

Redistricting Advisory Committee 2023/24

Meeting #1 | October 2, 2023

Agenda

Welcome & Introductions

Reference Material Overview

Development Pipeline Overview

Next Steps

Committee Members

Amanda Vogel, Baker Butler Elementary/Lakeside Middle
Blake Whitaker, Baker Butler Elementary
Phon Wikhoff, Baker Butler Elementary/Lakeside Middle
Aileen Watchko, Baker Butler Elementary

Emily Puckart, Broadus Wood Elementary
Josh Hatcher, Broadus Wood Elementary

Tariq Iqbal, Hollymead Elementary
Rasha Ahmad, Hollymead Elementary

Megan Mitchem, Woodbrook Elementary
Shanel Tibbs, Woodbrook Elementary

Olanrewaju Oyekunle, Agnor-Hurt Elementary/Journey Middle
Josh Ross, Agnor-Hurt Elementary

Jennifer Thompson, Greer Elementary
Lizzie Batman, Greer Elementary

Luke Marshall, Stony Point Elementary
Angela Guzman, Stony Point Elementary

Patrick Hamilton, Stone Robison Elementary
Katie Whitman, Stone Robison Elementary

Sam Peacoe, Burley Middle

Megan Carper, Long Range Planning Advisory Committee
Marquell Woodson, Office of Community Engagement

ACPS Staff

- ❖ Rosalyn Schmitt, Chief Operating Officer
- ❖ Maya Kumazawa, Director of Budget and Planning
- ❖ Michele Castner, Executive Director of Elem. Education
- ❖ Eric Irizarry, Director of Equity, Family, & Comm. Relations
- ❖ Renee DeVall, Routing and Planning Manager
- ❖ Lauren Hunt, Communication Coordinator
- ❖ Judi Cole, Management Analyst

Reference Materials

A	Study and Committee Scope
B	Committee Membership List
C	Maps of Current School Boundaries
D	Maps of Where Students Currently Live
E	Student Demographics by School
F	Enrollment
G	Building Capacity Details
H	Preschool Program Information
I	Feeder Pattern Chart
J	Enrollment History by Neighborhood Area
K	History of Past Redistricting Actions
L	New Elementary School Information
M	Development Pipeline

A

Study Scope

Approved by School Board in
August 2023

Background

- In response to current overcrowding at Baker-Butler Elementary and planned developments along the 29N corridor, a new elementary school is planned. Based on the timing of available funding, the school will open for the 2029-30 school year.
- Baker-Butler needs more immediate capacity relief. With more than 700 students, it is the second largest elementary school in the division and is projected to continue to grow.
- In addition to Baker-Butler, two other northern feeder pattern schools are also experiencing enrollment challenges: Woodbrook is modestly overenrolled; Stony Point is under enrolled and is currently the smallest school in the division.

Study Objectives

The primary objective of the study is to recommend a two-phased approach to creating new boundaries in the northern feeder pattern.

The study should produce a recommendation that will address current and projected enrollment issues and a preliminary recommendation for a boundary for the new elementary school.

Phase 1 Objectives

1. Decrease enrollment at Baker Butler
2. Decrease enrollment at Woodbrook
3. Increase enrollment at Stony Point
4. Increase or decrease enrollment at other schools to accomplish above objectives
5. Adjust middle school boundaries if needed based on the other objectives
6. Finalize location of new elementary school
7. Create preliminary boundary for a new elementary school and increase or decrease enrollment at other schools to accomplish.

Phase 2 Objectives

- Finalize the boundary for a new elementary school and increase or decrease enrollment at other schools to accomplish this objective.
- Adjust middle school boundaries if needed

Guiding Principles

The boundary options created and evaluated by the committee shall be assessed by the following guiding principles:

- Attendance areas will serve the district for at least 3-5 years with a goal of 5-7 years
- Attendance areas will be largely contiguous
- Walk areas for each school will be considered
- Transportation routes will be as efficient as possible, giving consideration to minimizing ride times within acceptable parameters
- Neighborhoods will be assigned to the same school whenever possible
- Greater demographic balance amongst impacted schools will be implemented where feasible
- Balanced facility utilization (enrollment vs. capacity), while allowing more capacity in higher growth districts
- If it can be avoided, a household should not move in both phases
- Split feeder patterns should be minimized (*An example of a split feeder pattern is when an elementary school boundary is divided and districted to attend two different middle schools.*)
 - If it can be avoided no new ones should be created.
 - If possible current ones should be eliminated or reduced.

Timeline/Process

October 2023 to
January 2024

Committee Meetings (7)

Community Meetings
and Surveys (Dates TBD)

Recommendation to
Superintendent

February 2024

Superintendent Makes
Recommendation to
School Board

School Board Holds
Public Hearing

School Board Votes on
Recommendation

August 2024

New boundaries go into
effect (Phase 1)

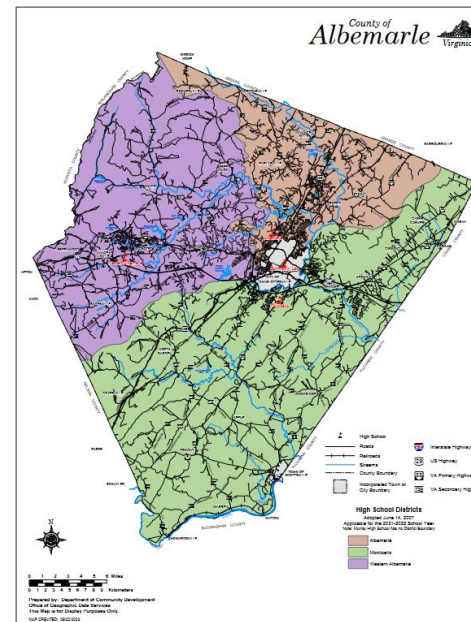
Future

Fall 2028 : Revisit draft
boundary for new
school and determine if
any adjustments need
to be made

August 2029: New
school opens and new
boundaries go into
effect (Phase 2)

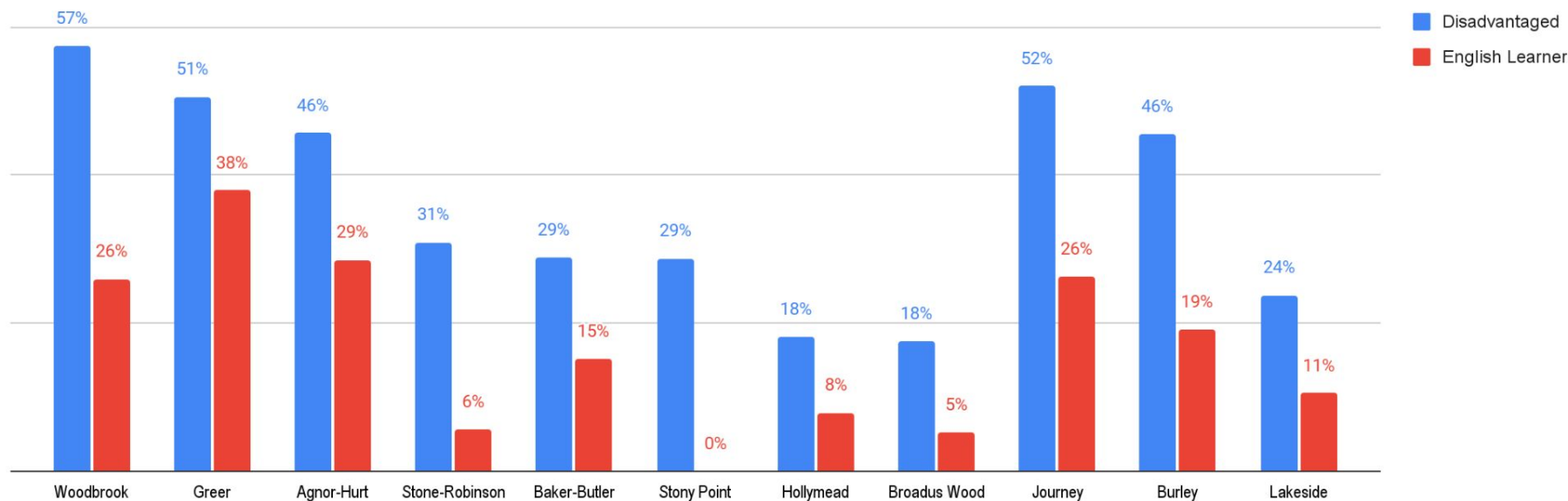
Middle

High



Student Demographics

E



Data source: VDOE 2022-23 Fall Membership Data

*Agnor-Hurt, Greer, Woodbrook, and Journey participate in the Community Eligibility Program (CEP) which allows all students to receive lunch and breakfast at no cost. It does require applications to qualify, so economically disadvantaged numbers are likely underreported.

