

Planning and Coordination Council Quarterly Meeting (PACC)
February 21, 2008 (3:00 – 4:15 p.m.)
Byrd Morris Seminar Room
Harrison Institute/Small Special Collections Library
University of Virginia

Council Members/County Board of Supervisors/UVa in Attendance: Robert Tucker Jr., Dennis S. Rooker, Kenneth C. Boyd, Julian Taliaferro, Dave Norris, Leonard Sandridge, Colette Sheehy, Tom Harkins

Also in attendance: David Neuman, Julia Monteith, Kristel Riddervold, Sarah Temple, David Benish, Ed Howell, Tom Harkins

1. Call to order – Leonard Sandridge, Chair
Meeting called to order at 3:00 p.m.
2. Leonard Sandridge Approval of August 16 Meeting Minutes
Unanimous approval

Mr. Sandridge moved forward to first item on agenda:

1. Status Report on Traffic Studies in Fontaine/Sunset Area - County

Mr. Sandridge began the meeting by asking David Benish, Chief of Planning for Albemarle County to discuss the traffic study commissioned by U.Va. on the Fontaine/Sunset area and development of the Granger property.

Mr. Benish commented that a traffic study is underway as part of the review of a rezoning request to expand the Fontaine Research Park from the approved 565,000 square feet of building space to 1.29 million square feet. The City, County and VDOT will review the rezoning and traffic study. Mr. Benish commented that the traffic study will include possibilities for the potential development of the Granger tract behind Fontaine Research Park and said that the scope is being reviewed at a meeting of University, City and County officials. A new interchange concept for Sunset Avenue and I-64 has recently been discussed as a possible alternate to the proposed Sunset-Fontaine connector road, but that concept has not been included in the traffic study at this time. Mr. Benish commented that he is not sure when all of the staff reviews of the study will be completed; that will be based in part on when the study will be complete. The applicant has indicated that the study will be completed for review in approximately 6 weeks.

Mr. Rooker inquired if there are plans for a parking deck.

Mr. Sandridge replied yes.

Mr. Rooker inquired about the Granger plan being approved four or five months ago, and asked if the traffic study would reflect the higher amount of development allowed.

Mr. Benish commented that the amendment was written to restrict development subject to the road network being able to accommodate the extra traffic generated by development of the proposals, and the study will reflect several possible alternatives to address future traffic impacts. The road network capacity and the impacts of the rezoning proposals are being taken into consideration with the Sunset Connector, but there is no timeline.

Mr. Norris inquired if there is a funding gap.

Mr. Benish commented that he did not know the final costs yet. There will be a need to build a bridge to cross the railway and improvements made to Sunset Avenue to bring it to standard. There are currently no monies set aside for this, although it is a priority for the county's six-year plan.

Mr. Rooker commented that last year the quote was for \$13 million, but the railroad crossing will probably be more expensive than the number that was factored into that.

Mr. Benish agreed the quote was for \$12.8 million.

Mr. Rooker commented there is proffer money allocated for Biscuit Run, but the County won't receive that money until building permits are approved, and they're not sure when that will occur.

Mr. Rooker commented that he learned before the PACC meeting that the Commonwealth of Virginia Transportation Board announced that in 2009 secondary road funds will be cut by 44%. The budget is already lower than 10 years ago, and there is a shortfall in maintenance, so monies will be shifted to accommodate.

Mr. Norris commented that he hoped everyone could work together to reduce the amount of traffic for residential neighborhoods. Mr. Rooker agreed.

Mr. Sandridge agreed that a solution must be found for cost, since it will be a very expensive project, but that we need an estimate first.

2. LTACH and Moser Expansion Plans – U.Va. Health System – see attachment

Mr. Sandridge introduced Tom Harkins, Medical Center Facilities Planning and Capital Development Administrator, to discuss the Long Term Acute Care Hospital (LTACH) Northridge plans.

