak drop off and pick up times.

Traffic Patterns

Vehicles enter and exit from northern entrance off of Mill Creek Drive, this is the main entrance.

Vehicles may exit from the southern entrance off of Mill Creek Drive, this is treated as one way only for regular traffic.

Tandem has the ability to adapt their circulation patterns should entrance traffic become an issue during drop off or pick up.

Both entrances are to remain open.



AERIAL IMAGE OF TANDEM CAMPUS FROM GOOGLE EARTH

School Start/End Times

Drop-off and pick up times vary from the start and end times, as they are distributed over the course of about 30 minutes, and evening activities further distribute the pick up times

Tandem Friends School

M-Th 8:30-3:40

F 8:45-3:40

Monticello High School

M-F 8:55-3:50

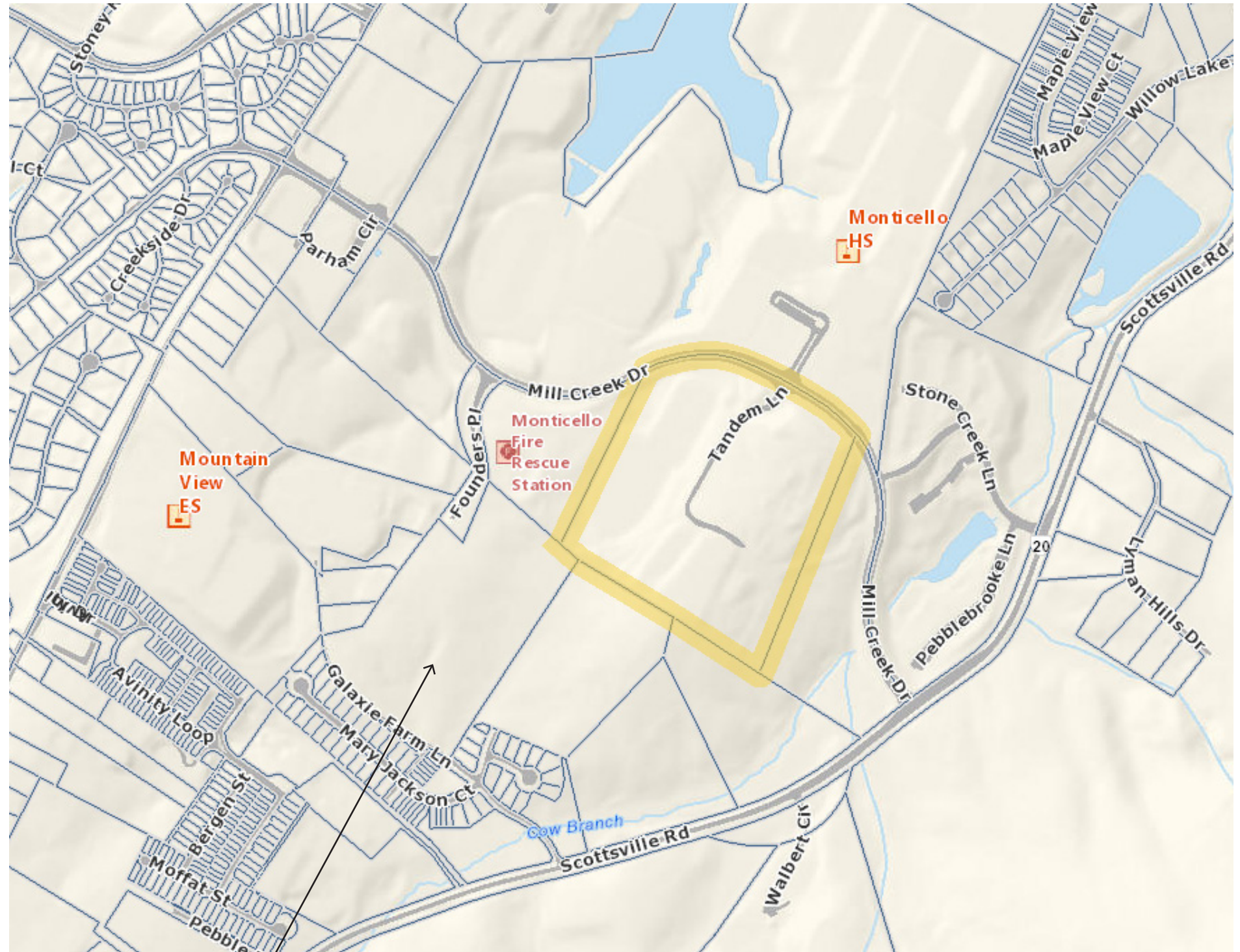
Mountain View Elementary

M-F 7:55-2:30

Future Elementary School

Assumed 7:55-2:30

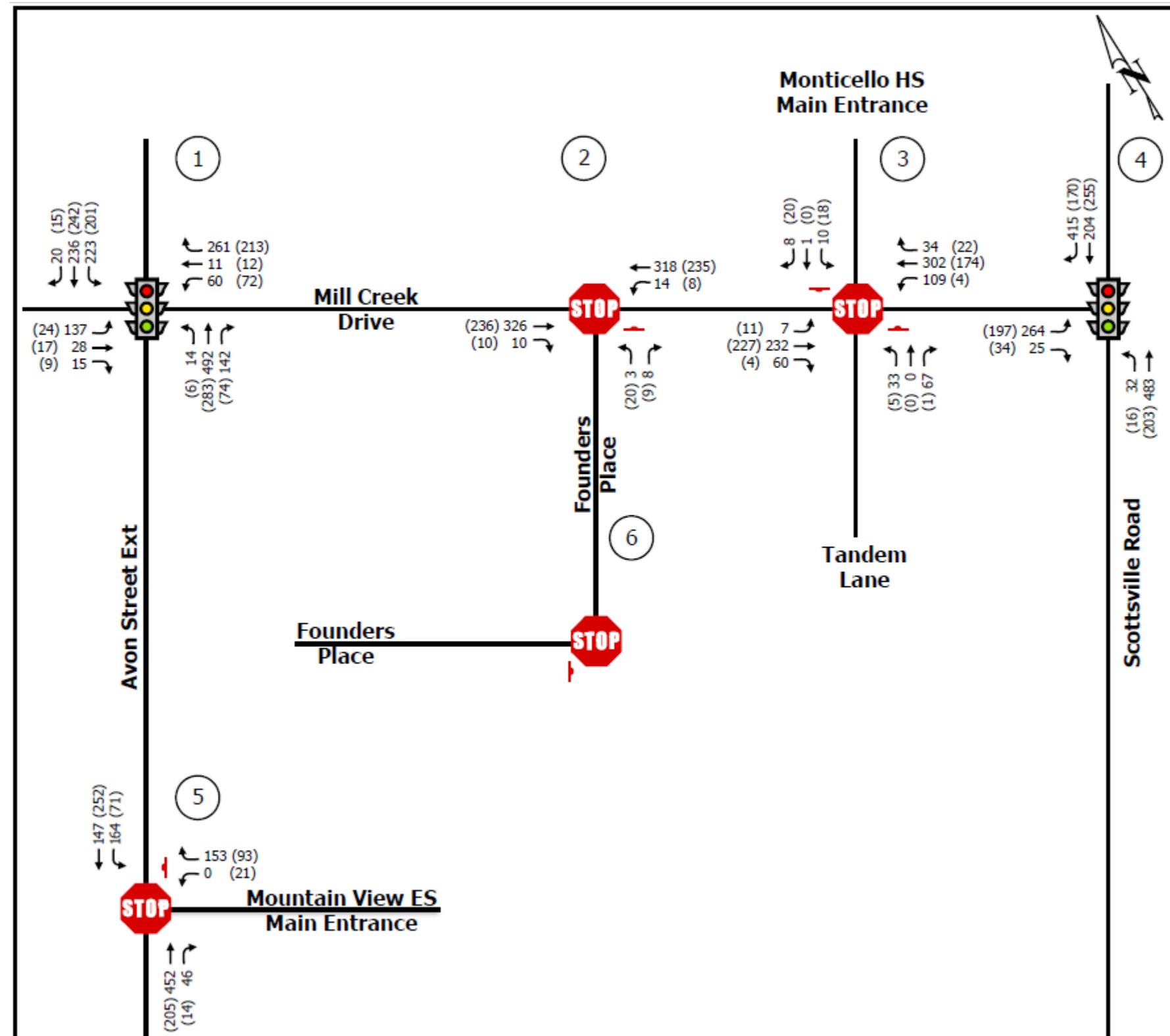
Future elementary school location



Existing Traffic Impact Analysis (TIA)

Prepared for planning associated with the proposed elementary school. Prepared by Timmons Group, dated November 2023.