Preliminary Capacity & Enrollment Data

F

Elementary School	Capacity*			Enrollment***							Available Seats	Total Capacity without Pre-K	Available Seats without Pre-K
	Pre-K Capacity**	K-5 Capacity	Total Capacity	K	1	2	3	4	5	Total K-5			
Agnor-Hurt	96	432	528	63	61	73	60	79	57	393	39	540	147
Baker-Butler	12	548	560	102	123	137	126	124	113	725	-177	567	-158
Broadus Wood	24	312	336	42	47	43	43	36	53	264	48	350	86
Greer	60	467	527	74	75	82	82	80	66	459	8	535	76
Hollymead	45	408	453	52	49	57	52	63	59	332	76	453	121
Stone-Robinson	36	521	557	74	85	73	68	75	73	448	73	557	109
Stony Point	12	209	221	24	30	31	35	25	30	175	34	221	46
Woodbrook	0	510	510	70	102	88	93	93	86	532	-22	510	-22
Total	285	3407	3692	501	572	584	559	575	537	3328	79	3733	405

Capacity Calculation Example

G

Room Total

Art

Music

Auxiliary Deficit

SPED (C-Base) Classroom

K-5 Classrooms

K-5 CAPACITY

Pre-K Classrooms

**TOTAL CAPACITY WITH
CURRENT PROGRAMS**

Additional Capacity if no PreK

Total Capacity with No Pre-K

Hollymead				
29				
-1				
-1				
-3				
<u>Qty</u>		<u>Multiplier</u>		<u>Total</u>
1	x	8	=	8
20	x	20	=	400
				408
3			=	45
				453

Varies based on layout of building (does the school have smaller resource rooms and offices?) and current programs (reading intervention, EL, Title 1, A-Base)

Varies based on student demographics and follows budgeted staffing allocations

3	X	20	60
			468

Capacity Summary



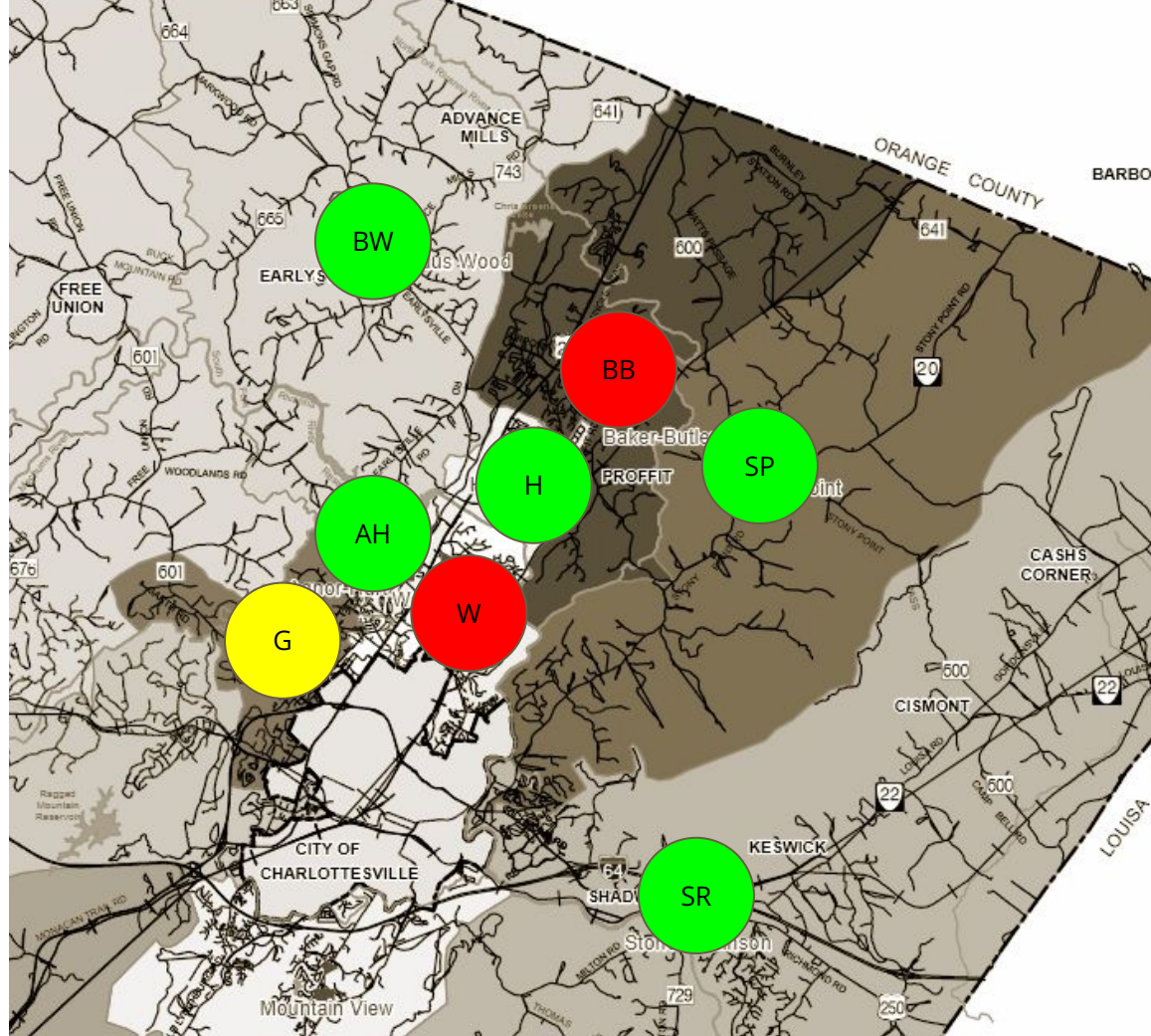
Under Capacity



At Capacity



Over Capacity



Preschool Programs by Location

LOCATION	Bright Stars	Early Childhood Special Education (ECSE)	Autism Early Childhood Special Education (A-ECSE)	Head Start	Total Programs
Agnor-Hurt	4	0	1	1	6
Baker-Butler	0	1	0	0	1
Broadus Wood	0	1	1	0	2
Greer	2	0	1	1	4
Hollymead	0	1	0	2	3
Stone Robinson	1	1	1	0	3
Stony Point	0	1	0	0	1
Woodbrook	0	0	0	0	0