Mr. Harkins commented that this is a key step to accommodate a saturated patient load at the main hospital. A second vault has been proposed on the Moser Radiation Center. There are currently discussions with the County about using warehouse space to build a

fire station. A site plan has been submitted for LTACH. There was initially a proposal to bus staff to the property, but numerous problems were pointed out, so instead, there will be an additional parking area near the warehouse property that will be nicely landscaped near the road. The building will be an L-shape, 3-story building, cutting into a hillside, to minimize intrusion near the 250 Bypass. The first floor will have the entrance and imaging and support services. The building will not have an OR or ER, but will serve acute care patients – adults on the second floor, and pediatrics on the third floor. Acute care means that a patient is staying in the hospital for a minimum of 25 days.

Mr. Rooker inquired where these patients are currently.

Mr. Harkins commented that these patients are currently in the main hospital, so completion of this new building will have a major effect on the main hospital.

Mr. Boyd inquired that if a fire station was acquired, that would lower insurance rates.

Mr. Sandridge agreed that it would.

Mr. Ed Howell, Vice President & CEO Of The Medical Center, commented that they have received a certification of need from the state and letters of support from Martha Jefferson Hospital, Augusta Medical Center and Culpeper Medical Center. Some patients from these places will be cared for at LTACH.

Mr. Rooker commented that it would be a good addition to the community.

Mr. Sandridge commented that we currently cannot handle the volume of patients. Caring for acute care patients in the main hospital can cost up to \$2 million per bed. By treating these same patients in a facility designed specifically for them, it will reduce the cost to nearly $\frac{3}{4}$ of million per bed and also improve the quality of care.

Mr. Rooker inquired about the timetable.

Mr. Howell commented they would like to break ground as early as May or June but are waiting for all approvals to come through. The construction would last up to 18 – 20 months.

Mr. Boyd inquired if this would create new jobs or shift existing jobs.

Mr. Howell commented yes, there would be many new jobs created with some shifting of old jobs. The majority of staff would be new staff. New employees for the acute care hospital would have a specific skill set.

Mr. Rooker inquired on the status of the nursing market.

Mr. Howell and Mr. Sandridge both agreed that the market is still very tight, but that they have lead time to recruit for these new positions – regionally and nationally.

Mr. Howell also mentioned work-study programs with new graduates.

Mr. Rooker inquired about the PVCC nursing programs and their students.

Mr. Howell responded yes, they will look for possible employees from PVCC as well.

Mr. Sandridge commented that U.Va.'s Nursing School is one of the highest demanded of all programs at U.Va. – more applicants than what they have space for. There are many young people interested in nursing.

Mr. Rooker commented that nursing pay has also gone up.

Mr. Howell commented that they could also target programs for adults with degrees and provide them with nursing skills specific to these positions.

Mr. Sandridge commented that U.Va. is optimistic to be able to accommodate the fire station.

3. Joint Sustainability Presentation – City, County and University – PowerPoint attached

Mr. Sandridge introduced a presentation on joint local sustainability efforts at the request of former mayor, David Brown. Presenters included: Julia Monteith, Senior Land Use Planner of the U.Va. Office of the Architect (OAU), Kristel Riddervold, the City's Environmental Coordinator, and Sarah Temple, Environmental Manager for the County of Albemarle.

Ms. Monteith, Ms. Riddervold and Ms. Temple proceeded to discuss the many ways that the City, County and U.Va. are implementing sustainability initiatives regarding built environment, transportation, natural systems, conservation, education and communication, Environmental Management Systems (EMS), and climate protection.

Ms. Monteith commented that examples within the built environment include daylighting a tributary of Meadow Creek Project, the South Lawn Project, and the Downtown Transit Station. All projects will seek LEED certification.

Mr. Rooker inquired about the date of completion for the South Lawn Project.

Mr. Neuman commented that the expected date is summer of 2010 for the two wings and smaller classrooms, and by the spring of 2011, the terrace over JPA should be complete. The project is about three years away from completion.