- Found current intersections along Mill Creek Drive to be operating at acceptable levels of service (LOS C or better)
- Under future conditions with the new elementary school, intersections are projected to experience similar levels of service



ITE TRIP GENERATION:

| 11TH EDITION TRIP GENERATION DATA | | | | WEEKDAY TRAFFIC | | | | | | | | | | |
|------------------------------------|----------|----------|--------------|------------------------|-------------------------------------|-------|-----|-----|-------------|-------------------------------------|-------|-----|-----|-------------|
| USE DESCRIPTION | ITE CODE | UNITS | QTY OF UNITS | VEHICLES PER DAY | AM PEAK HOUR GENERATOR ³ | | | | | PM PEAK HOUR GENERATOR ³ | | | | |
| | | | | | % IN | % OUT | IN | OUT | TOTAL TRIPS | % IN | % OUT | IN | OUT | TOTAL TRIPS |
| <i>EXISTING TRAFFIC</i> | | | | | | | | | | | | | | |
| Private School (K-12) ¹ | 532 | students | 250 | 620² | 63% | 37% | 135 | 79 | 214 | 42% | 58% | 80 | 111 | 191 |
| <i>TOTAL FUTURE TRAFFIC</i> | | | | | | | | | | | | | | |
| Private School (K-12) ¹ | 532 | students | 400 | 992² | 63% | 37% | 207 | 121 | 328 | 42% | 58% | 106 | 147 | 253 |

