

Old Matoaca Elementary School **Community Meeting**

Chesterfield County Departments of
Community Enhancement, Parks and Recreation
and General Services

10/5/2022



Meeting Purpose

- **Revisit community discussion for reuse of the school building and grounds**
 - Current building and site conditions
 - Review community input from 2019
- **Review recent and planned County investments in the area**
- **Present new redevelopment opportunities**



The Site



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Old Matoaca Elementary School

- Oldest section built in 1937
- Around 52,000 sf and 11 ac site; main school site is 7.5 ac
- Closed as Matoaca ES in spring of 2020
- Opened as temporary Ettrick ES in fall of 2020
- Closed as school in spring of 2021
- CCPS vacated building in spring of 2022







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2019 Re-Use Discussions with the Community

- June – Community Meeting [Library]
- October and November – Committee Meetings
- December – Community Meeting – [School]
- Building Options discussed
 - Government uses
 - Recreation Center
 - Satellite Agencies
 - Non-Profits and other community uses
 - Sale and redevelopment



2019 Community Discussion – Ideas Generated

BUILDING

- After-school programs/childcare
- Business incubator
- Education/training courses
- Event and assembly spaces
- Government satellite offices
- Gym/exercise equipment / Locker rooms
- Office spaces
- Police satellite office

SITE

- Outdoor recreation
- Event and assembly spaces
- Fixed play/exercise equipment
- Walking paths

OTHER:

- **Pedestrian connections** - Sidewalks and trails – these need to be considered for village area and beyond. Focus on River Road from Old Matoaca ES to Ettrick ES and Park
- **Technology needs** – such as audio/visual equipment, public Wi-Fi, computers
- **Public Transportation** - shuttle service to get citizens from other public facilities such as nearby schools and from neighborhoods to here.



Community Investments



2013 Bond Projects - Elementary Schools

Matoaca [opened 2020] and Ettrick [opened 2021]



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Community Investments



2013 Bond Projects – Completed

Matoaca and Ettrick [double] Elementary Schools Gyms



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Community Investments



Appomattox River Park – Greenwood Property 38 acres in Ettrick

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Community Investments



Radcliffe Conservation Area 74-acre Expansion



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Community Investments

Ettrick Landing Subdivision & Walking Trail



GROUNDBREAKING October 19, 10:00 AM, 3901 Dupuy Road

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2022 Bond Referendum Projects

Ettrick-Matoaca Library Expansion

Adds Community Spaces and
Expands all library functions



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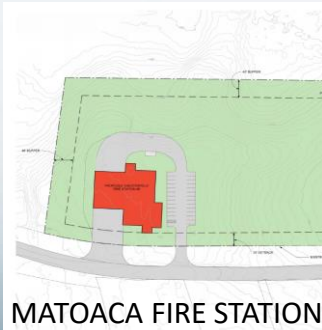
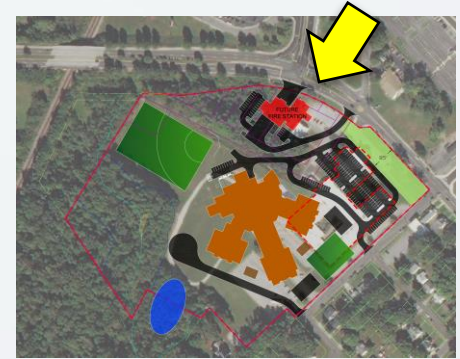
Public Safety Investments

Fire Station Replacements

Matoaca 2022

Ettrick – Bond Referendum

Proposed Project



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Community Goals and Objectives

- Retain the main school building – in entirety or part
- Maintain the school grounds as park/open space
- Create community activity space
- Address other community needs as part of redevelopment
 - New homeownership opportunities
 - Reconnect to the river
 - Showcase mills and mill town history
 - Strengthen “Place Making” in the village



Adaptive Reuse Opportunities

- Residential Housing – Senior Apartments and Single-Family Homes
- Transition school grounds to park space
 - Lawn activity areas, multi-generational recreational facilities and destination recreation playground
- Create community hub
 - Add programmable indoor and outdoor spaces
- Improve pedestrian connectivity throughout the village area
- Link village to future trails along the river



Housing at Matoaca Elementary School

- The existing structure could accommodate 30-36 apartments and some or all of these could be reserved for persons aged 62 or older.
- A large portion of the gymnasium could be redesigned for community uses, such as special events and scheduled recreational programs
- Frontage along Jackson St, could accommodate 8-10, ¼ acre home sites. A portion of these sites could be made available to non-profit affordable home builders such as Habitat for Humanity and the Maggie Walker Community Land Trust.