Ms. Riddervold commented that all three jurisdictions are members of the U.S. Green Building Council, which means they are using the same benchmarks for sustainable building. They are awaiting approved certification for the Downtown Transit Station

which will be the first in the City. (NOTE: As of 3-19-08, this is has been certified as a LEED Gold project.) The Transit Operations complex on Avon St. is being designed to LEED gold certification. A large-scale rain water harvesting system is being developed for a bus wash station as well as aggressive storm water management system. This spring, they are hoping to put a green roof on City Hall. (NOTE: This project was initiated on 3-17-08.)

Ms. Temple commented that the downtown Crozet Library will begin design in March of 2008 and is planned to be LEED certified. In addition, Albemarle High School and Brownsville Elementary School are having additions built under LEED guidelines. Albemarle County's Office Building has a green roof, and is now as much as 38 degrees cooler in the summer and 25 degrees warmer in the winter. It also has improved air quality and reduced runoff. It's a popular location for tours.

Ms. Monteith commented that Phase 1 of the UVA Transportation Demand Management Plan is complete which addresses potential programs for bicycles, pedestrians, traffic/parking, transit, commute options and context sensitive design. A new Bicycle Plans was completed by OAU in 2006 to help people use this alternative mode of travel. In 2007, U.Va.'s Board of Visitors approved The Grounds Improvement Fund, a tax on buildings, to improve pedestrian and bike routes on Grounds. UTS is using biodiesel, and UTS and CTS have a reciprocity program to offer service to each other's buses for free. Discussion is underway on a regional transit authority by the City and County.

Mr. Norris inquired if there's a plan for real-time information.

Ms. Monteith commented that they plan to start the "Busfinder" in March which will enable users to determine when the next bus is coming, and it will be used by both UTS and CTS buses.

Mr. Rooker commented it's a great step for usability.

Ms. Riddervold commented that there are plans to "Green the Fleet" – with goals of increasing energy and fuel efficient vehicles as well as emission reductions. The first hybrid was purchased in 2003 and 21 more have been purchased since that time. Two school buses are now using compressed natural gas with related benefit of lower emissions. Biodiesel fuel (B20 blend) is being used for diesel transit buses as well as school buses and this past fall, an anti-idling policy was enacted, so that everyone has to operate within the same rules.

Mr. Rooker inquired if buses are required to turn off their engines.

Ms. Riddervold commented, no. In operation, they have to keep running, but anytime the bus is not part of a route, the bus must be shut down.

In 2003, Charlottesville implemented a Bike-Ped Plan. By 2015, all parks, schools, and downtown will be connected through trails. At the moment, the plan is approximately 10% implemented and we are rapidly approaching 75% completion of the the planning stage.

Ms. Temple commented that the county now has seven hybrid vehicles. Monticello Fire Station is using B20 biodiesel, and Hollymead Fire Station is interested in using B20 in the future. Albemarle County School buses are testing biodiesel in several buses and would like to switch over completely by the fall.

Ms. Monteith commented that the new campus plan, known as the Grounds Plan, includes the first biodiversity analysis of U.Va. and UVAF properties to protect sensitive resources with future development.

Ms. Riddervold commented that the City obtained TreeCity USA designation in Spring 2007 and is in the process of developing an urban forest management plan. Currently, the City is at 31% canopy coverage and working toward a goal of 40%. There is a water resources protection program to address regulatory requirements, infrastructure and environmental goals. They are moving toward a user-fee based system to address ongoing water resource challenges (infrastructure, drainage, regulatory, and environmental). In 2008, the City received approval from the Corps of Engineers to do a “natural stream design” restoration project of 7,000 linear feet of Meadow Creek with protection of 11 wetland acres in the area behind Seminole Square and through Greenbrier Park. Although these steps are expensive, it’s valuable and cost effective in the long-term, because it benefits natural and built systems.

Mr. Rooker inquired about the user fees and if that means property next to a stream.