¹Tandem has students in grades 5-12 only, but this use description fit most closely

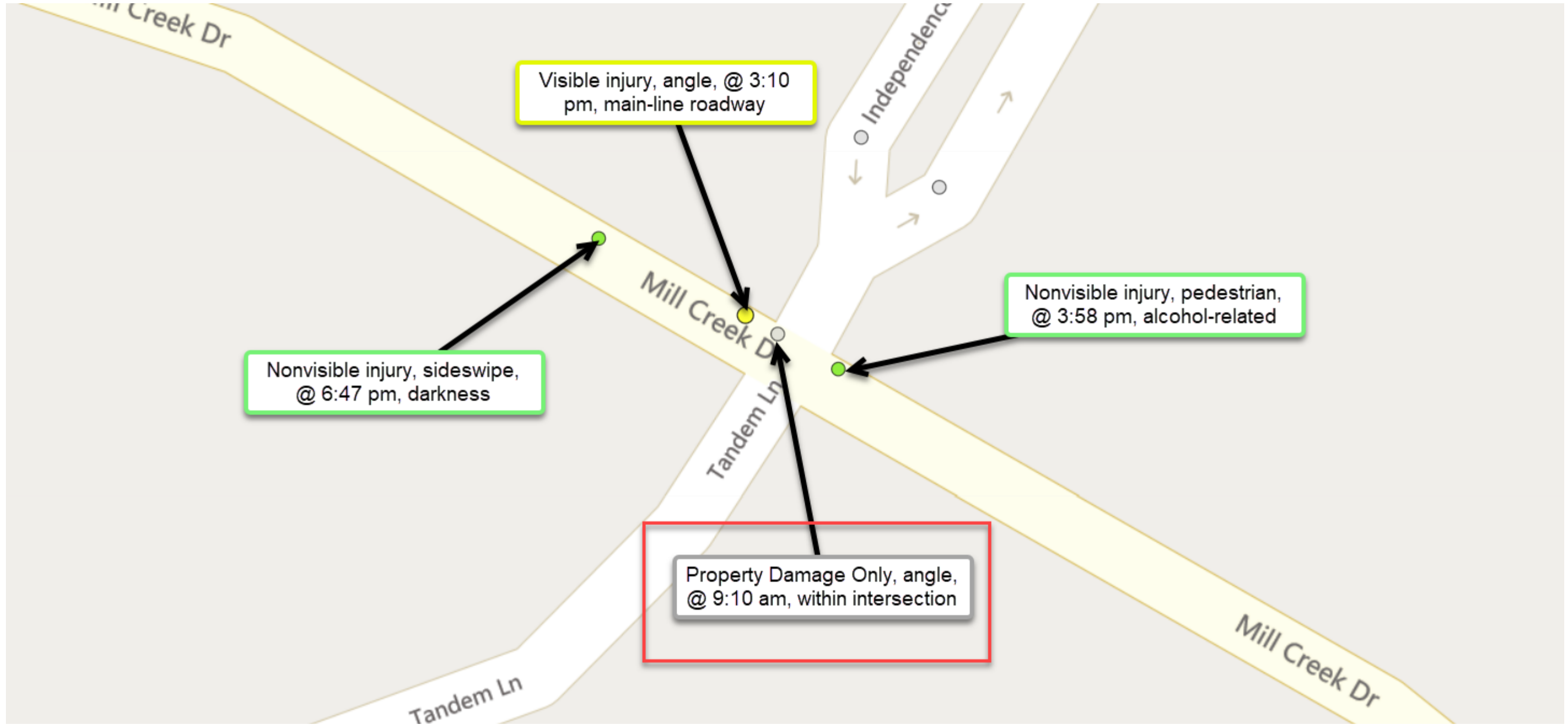
²Note there are only 2 data points for this use, so actual traffic data may vary

³Peak hour generator used instead of peak hour of adjacent street traffic due to existing high school in vicinity with similar peak hours

Based on information from Tandem’s Assistant Director of Operations, who is out on site every day during drop off and pick up, actual trip generation is about **385 trips per day**.

Assuming 1.54 trips/student, expected **maximum trips at 400 students is 616 trips per day**.

TIA performed in 2023 for the proposed elementary school also suggests that peak traffic for Tandem is less than ITE estimates - at 160 actual peak AM trips compared to 214 estimated



One vehicular crash in the last 8 years seems could be correlated with school drop off



Tandem Friends School

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LINE AND GRADE