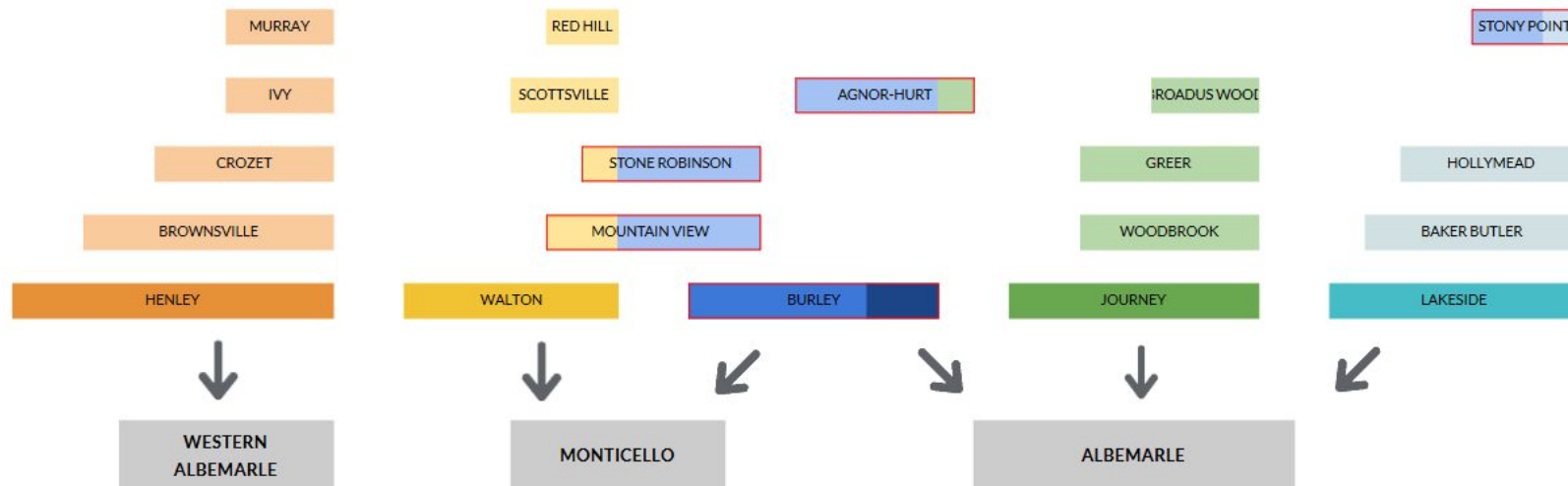
In District
Students

Out of
District
Students

29	64
5	1
3	13
45	11
6	30
26	9
7	4

Feeder Patterns

I

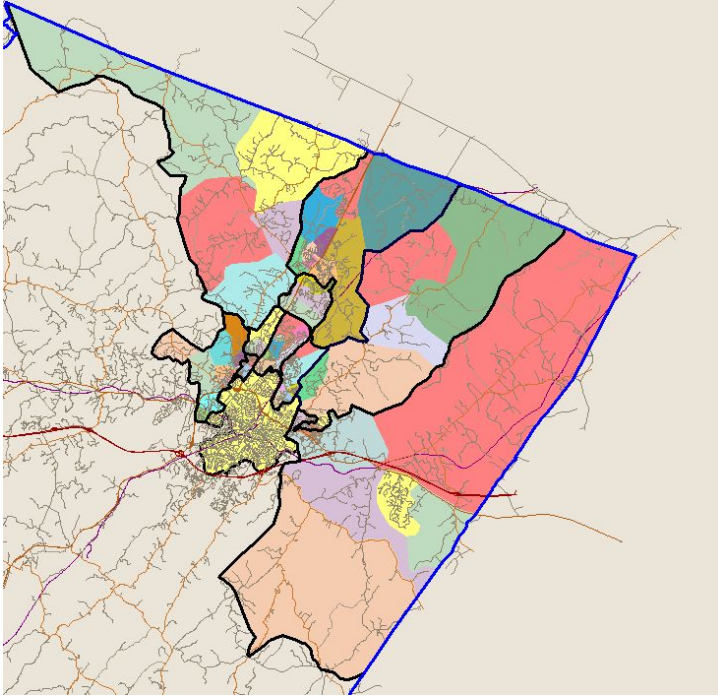


Approximate Split Feeder Percentages

Mountain View : 34% Walton / 64% Burley
Stone-Robinson: 23% Walton / 77% Burley
Agnor-Hurt: 80% Burley / 20% Journey
Stony Point: 70% Burley / 30% Lakeside
Burley: 72% Monticello / 28% Albemarle

*Size of box corresponds to school's building capacity

Enrollment History by Neighborhood Area



- Current year data will be added next meeting
- Neighborhood areas give you a more granular look of enrollment trends
- Areas can be used as pieces to start building scenarios.
- They are not fixed - they can be modified and divided differently

Redistricting History

K

Implementation Year	Study or Area of Focus
2002	Baker-Butler Opening
2005	County Wide Study Phase 1
2006	County Wide Study Phase 2
2007	Crozet Phase 1
2008	Crozet Phase 2
2012	Hollymead/Baker-Butler
2012	Stony Point (studied but not implemented)
2013	Agnor-Hurt Overcrowding
2013	Meriwether Lewis (studied but not implemented)
2016	Albemarle High School (studied but not implemented)
2018	Woodbrook Addition
2022	Brownsville/Crozet (Crozet Addition)

Timing of New Schools Based on Available Funding

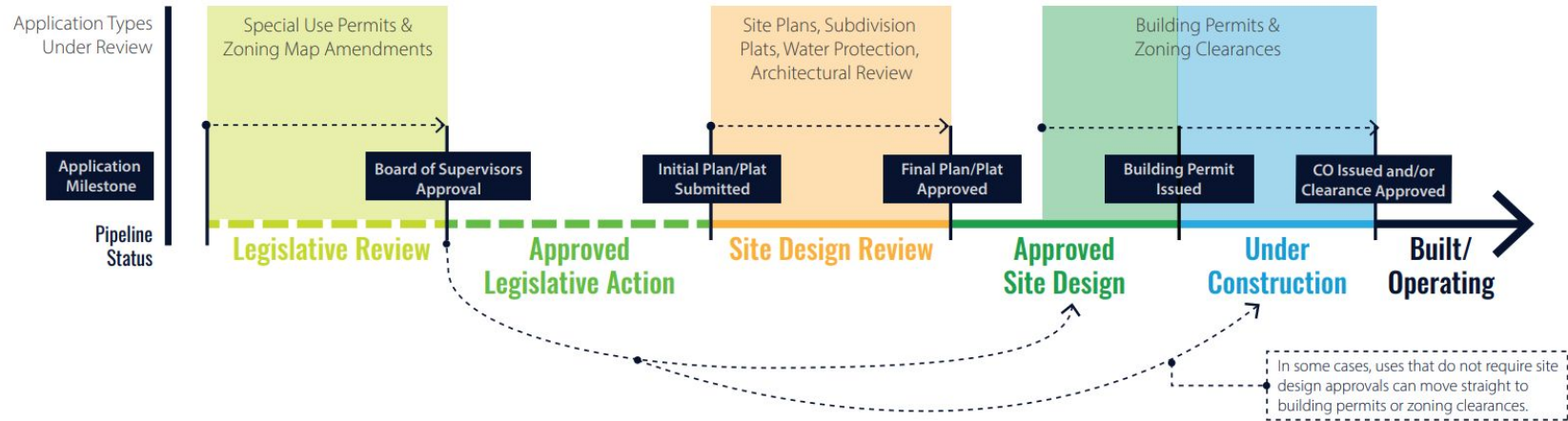
L

	Southern Feeder Pattern	Northern Feeder Pattern
23/24	Design for School #1	Redistricting Study
24/25	Construct School #1	Redistricting Partial Implementation
25/26		
26/27	School #1 Opens	Finalize Site, Design for School #2
27/28		Construct School #2
28/29		
29/30		School #2 Opens, Redistricting Full Implementation



Development Pipeline

How does development happen in Albemarle County?