Ms. Riddervold commented that this is based on all properties that have impervious surface on them.

Ms. Temple commented that the County has initiated two programs to reduce pollutant discharges to streams. There are two large projects: Woodbrook Lagoons – an effort to restore streams in an urban area of the County and the downtown Crozet storm water management which is still in the planning stage. A biofilter was recently constructed at Broadus Wood Elementary.

Ms. Monteith commented that in 1999, U.Va. created a water resource plan banking system for the two watershed areas. The three projects recommended from this plan were Ivy/Emmet, the Dell and JPJ arena. Funding from the arena made the Dell project possible.

Ms. Temple commented that on Feb. 6, the Board of Supervisors approved an ordinance amendment requiring buffers on all streams in the County’s rural areas, which accounts for roughly 95% of the county’s land. A cost-share program has been implemented to

assist land owners in planting vegetation in their stream buffers to enhance the quality of streams. This was made available through a grant from DCR.

Ms. Riddervold commented that a water protection ordinance was enacted in 2004 that also designated 100-foot stream buffers on major waterways in the City to filter storm water. In parks, they used volunteers to reestablish and replant buffers to help water quality.

Ms. Monteith commented that U.Va. is working on energy and water recycling. Energy consumption has been flat over the last eight years, and water use has been reduced by 20% through chiller plants and apparatus in buildings. Currently, UVA is at a 41% recycle rate. In 2006, a recycling policy was enacted on source reduction as well.

Mr. Rooker asked about electronic recycling.

Ms. Monteith doesn't know, but will look into it.

Ms. Sheehy commented that computer recycling is done with a state contractor, so that computers don't end up in landfill. U.Va pays to have this done. The contractor also destroys the hard drives, so that no information is at risk.

Mr. Norris inquired if U.Va. is involved in a regional solid waste plan.

Ms. Monteith commented she believes U.Va. is, and Cheryl Gomez is the representative.

Ms. Riddervold commented that the City has successful curb side recycling and has expanded materials to include plastics and more paper. They have a committee that is challenging the City to increase the recycle rate to 50%. Rainwater harvesting and other stormwater demonstrations are slated for this year. Water, energy and gas consumption are being carefully tracked at by city as well. Schools have been monitoring day-to-day behavior and have saved over \$195,000 in one year.

Ms. Temple commented that the County has partnered with EnergyStar in 2006 – a joint partnership of the EPA and the Department of Energy that tries to work with organizations to provide technical assistance and guidance in lowering energy consumption. They used 2005 as a baseline year for measuring energy reduction in County Office Buildings. They are using Energy Star's Portfolio Manager software to track energy use,.

Mr. Rooker inquired if there are plans to expand to the school system.

Ms. Temple commented that the school system is running a parallel program. They're becoming more aggressive with their tracking, and the data may be added to the County database in the future.

Recycling provided to County employees has been expanded to include batteries, cell phone, paper, cardboard and drinking containers. They recycle all electronic waste with Computer Recycling of Virginia,.. Local government and schools recycled 18 tons of electronic waste in 2007.

Ms. Monteith commented that last year, U.Va.'s Community Briefing focused on sustainability and was called "A Greener Grounds". The assessment and lists of continuing activities on Grounds and throughout academics is online at:
<http://www.virginia.edu/sustainability>

Ms. Monteith also commented that since U.Va. is an institute of learning, there are many programs focused on sustainability or students studying sustainability. The Schools of Architecture and Engineering have a joint program that's developing houses that focus on ecological, modular, affordable housing. There are three in Charlottesville at this time.

