

**FLCA – Hollymead
Joint Hollymead Town Center Community (HTC) Forum**

October 23, 2007

Albemarle County representatives in attendance:

- * Ken Boyd, Chairman of the Board of Supervisors
- * Mark Graham, Director of Community Development
- * Greg Harper, Water Resources Manager

Developers – Not in attendance

Introduction - David Shifflett

- * Shifflett welcomes the residents of Forest Lakes and Hollymead and County Staff
- * Meeting is intended to provide residents, staff, and developers an opportunity to discuss status of HTC development plans, recent development approvals, and impact on our local community and environment.

Presentation - Ken Boyd

- * One of his first duties as Supervisor was talking to FLCA about sediment control due to events at HTC. Virginia state standards for sediment control are not adequate (60% water capture). Now all developments in Albemarle County are required to go beyond state standards for sediment control (80% water capture).
- * Boyd comments on behalf of J.P. Williamson, developer. Williamson, as one of three developers at the HTC site, is willing to meet with FLCA and Hollymead to discuss mitigation of sediment removal costs.
- * Boyd will facilitate future meeting to address cost allocation.
- * Lake Hollymead is designated as a Regional Stormwater Basin
- * Board of Supervisors is concerned about stormwater retention through the period of growth. Goal: Density increases will not hurt the quality of neighborhoods. Boyd cites the removal of Ashwood Blvd connector road from county development plan as an example.
- * Scientific report shows acceleration of sedimentation in Lake Hollymead

Presentation - Mark Graham

- * Identifies county designation of Regional Stormwater Management Facilities as local solutions to stormwater retention problems (facilities include locations near: Colonial Auto Shop, Berkmar Planet Fun, Branchlands,...). Albemarle County assumed ownership of these Facilities.

- * In order to assume ownership, several key requirements must be met:

1. Creation of public interest: County tax money must be used to serve the public interest. Easement boundaries to include 100 year flood elevation; easement boundaries may be adjacent to some personal properties in FLCA. Public won't have access to the lake, only county representatives in order to service the lake.

2. Funding: Albemarle's capital improvement plan includes a stormwater management fund.

3. Maintenance of the Facility: County will not accept the facility unless they can maintain it. The upstream end of Lake Hollymead would be a required access point.

- * Since rezoning, new HTC owners have taken responsibility for stormwater management; examples include soil amendments, grass seeding, sodding a large hillside,... More than \$160,000 of actions in the last several months.

- * New approvals include 300,000 ft² of commercial development area, approximately equivalent in size to the current HTC development.

- * Next section will be mixed-use, including condominiums, town houses, and 5-6 story buildings mixed amongst retail space.

Open Discussion

- * County can't take over Lake Hollymead as a Stormwater Management Facility unless communities provide easements.

- * Lake Hollymead fits within the parameters of county requirements for a Stormwater Management Facility, although this would be the largest facility in the county.

- * Two potential entry routes to the upstream end of the lake have been discussed

- * 100 year floodplain determined by dam outlet, not by sediment

- * Floodplain management program required in order for residents to get flood insurance

- * Both communities are willing to consider easements subject to the approvals of individual homeowners

- * 100 year floodplain elevation could be changed by modifying the dam structure itself; one foot of water elevation could correspond

to 10-15 feet of shoreline change.

- * County is waiting for positions of the communities and will work to support the best interests of both parties.
- * Consider multiple ideas to address the easements, then fund the best one.
- * No impact on building permits, as permits are not issued for building in a 100 year floodplain.
- * County needs to assess impact of dam discharge on downstream properties which could affect stormwater volume in the future.
- * Next Steps: FLCA and Hollymead must demonstrate public interest as the easements appear to be the only obstacle to the County's consideration of adoption of the lake.
- * To remediate future damage by developers, FLCA and Hollymead are encouraged to communicate with the developers, identify that baseline sedimentation data has been captured, and indicate that communities will hold developers responsible at the end of projects.
- * Other construction sites in the HTC watershed include the Airport Authority shifting Dickerson Road; Willow Run development adjacent to General Aviation
- * Three principal HTC developers are Regency, Hurt partnership, Ryan Homes/Abingdon
- * Boyd wants to facilitate a discussion with the developers to recommend setting up an accrual for future mitigation.
- * If the county takes over the lake, it would not necessarily remove sediment deposits.
- * County does not necessarily consider upstream sedimentation to have a negative impact on water control. County must maximize the ability of the lake to absorb water variations; a wetland shelf can be attractive and metabolize run-off nutrients.
- * County expects that the developer Williamson will mitigate stormwater to the 80% standard.
- * Judy Wegan, Community Development, can provide status and planning details for additional parcels under consideration for development.

Closing Statement – Shifflett

- * Shifflett thanks Boyd, county staff, and residents for attendance at this forum
- * Both Homeowners Associations are committed to a decision that will best benefit both communities
- * Special thanks to David Phillips for his efforts to facilitate the event.