



Albemarle County

Legislation Text

File #: 18-332, **Version:** 1

AGENDA DATE: 6/6/2018

TITLE:

BF Yancey Transition Advisory Committee Recommendations for Long-Term Use

SUBJECT/PROPOSAL/REQUEST: For the Board to receive the recommendations for long-term use of the former BF Yancey school building from the BF Yancey Transition Advisory Committee

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Freitas, A. Smith, MacCall, Kilroy, Russell

PRESENTER (S): Doug Walker

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: In May 2017, the Albemarle County School Board voted to close BF Yancey Elementary School and on September 25, 2017, the building transferred to the Board of Supervisors. For FY 18, the School Division has continued to maintain and operate the building and grounds at a reduced operating mode that has supported limited community use during this transition period.

At the Board's March 7, 2018 meeting, the Board endorsed a use framework (Attachment A) for the BF Yancey Elementary School building that included the differentiation of user group types, space types, and an associated fee structure. Since the approval of use framework, the BF Yancey Transition Advisory Committee has developed recommendations for long-term use of the school building.

STRATEGIC PLAN: Quality Government Operations: Ensure County government's capacity to provide high quality service that achieves community priorities.

DISCUSSION: Staff has closely supported the BF Yancey Transition Advisory Committee as they have worked to develop a mission, guiding principles, and recommendations for future use of the BF Yancey Elementary School building. The product of this work is provided in Attachment B: BF Yancey Transition Advisory Committee Recommendations.

Staff has reviewed the recommendations as drafted and has developed an approach to operationalize those recommendations in a manner that is consistent with the County's policies and value of responsible stewardship.

Management Structure

The use framework adopted by the Board supports both short and long-term uses. Operationalizing the BF Yancey Elementary School building in this way would require a management structure utilizing the policies, practices, and resources of both the Facilities & Environmental Services (FES) and Parks & Recreation (P&R)

Departments.

Staff supports an approach that would involve a short-term/hourly use for special event and recreational type uses, and leasing for dedicated, long-term uses of the space. P&R has a use/rental policy (Attachment C) in place for the County owned Community Centers that could be used at BF Yancey Elementary School. The County has, on a case-by-case basis, leased excess property to private sector entities when there was no immediate government need/use identified. Rents for such leases are typically based on market rates which helps in recouping the cost of maintaining those facilities. This is consistent with current County policy and practices.

Zoning

The County's Zoning Ordinance defines a Community Center as: a place, structure, area or facility used for cultural, educational and/or recreational activities, which is open to the public and intended to serve the local community. A community center is different from a neighborhood center, which is a use that is typically accessory to a residential development.

The proposed change in use of the BF Yancey Elementary School building to a different public use as a Community Center will require a Review for Compliance with the Comprehensive Plan (or 2232 Review). This review considers whether the general location, character and extent of a proposed public facility are in substantial accord with the adopted Comprehensive Plan. It is reviewed by the Planning Commission and the Commission's findings are forwarded to the Board of Supervisors for their information. An overview of this process is described below:

- Approximately four (4) weeks from submittal, adjoining property owners will be notified of the proposal and the upcoming Planning Commission meeting.
- Approximately five (5) weeks from submittal, a staff report will be provided to the Planning Commission
- Approximately six (6) weeks from submittal, the project will be reviewed at the Planning Commission.
- The staff report and minutes of the meeting will be forwarded to the Board of Supervisors for their information (consent agenda-information item)

Any use of the building, long or short-term, would be required to be in compliance with the zoning of the property. Current uses of the building are expected to continue during the review process. New uses of the building, will be evaluated for zoning compliance after the conclusion of the Review for Compliance with the Comprehensive Plan.

Continuance of Advisory Group

Staff supports the BF Yancey Transition Advisory Committee's recommendation to have an advisory group to Parks & Recreation and Facilities & Environmental Services staff that would meet quarterly on maintenance and operation concerns. This group would include community members from Southern Albemarle, long-term tenants, and any "regular" short-term/hourly users.

BUDGET IMPACT: The FY 19 Budget includes \$147,349 for the operation of the Yancey school building; this number includes \$12,480 for part-time wages to manage the building. Revenues from the proposed use (long and short-term) of the Yancey school building may offset some of the operational costs.

RECOMMENDATION:

If the Board approves the BF Yancey Transition Advisory Committee recommendations as provided, then staff recommends that the Board endorse staff's operational approach to support them including:

1. Use of the County's current policies regarding short-term special event/recreational uses and the long-term leasing of space to manage uses in the Yancey Elementary School building.

2. Continuance of an advisory group for maintenance and operational concerns.

ATTACHMENTS:

Attachment A: Adopted Use Framework

Attachment B: BF Yancey Transition Advisory Committee Recommendations

Attachment C: Short-Term Use Leasing Policy