Ms. Riddervold commented that the City is also focusing on education and has developed a citizens committee on environmental sustainability. There is a green city website with the intent to make information readily available with various practices.
<http://www.charlottesville.org/greencity>

In 2003, the Rivanna Regulation Education Partnership (RRSEP) was formed as a collaborative effort among the local entities that hold stormwater permits, and includes the City, County, U.Va., County Schools and the Rivanna Water and Sewer Authority. The stormwater permits require permit holders to achieve various public education and outreach goals, so the partnership helps the partners meet those goals, but also streamline a community message concerning pollution prevention. The partnership has worked on several initiatives geared toward educating the automotive and vehicle repair industry and also the food service industry on the importance of pollution prevention in their daily operations and activities. The partnership also developed public service announcements related to stormwater pollution prevention that were aired on several local radio stations. Education materials and lesson plans have been developed for teachers and other educators to use and are posted on the RRSEP website:
<http://www.rivanna-stormwater.org>

Ms. Monteith commented that the City, County and UVA are all in the process of developing Environmental Management Systems (EMS) and are part of the Virginia Environmental Protection Award Program (VEEP). U.Va. is developing and working with University departments over time, but has already started with Parking and Transportation, Dining, Housing, and Environmental Health and Safety, which have all achieved the second level of award from VEEP. Facilities Management energy and utilities is currently underway.

Ms. Riddervold commented that they're all working from the same standards, so that progress can be comparable and cumulative. Parks and Recreation has received E4 level which is the highest in the state. This is also being pursued with Transit, Fleet, Public Service and Gas Operations.

Ms. Temple commented that the County, City, County Schools, UVa and the Rivanna Authorities formed the Rivanna Environmental Management System Alliance (REMSA) in 2004 to share best practices once a month.

Ms. Monteith commented that U.Va. has completed the new Grounds Plan with an overarching goal of sustainability. The sustainability report published in 2007 shows what initiatives are happening at U.Va, and the University has established a sustainability panel of staff, faculty, deans, and students.

Ms. Riddervold commented that the City and County are committed to acknowledge and pursue baseline greenhouse gas emission figures to get the big picture on climate protection. They are using a software program to do data crunching. It is unique that the City, County and U.Va. are working together on environmental challenges.

Ms. Temple commented that the City, County, and U.Va. are working with a variety of organizations such as: Planning and Coordination Council, Metropolitan Planning Organization, U.Va. Master Planning Council, Citizens Committee on Environmental Sustainability, Thomas Jefferson Planning District Commission, Rivanna River Basin Commission, Rivanna Solid Waste Authority, Planning Commissions and Tri-Modal.

Mr. Rooker commented that this presentation made him feel proud to be a citizen of this area.

Mr. Sandridge commented that it was a wonderful presentation, and he is thankful that everyone is working together.

Mr. Sandridge asked if there is other business. He is keeping track of topics covered and a running list of items suggested to consider.

Mr. Boyd asked what the plans are for the City fire station.

Mr. Sandridge commented that they're working with an engineer that would look at one garage and that would be part of the commitment under rezoning to accommodate what the City needs. In the next several weeks, the hope is to know what the costs are.

Mr. Boyd inquired about the timeframe.

Mr. Sandridge commented that it would be done as soon as plans can be made.

Mr. Boyd commented that another topic to consider is the lack of warehouse space in the County. He knows there are the long-term plans for Blue Ridge Properties, but inquired about the short-term plans.

Mr. Sandridge commented that there are strict conditions imposed by the state on how that property can be used for the next 20 years. It could not, for example, accommodate

a stand alone restaurant, but must be used for research purposes. There are limitations, but still open for discussion.

Mr. Tucker commented that there are many vendors and contractors having trouble staying in the County and finding adequate space. Vendors and contractors move out of the County for cheaper space.

Mr. Sandridge commented that it can be discussed to see if a solution can be found.

Mr. Rooker requested a future meeting to include Butch Davies to discuss what is happening with the state.

Mr. Sandridge commented it has been discussed and can be arranged in the future.

Mr. Norris requested to hear more about the University Community Partnerships.

Mr. Rooker requested to create a joint City-County inventory of light industrial space to see what is available.

The meeting was adjourned at 4:15 PM.

Respectfully submitted,

Careen Waterman
Secretary