William Byrd High School, Vinton VA



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William Byrd High School, Vinton VA



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William Byrd High School, Vinton VA



Phelps School, Madison Heights VA



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Phelps School, Madison Heights VA



Cape Charles High School, Cape Charles VA



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Central Park, Cape Charles VA



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Village Green, Cape Charles VA



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Highland Park Public School, Richmond VA



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Highland Park Public School, Richmond VA



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Fulton Hill School, Richmond VA



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Fulton Hill Studios, Richmond VA



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Recent Affordable Single-Family Home Projects



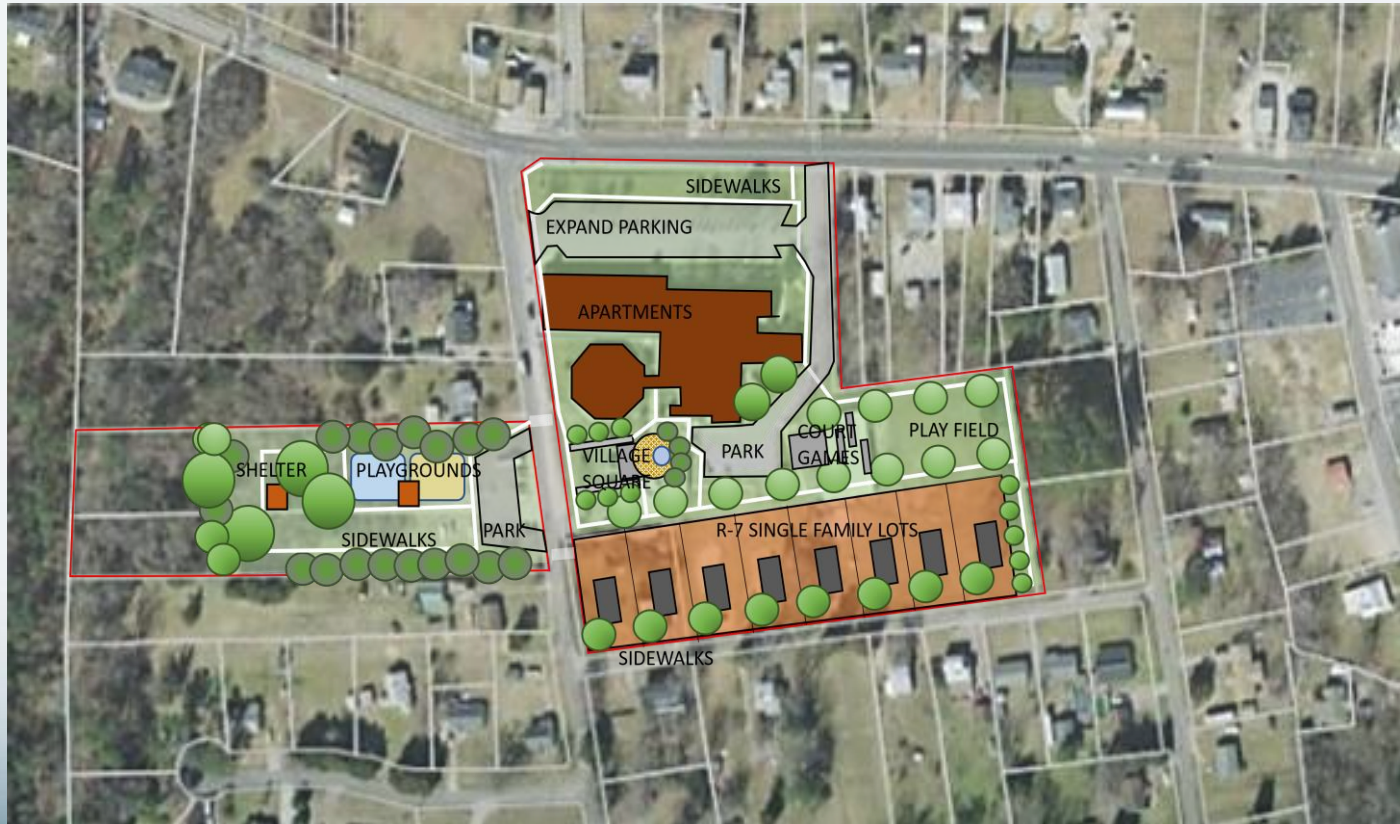
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Ettrick Landing Home Models



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Development Concept



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Community Facilities Bond Plan – <https://www.chesterfield.gov/bond>

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