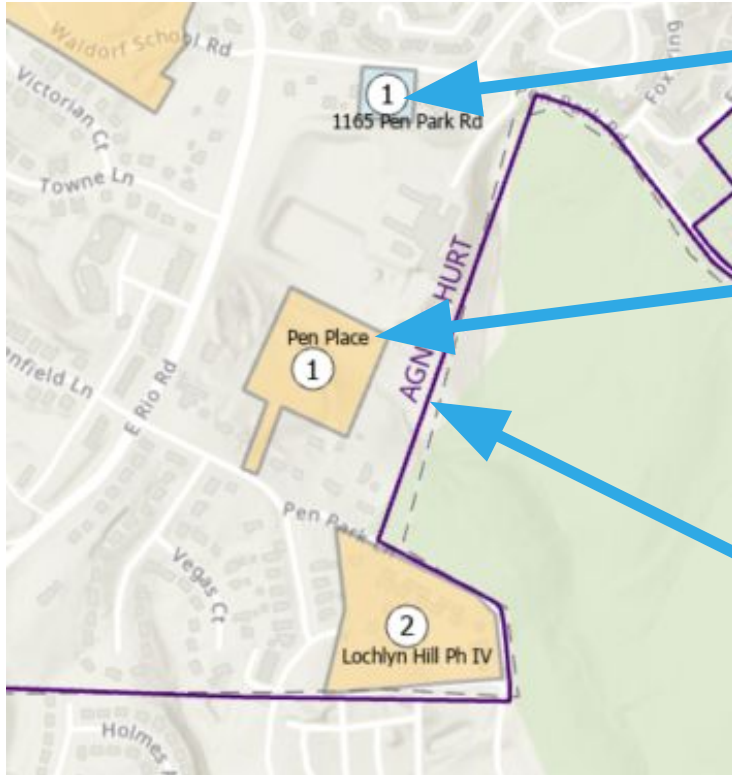
Tracking Development in the County

- **By-right Development:** Projects with uses that are allowed by-right in the property's current zoning district. They go through administrative review to ensure they comply with County ordinances.
- **Legislative Review:** Projects with requested uses that are not allowed by-right per a property's current zoning district. A **zoning map amendment (ZMA)** changes the zoning district of a property. A **special use permit (SP)** is required when a use is 'by SP only' in the current zoning district. Both ZMAs and SPs require public hearings with the Planning Commission and Board of Supervisors.

Tracking Development in the County

- **Under Review Developments** include legislative review applications that are not approved and by-right applications that do not have an approved final site plan or final plat.
 - Shown in **orange** on the following maps
- **Approved Developments** include legislative review applications with an approved rezoning or special use permit and by-right applications with an approved final site plan or final plat.
 - Shown in **blue** on the following maps

Development Pipeline Maps with Student Yields

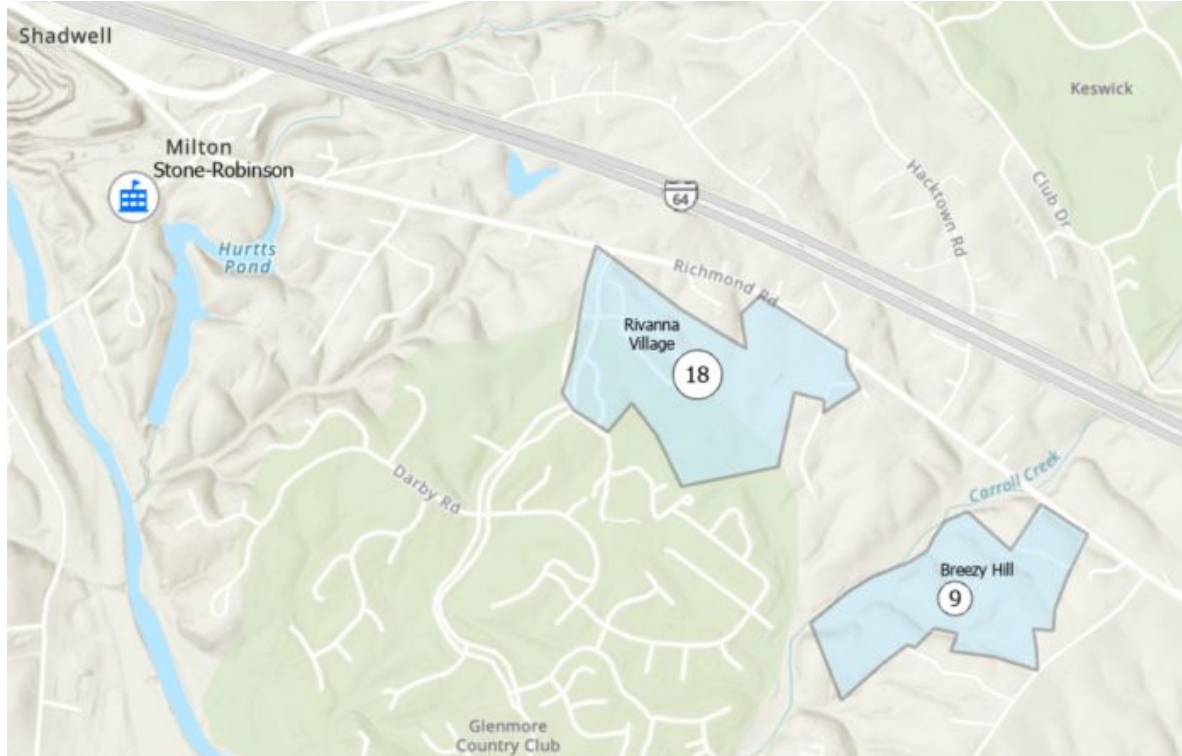


Student yield estimates shown within circles for each development.

Each development is labeled with its project name. **Orange** projects are under review and **blue** projects are approved.

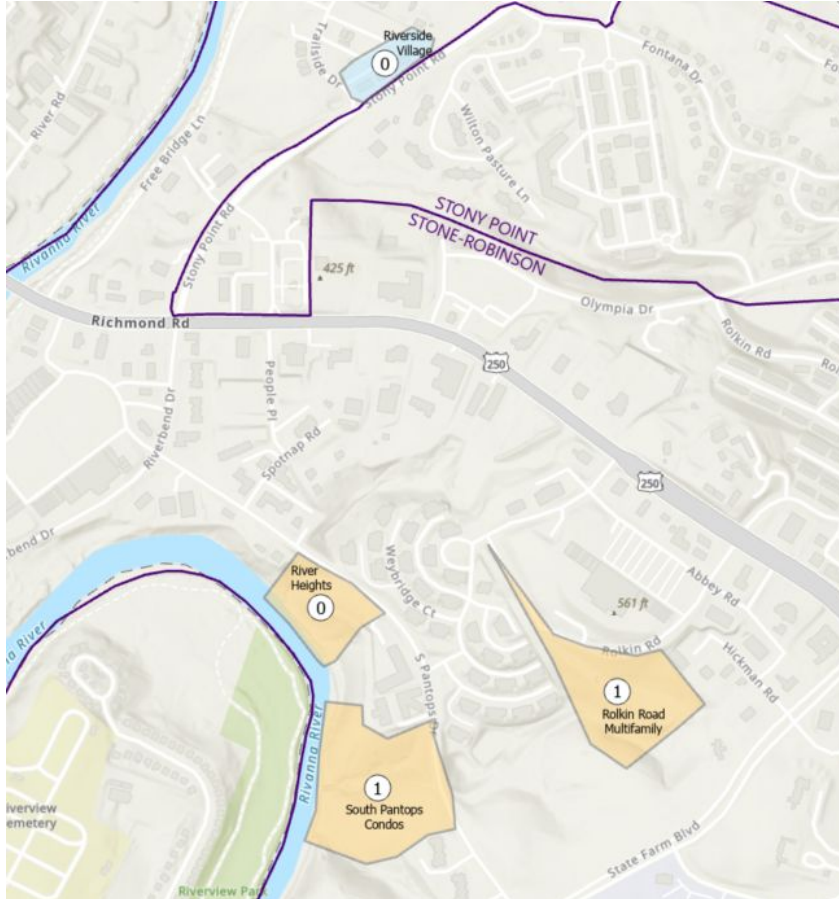
Elementary School District boundaries are labeled and shown in purple.

