

## Factory Questions Responder

### Staff work following the Planning Commission public hearing on October 3, 2022

Bob Talbot asked if development is **coordinated** with Albemarle and Fluvanna County staff. It is: Town staff correspond regularly on planning matters with both counties. Town administrator Matt Lawless regularly attends several regional meetings with Fluvanna's planning director and multiple Albemarle specialists. Recent meetings include the Rivanna Regional Partnership, Regional Housing Partnership, and Rural Transportation Advisory Committee.

Maria Morrell asked about making **safe routes for all modes of traffic**. She had a specific concern about garbage cans in the street: it is true that they should not obstruct a travel lane on the street. She also had an ARB question, which staff answered. Her concern about the Valley-Bird sight lines influenced the pilot project for curb extensions.

Matthew Holt asked if ACFR can provide **emergency response** effectively at this site. ACFR Deputy Chief David Puckett shared that the standard response for commercial structure fires is four fire engines, one tower ladder, one ambulance, and one command vehicle; Scottsville Fire and Scottsville Rescue are well placed to make an initial response. Scottsville has a similar situation to Glenmore and Crozet in this regard, and Mr. Puckett expressed no concerns about the development. ACFR staff Emily Pelliccia and Howard Lagomarsino added that State Fire Code would apply for multifamily development, with strong standards for sprinklers and hydrants. SVFD staff participate in operational planning and tours of completed buildings to plan and prepare their response. They will be able to inspect site plans in more detail later in the development process, after any zoning approval.

Kimberley Shifflett asked about **how long** new residents would stay in town. The Census tracks a long-term [decline in mover rates](#) since the 1980s: Americans generally move less often and stay in their homes longer. She asked about adequate downtown **parking**, which the Town can help regulate with signage, rules on timing, and enforcement. She asked about capacity at schools and on school busses, and she asked about adequate water and sewer. The **school and utility** capacity is good, detailed further in the separate impact report.

George Goodwin asked if the project complies with the **floodplain** ordinance. It does. He also asked about FEMA's role in the project. They have a floodplain map update underway now.

Bill Delaney asked whether **VDOT** could make an overall plan for needed improvements. There is a planning team called Growth and Accessibility Planning, part of the Transportation Alternatives Program, GAP TAP for short. The Town can rush an application to their current funding round, due October 31. This is a program where Albemarle County must carry the Town's application, and their transportation planner agreed to do this. The GAP TAP consulting does not cost the Town anything and can map the current sidewalks and trails, highlight deficiencies, and prioritize improvements for better multimodal mobility: wheelchairs and bicycles, busses, and hiking, as well as cars and trucks.

Sid Pugh asked if there was enough **right-of-way** to build the enhanced Bird Street sidewalks as proposed. Yes, there is. Town and VDOT staff studied this with the help of consultant engineers in 2019, prior to the first grant applications on the matter.

Sarah Woods asked if a **path** can be connected from the approved Upper Bird project to the factory, better connecting the pods. This does seem valuable for neighbors, and staff can introduce it to both

property owners. However, the zoning application for one property cannot require improvements on a separately owned private property. She also requested VDOT study and attention on the intersections of James River Road at **Route 6 and Route 20**. This is a neglected item in the current comprehensive plan, which staff and planning commission could prioritize.

Several commissioners asked whether the Timmons **traffic report** covered all of the proper intersections for study. Staff referred this question to VDOT engineer John Wilson.

Stuart Munson asked about the whether a **daycare center** could be included in the project. The childcare need is well documented. Staff made connections with Albemarle County Social Services and Economic Development to seek leads and launch a daycare business in existing downtown property, such as the old post office. Mr. Munson also asked about a **second road** into the factory, which the traffic report states is not justified by the relatively low level of traffic trip generation.

Debbie Smith asked about **service impacts** to Fire & Rescue, police, and sidewalks, and whether the applicant or Albemarle County would provide funding. Both Town and agency impacts are in the staff's fiscal and service impacts report. The Town and County fiscal impacts appear generally positive, and service impacts are manageable.

Kevin Quick asked about the overall **financial impacts**, showing new revenues and costs to the Town. Staff created a separate report on fiscal and service impacts. The Town budget has a small positive impact from development of this kind.