

Charrette 10/20/18 – Large Group Discussion Notes RAW DATA

Intro results:

- Senior community-church based
- Combined use area
- Some commercial retail to support senior community
- Trails going around property (walking)
- Other mixed-use areas for the county are coming through planning and zoning-speak to Janit Llewellyn
- Independent senior housing
- Waling trail to Bon Air Elementary
- Park/Camp/Athletic center
- Retreat
- Like Roslyn?
- Broaden the community center
- Multifamily senior housing
- Multi-functional site
- Free medical clinic
- Coffee house—like the old Spanish Castle
- Gardening center helping the needy/community garden plots
- Group home-senior or disabled
- Home school center
- Look @ demographics- increasing are 25-35 and over 55 group
- Currently zoned for single family .25 acre lots. Anything different requires rezoning or exception—may take time.
- Need to get an addendum to Bon Air plan to allow for property to be redeveloped. Will make rezoning easier
- Lifelong learning center
- **Be careful how much you improve property, if gets to certain \$ value of property, county will require code upgrades to current
- Edgy school (Arts, Montessori type)
- Low income targeted school—how would they get here? Not on bus route
- Riverside has high demand, wants to expand +/- expand to adult education
- Recommended to talk to the sisters at Bell Meade Sister Elana about what they are doing on their property

School Notes:

Housing Notes:

- 3-4 story doesn't fit in the area
- Low income/memory care/disabled housing requires extra parking, transportation issues
- Don't want to be landlord

- Increased traffic
- What is # of houses needed in development to break even?
- Canterbury style housing blend green space, parking issues for staff
- Public road access an issue
- Independent senior living, possible multiple buildings
- Just housing doesn't fit with our mission—needs to build community, improved youth services
- Have to change zoning for multifamily senior center
- Balance of money vs. mission
- Make sure there is space between housing and church
- Intentional planned community to fit with mission w/ low priced housing, not necessarily low income, just affordable
- Retreat center like Richmond Hill

Athletic Scenario

- Liability questions if church leases
- More interaction available between church and community
- Financially viable option
- Make destination, not just green space
- County and leagues could use
- What is demo cost for buildings?
- Lack of lighting limits use, adding lighting will increase community complaints
- Green space promotes well being
- Festival area, amphitheater
- This scenario breeds monetary discussion, not mission
- Indoor sports facility needed in the area-but we don't want to manage it
- Greenspace with no designation=low value to church
- Want greenspace w/ an idea
- Available parking is an issue-Taylor Hall demo mitigates that
- Gut Taylor Hall for indoor courts?
- Keep Parish house for LLI
- Ask Bon Air community center if they want to expand
- County set backs are an issue for subdividing-need exceptions

Scenario #4

- We are in danger of looking for the “perfect answer”
- Combo is best-some agreement w/ Riverside, senior center, young child daycare, pre-school
- Riverside is best fit-if offer made to Riverside it would help them with fundraising—they could start
- Lifelong learning center
- Riverside/Panthers/Daycare in Taylor Hall
- Outsource property management
- Lower field--wetlands tax credits, sell/donate back to county
- Lower field green space w/ Labyrinth

- Sell off area to developer for senior center, Riverside gets PH, church leases back front of Parish Hall
- Riverside expand as much as they want to
- Greenspace on lower field
- Indoor sports complex
- Taylor Hall demo for visibility to back and parking

End of Day School results

- Lots of energy to be All in with Riverside
- Riverside wants to grow into space
- With a contingent sale, Riverside can really fundraise
- Taylor Hall-mothball or bring up to ADA compliance, not necessary to demolish right away
- Potential to share Parish Hall
- Still partner w/ Panthers
- How long will fundraising take?
- **Riverside would want field and gym ownership in order to expand, otherwise they may have to look outside of Bon Air for a new location
- Panthers want to own, not continue to lease fields and gym

End of Day Combo results

- Independent senior living only type of residential that would work
- Riverside and church maintain and keep Parish House, all other demo
- Community path coming in, build walking trails-prayer trail around senior housing
- Very few prayer gardens in Chesterfield County-do this on lower field and area around
- 3=2-3 story buildings, facing E/W would maximize \$\$, probably ~100 units—would most likely get push back from community
- Zoning is # of units per acre
- No room for Panthers in this scenario
- If this is a thought, need to talk to better housing coalition

#2 Combo results

- Panthers want to own field and gym, work out mutual agreement w/ Riverside
- Panthers do not want/cannot purchase Taylor Hall
- Want to maintain relationships w/ church and Riverside
- Lower field cannot be used for practice—only running/warm up, so it is a great option for Labyrinth or prayer garden, or put into wetlands use for tax credits
- Chesterfield pocket park on lower field area?
- Raze Taylor Hall, parking lot for all

What is the Common Good?

- Riverside/Panthers/Church/Prayer Garden most useful in bringing community together

- Riverside offering specific education that is special to Bon Air. Leads to mission-beneficial to those who couldn't get proper education. Riverside is not "standard" school. It is special to Bon Air
- Panthers helps bring in more people to Bon Air
- Riverside brings "outsiders" into Bon Air – sense of community
- Opportunity w/ Riverside to develop much needed education. Feels right + Panthers
- Potential for Riverside growth that otherwise would not happen in Bon Air
- Riverside students need space to play

Where do you see God's fingerprints on today?

- Working with new neighbors: church/Riverside/Panthers
- Ongoing relationship w/ children
- Having children on campus
- Education-3 pillars-school, field, church
- All came together w/ sense of opportunity not fear/loss
- Opportunities that can grow; no negativity
- Our focus is still on children. Intellectual, emotional & physical offerings to children
- Not adversarial today
- Who showed up
- Synergy of seniors/ impact on children with interaction with seniors

What's next?

- Vestry and Transition group will meet, go over results and options
- RFP date to be set
- Can't drag out decisions
- Jan/Feb choose direction we are going