Stone-Robinson: Village of Rivanna Development Area



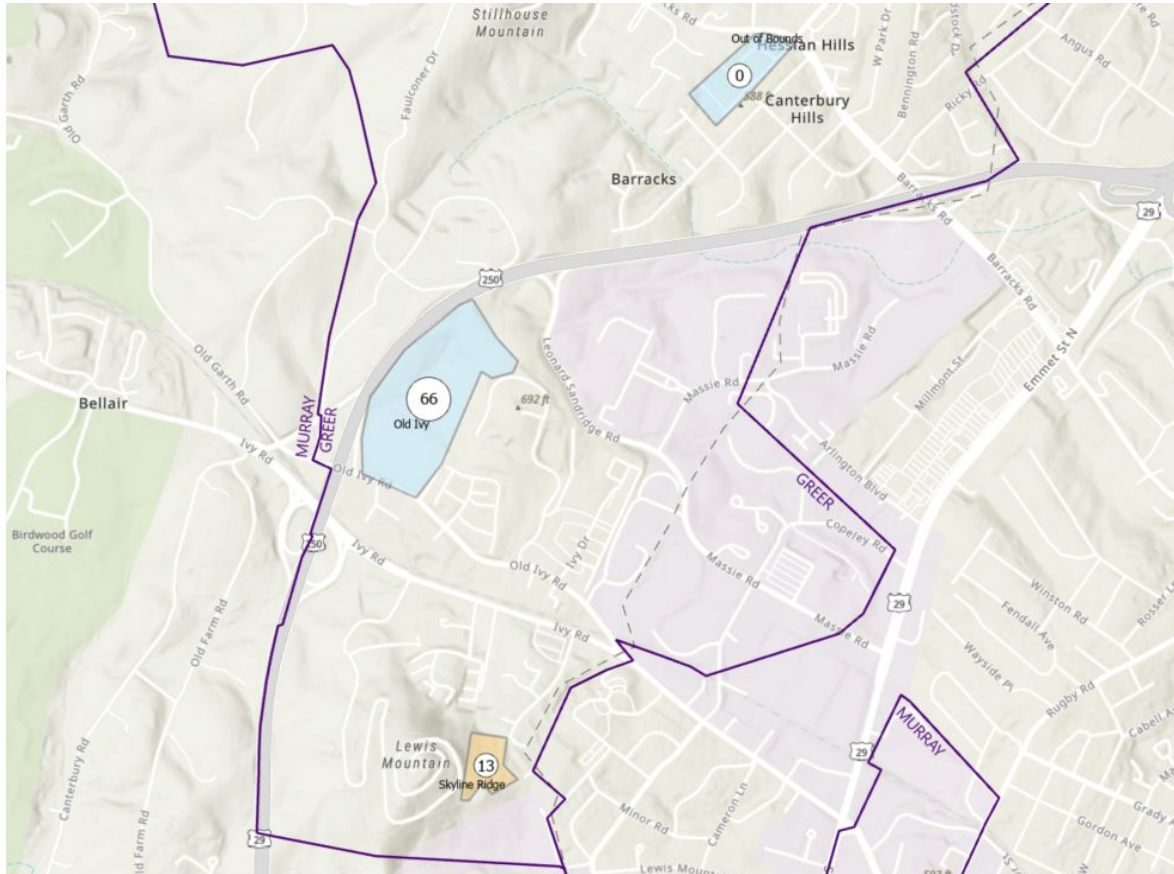
- Under Review (none)
- Approved:
 - Rivanna Village (293 unbuilt units)
 - Breezy Hill (80 unbuilt units)

Stone-Robinson: Pantops Development Area



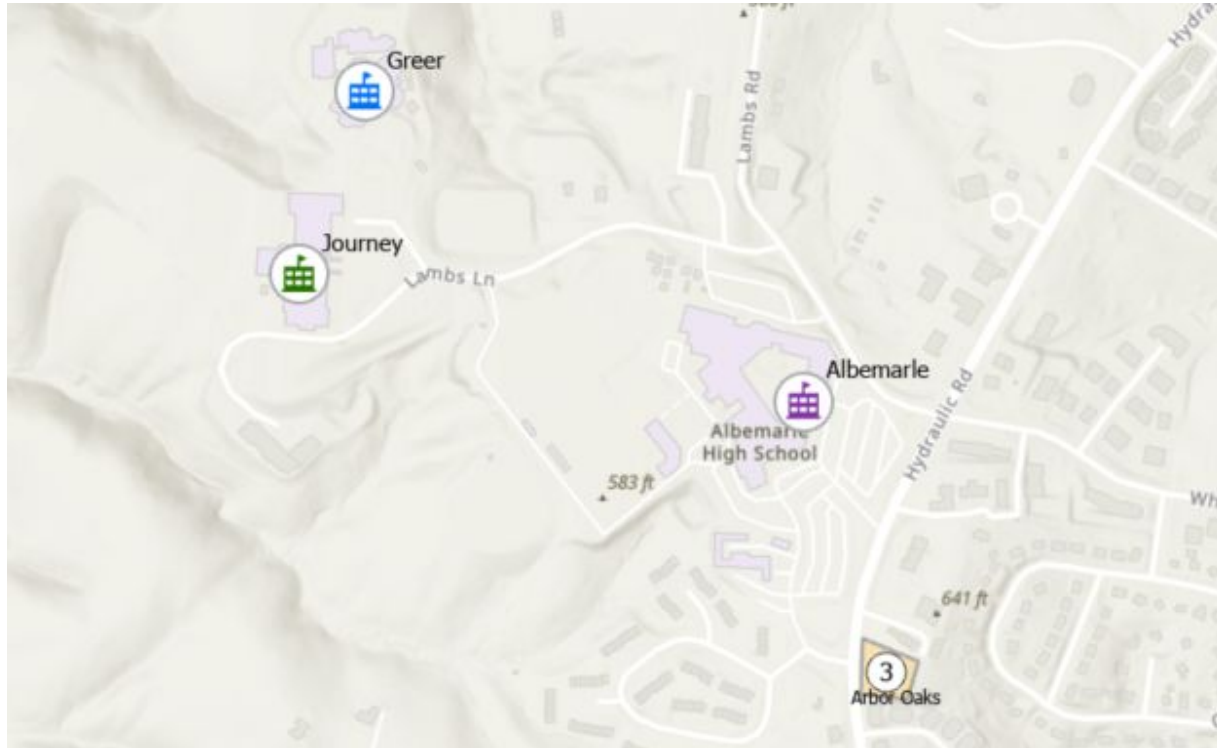
- Under Review:
 - River Heights (13 units)
 - South Pantops Condos (64 units)
 - Rolkin Road Multifamily (60 units)
- Approved:
 - Riverside Village (12 unbuilt units)

Greer: Neighborhood 7 Development Area



- Under Review (cont. on following slide):
 - Skyline Ridge (96 units)
- Approved:
 - Old Ivy Residences (525 unbuilt units)
 - Out of Bounds (3 unbuilt units)

Greer: Neighborhood 1 Development Area



- Under Review (cont.):
 - Arbor Oaks (14 units)
- Approved (see previous slide)

