



**County of Albemarle
Department of Community Development**

Memorandum

To: Elaine Echols, FAICP, Chief of Planning

From: Mark Graham, PE, Director of Community Development

Date: 28 February 2017

Subject: SP2015-00024
Field School

I attended the February 27, 2017 meeting of the Places 29 (Hydraulic) CAC where the subject project was reviewed. No action was taken with respect to the application and the following are my personal observations.

- The applicant provided a brief overview of the School's history and need for a new facility. Most seemed impressed with the school's efforts and no questions were noted.
- The project was well received by the group, but there were concerns with traffic, that are outlined below.
 - There were concerns with the safety of the entrance, primarily focused on the traffic speeds in this area. It was noted that VDOT had reviewed the situation, turn lanes were recommended, and the applicant has addressed those concerns. There was interest in creating a "School Zone" for the entrance to address those speed concerns. I explained that the Board could request this of VDOT at the time the entrance is constructed, though the final decision is VDOT's.
 - There were concerns with the current adequacy of the Barrack's Road infrastructure in the areas of Georgetown Road and the Route 250 Bypass. It was noted this project made only a very small contribution to this traffic and the problems would exist regardless of whether this project was approved. Some noted it did not seem fair to hold this applicant responsible for an issue the County will need to address regardless of whether this project moves forward.
- A question was asked about the ability to serve this facility with an onsite sewerage system and that question appeared to be satisfactorily addressed.
- Questions were asked of the school about the size and frequency of school related sporting events. The applicant indicated most sporting events are held during the school day and that satisfied the group.

The discussion ended after 30 minutes with no outstanding concerns to be addressed.