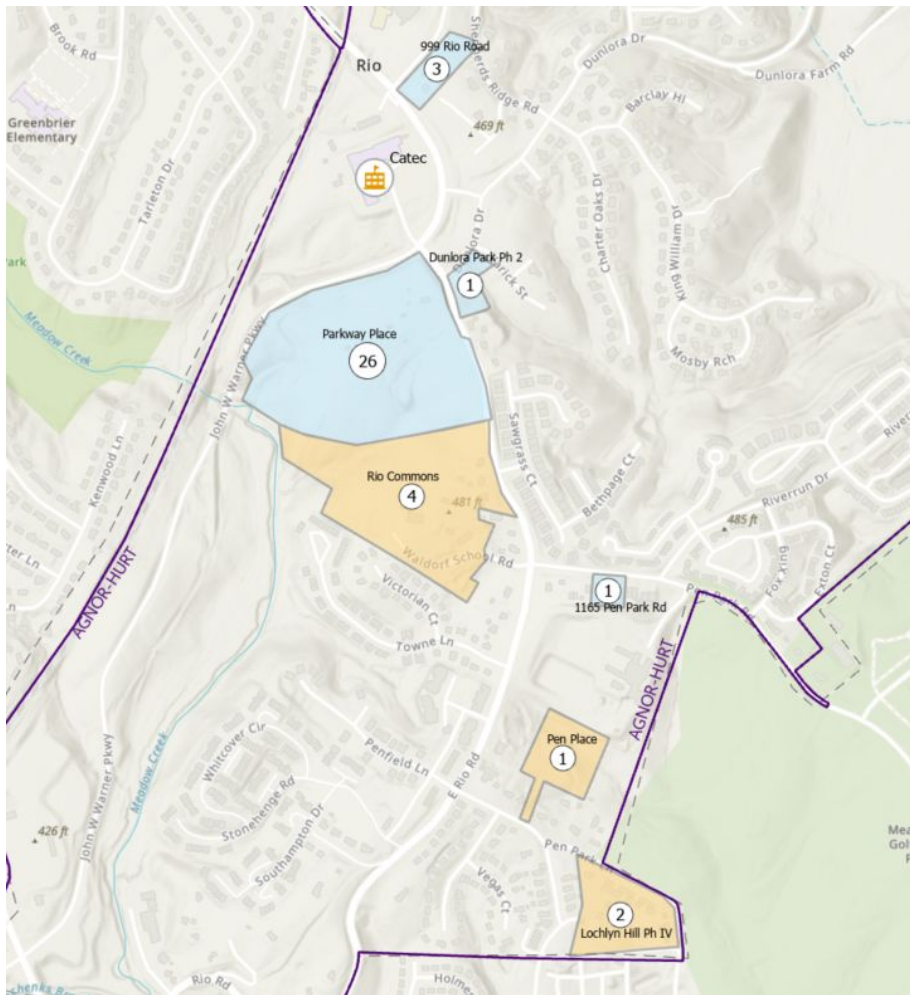
Agnor-Hurt: Neighborhood 2 Dev. Area

● Under Review:

- Rio Commons (43 units)
- Pen Place (15 units)
- Lochlyn Hill Ph IV (22 units)

● Approved

- Parkway Place (328 unbuilt units)
- 999 Rio Rd (38 unbuilt units)
- 1165 Pen Park Rd (4 unbuilt units)
- Dunlora Park Ph 2 (6 unbuilt units)



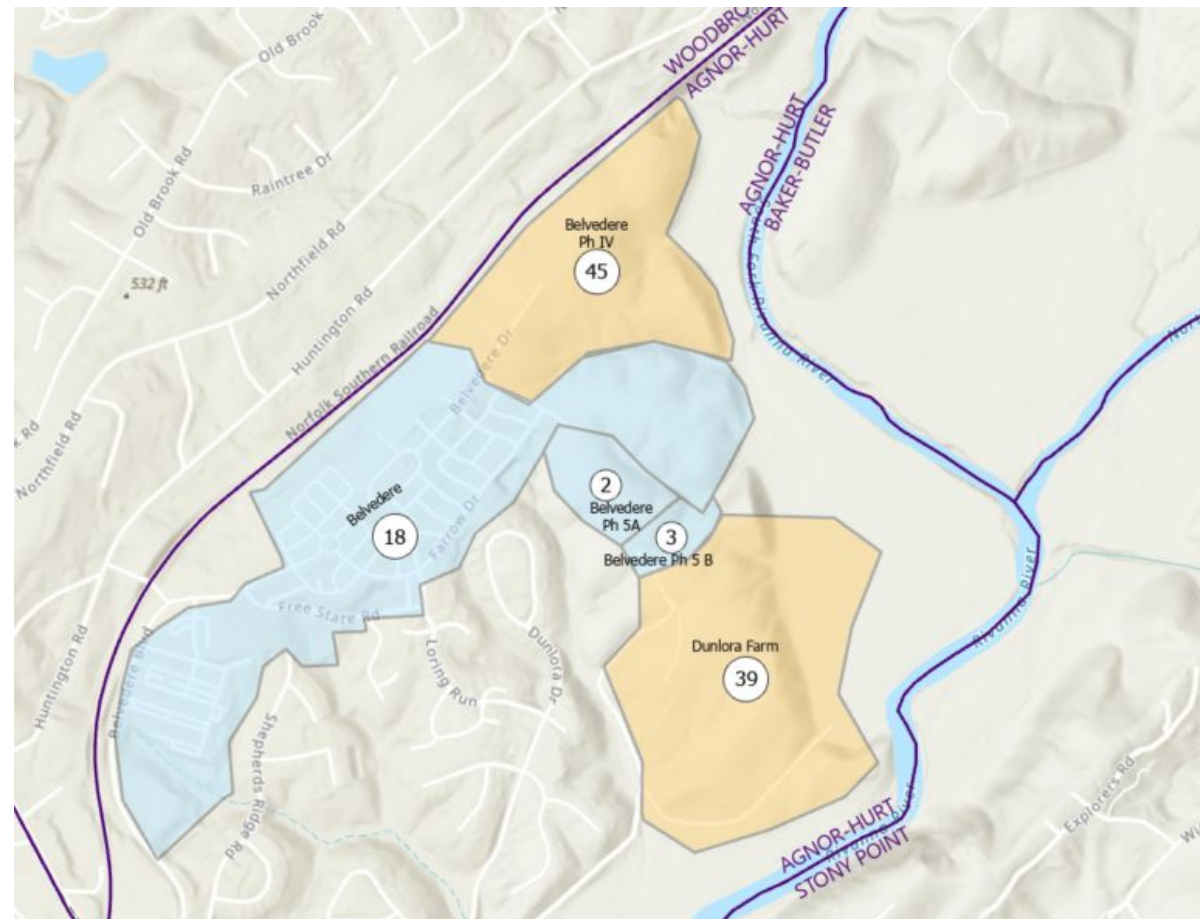
Agnor-Hurt: Neighborhood 2 cont.

● Under Review:

- Belvedere Ph IV (323 units)
- Dunlora Farm (294 units)

● Approved

- Belvedere (137 unbuilt units)
- Belvedere Ph 5A (15 unbuilt units)
- Belvedere Ph 5B (20 unbuilt units)



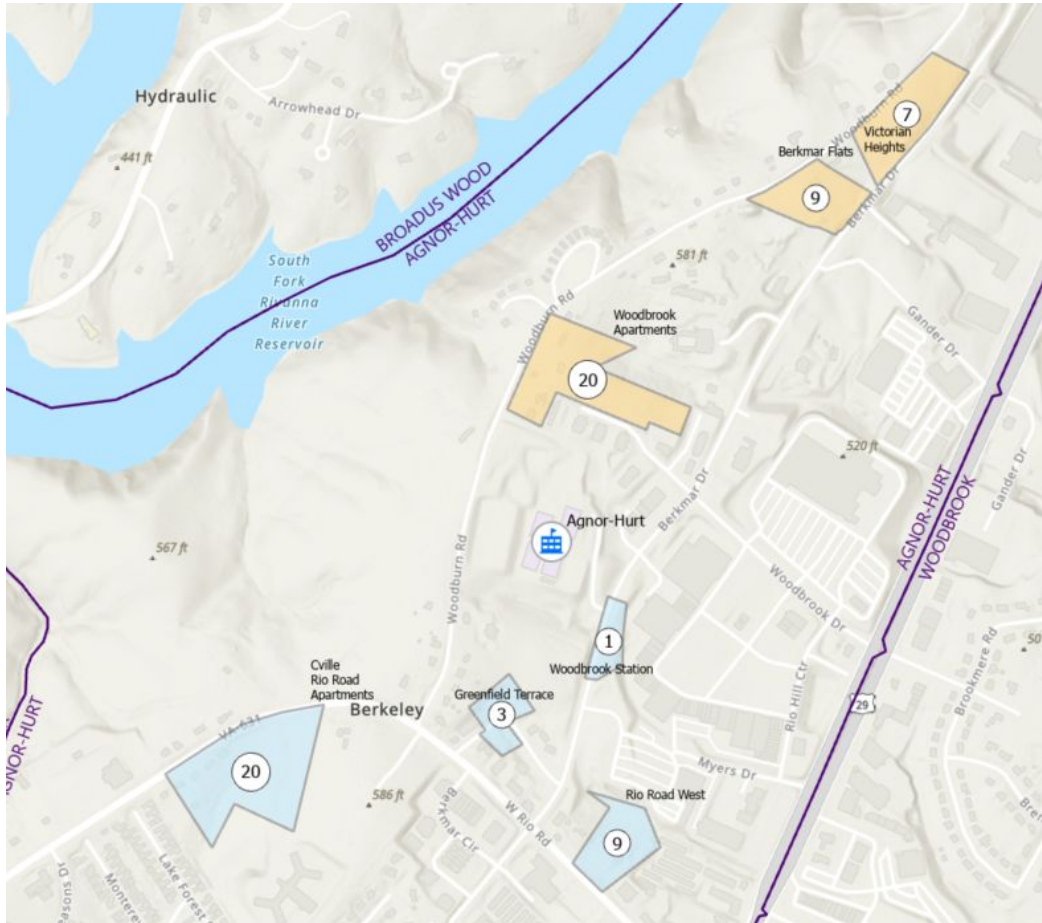
Agnor-Hurt: Neighborhood 1 Dev. Area

● Under Review:

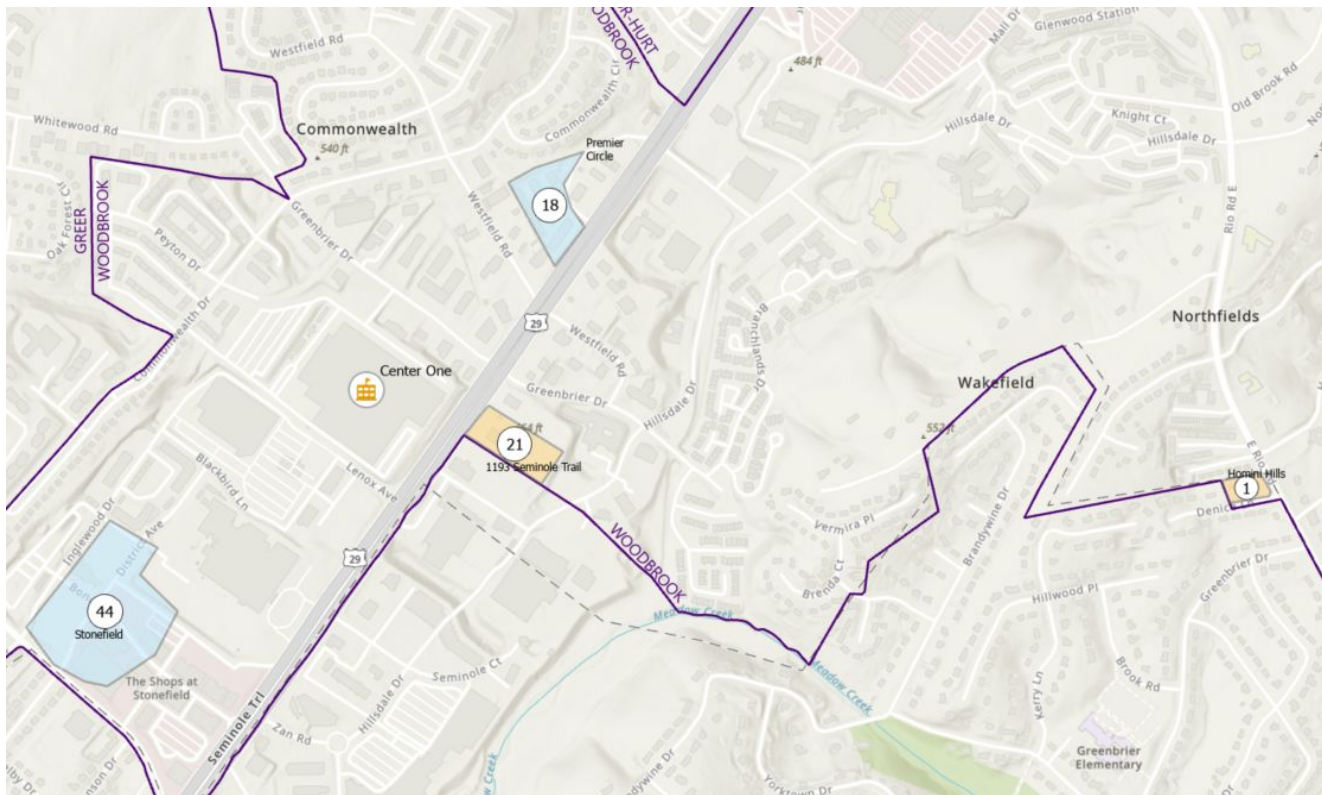
- Woodbrook Apartments (244 units)
- Berkmar Flats (70 units)
- Victorian Heights (88 units)

● Approved

- Cville Rio Rd Apartments (250 unbuilt units)
- Greenfield Terrace (33 unbuilt units)
- Woodbrook Station (8 unbuilt units)
- Rio Road West (112 unbuilt units)

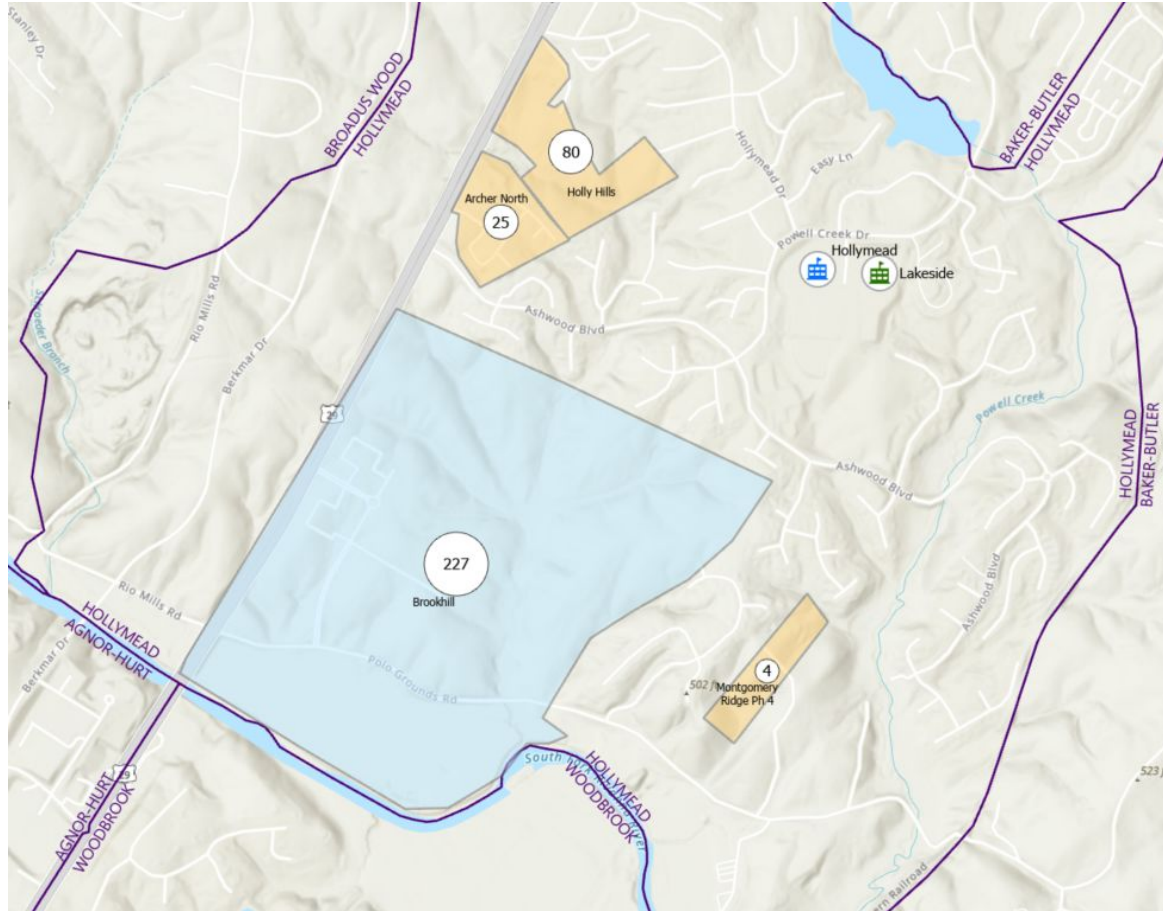


Woodbrook: Neighborhoods 1 and 2 Development Areas



- Under Review:
 - 1193 Seminole Trail (165 units)
 - Homini Hills (5 units)
- Approved
 - Stonefield (341 unbuilt units)
 - Premier Circle (140 unbuilt units)

Hollymead: Hollymead Development Area



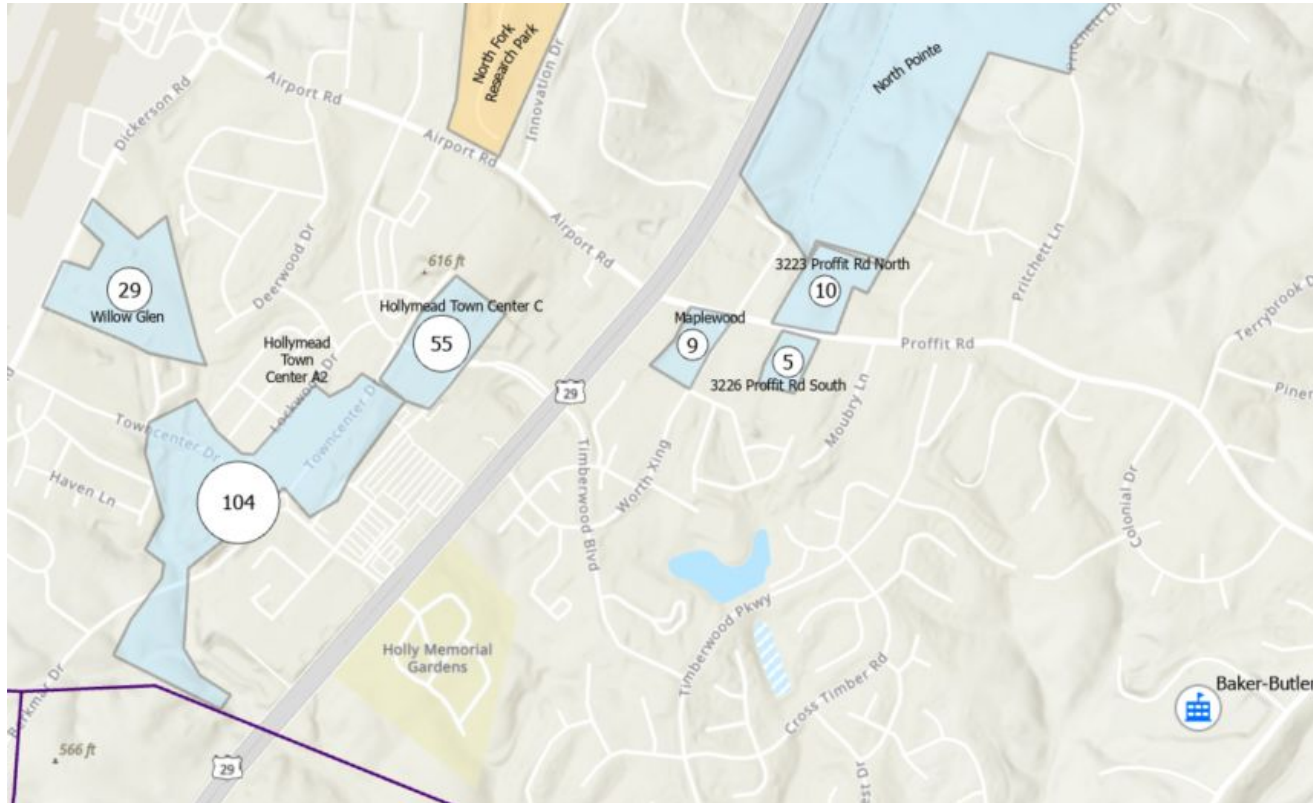
- Under Review:
 - Archer North (280 units – proposed reduction from 332 units approved with RST)
 - Holly Hills (500 units)
 - Montgomery Ridge Ph 4 (14 units)
- Approved
 - Brookhill (1,067 unbuilt units)

Baker-Butler: Hollymead Development Area

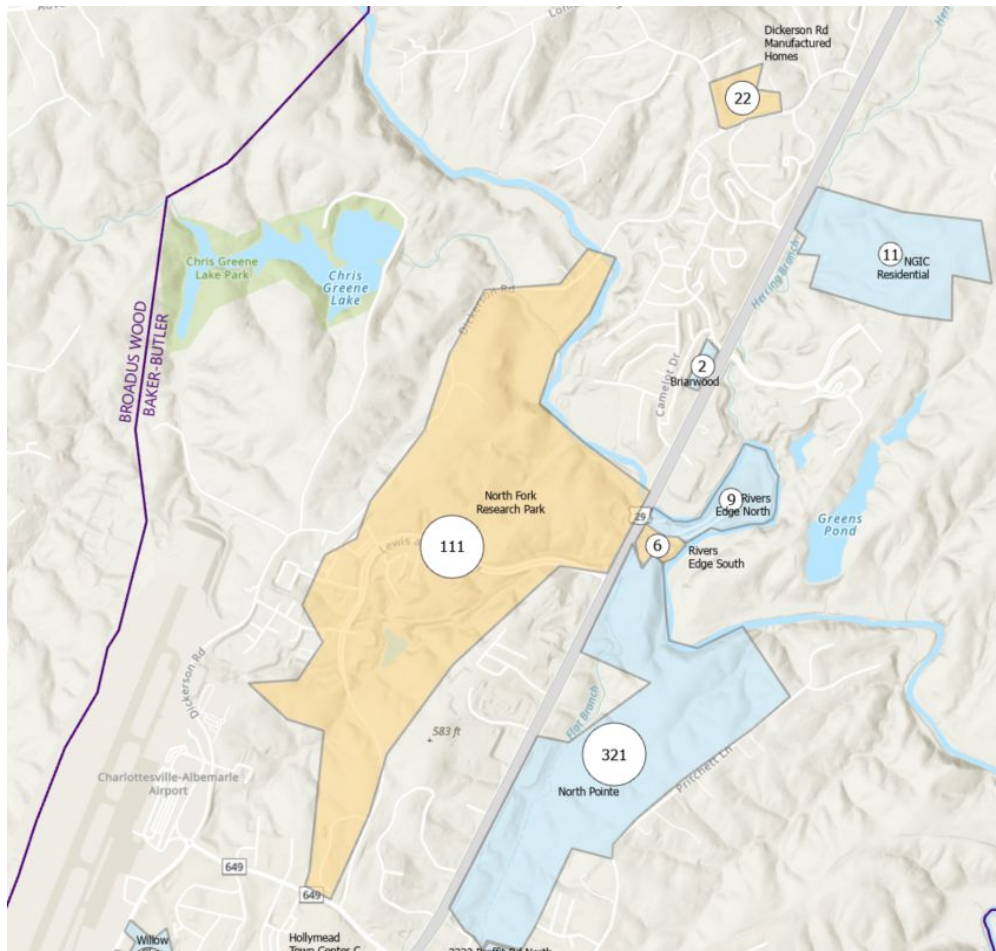
- Under Review (following slide)

- Approved

- Willow Glen (324 unbuilt units)
- Hollymead Town Center Area A2 (1,222 unbuilt units)
- Hollymead Town Center Area C (257 unbuilt units)
- Maplewood (102 unbuilt units)
- 3226 Proffit Rd (25 unbuilt units)
- 3223 Proffit Rd (51 unbuilt units)



Baker-Butler: Hollymead Development Area continued



Under Review:

- North Fork Research Park (1,400 units)
- Rivers Edge South (67 units)
- Dickerson Rd (66 units)

Approved (cont.)

- North Pointe (893 units approved and approx. 57 have been built – recent rezoning submitted requesting up to approx. 1,550 units. Student yield estimates based on 1,550 unit request.)
- Rivers Edge North (100 unbuilt units)
- NGIC Residential (120 unbuilt units)
- Briarwood (11 unbuilt units)

Next Steps

Before next meeting:

- Review materials distributed tonight
- Email rac@k12albemarle.org - questions about materials presented tonight or request for additional information

Next Meeting: October 16

- Updated Enrollment Projections
- Preliminary scenarios/starting points for boundary of new school