

Chapter 7 Plan for Community Facilities & Services

Crozet is served by numerous County facilities and services, some of which are located within the Development Area. These facilities and services are described in detail in Chapter 3 -- Existing Conditions. During development of the Master Plan, residents of the area identified the need to maintain or improve the provision of services, especially for library, police, schools, and passive and active recreational space. Location of existing and proposed facilities is shown on the Parks and Green Systems Plan, as indicated in the previous chapter. The provision of facilities and services is the responsibility of several different entities depending on the service or facility. The Albemarle County Community Facilities Plan is the primary component of the Comprehensive Plan that governs planning for community facilities and services and includes the following goals:

- Community facilities should be equitably provided for all County residents based on cost-effectiveness.
- Development areas should receive higher levels of service.
- The location of new public facilities should be within the County's development areas.

This chapter of the Master Plan identifies the specific future community facilities or services needed for Crozet.

Water and Sewer

Water

Water supply is adequate for the existing and future population of Crozet. At present, usage is approximately 0.4 million gallons day (mgd) while the maximum constant demand that could be supplied from Beaver Creek Reservoir is 1.8 mgd. The water treatment plant can process 1.0 mgd. Recommendations for future water service provision are below.

Water Recommendations:

- Continue to monitor water usage in Crozet to ensure that capacity is adequate for the future population.
- When demand at the water treatment plant reaches 80 percent of the permitted capacity, begin design for expansion of the plant and raw water conveyance system. The size of the expansion will be dependent on the projected demands and uses.

Wastewater

Wastewater is processed at the Moore's Creek Sewage Treatment Plant, which is planned for expansion to serve all of the development areas except the Village of Rivanna, which is served by a separate plant. Planning and modeling information has shown that the need to expand/upgrade the Crozet sewer lines is highly dependent on the development of the Old Trail project. In order to provide service for the full buildout of Old Trail, construction of replacement mains on the Lickinghole Creek and Slabtown Branch lines will be needed. At this time, the Old Trail developer has committed to the design and construction of the southern (Slabtown) branch. The Old Trail developer also has an agreement with ACSA for future construction of the northern branch of Lickinghole Creek.

The construction of a flow equalization tank, pump station and odor control facility downstream of Old Trail but upstream of pump station number 4 will also be needed. This

project may also be completed with private developer contributions. Improvements are needed to the sewer interceptor line through Ivy. Within the 60-year planning horizon of the sewer analysis, all gravity lines and pump station will require upgrading. In the near term the following projects are anticipated.

Wastewater Recommendations:

- Construct replacement mains on the Lickinghole and Slabtown Branch sewer lines (by developer).
- Construct a flow equalization tank, pump station, and odor control facility downstream of Old Trail and upstream from pump station 4 (may be by developer).
- Upgrade a section of gravity sewer near the Boars Head Inn.
- Continue long-term planning for sewer improvements based upon sewer system studies currently being conducted by the ACSA and the RWSA. New sewer connections would be based on the ACSA's first-come first-served basis policy.

Solid Waste Management

As indicated in Chapter 3, solid waste management and recycling takes place on a countywide basis. Needs for Crozet are considered as part of the overall program. The growth of the Crozet area is not expected to significantly change the overall needs for solid waste and recycling with the County, unless a large industrial user locates in Crozet. The desire for greater recycling opportunities in Crozet is recognized in the recommendations below.

Solid Waste Management Recommendations:

- Monitor Crozet solid waste management needs in conjunction with countywide solid waste management.
- Provide greater opportunities for recycling in Crozet in conjunction with countywide planning efforts.

Schools

Facility planning for schools is done by the Albemarle County School's Long Range Planning Committee. As identified in Chapter 3, school standards are presently being met in the Crozet schools. Ongoing capital improvements at the schools ensure that the facilities are adequate for students. A new elementary school may be needed in the County within the next ten years. The site for this school will be one of three locations in the County based on need/demand: Crozet, the southern urban area, or the Northern Development Areas. In keeping with future school needs, the following recommendations are made.

Schools Recommendations:

- Monitor the annual *Albemarle County Schools Long Range Planning Process* to assess the need for additional school facilities in Crozet.
- If an additional elementary school is needed for Crozet, it should be located in the eastern portion of Crozet as generally shown on the Parks and Green Systems Plan.
- Continue with planned expansions and upgrades identified in the Capital Improvements Program for existing schools.

Emergency Services

Albemarle County Police Department (ACPD)

As indicated in Chapter 3, police service is provided through the sector/beat system. Service does not meet County standards of a five-minute response time 85 percent of the

time. Instead, police response in Crozet is within five minutes 65 percent of the time. Officers also provide assistance to the community for crime prevention programs.

Police Service Recommendations:

- Relocate the police satellite office from The Meadows to a more central location in Crozet, such as in Downtown.
- Continue community crime prevention programs, such as Neighborhood Watch.
- Work to achieve a five-minute response 85% percent of the time.

Fire Rescue Services

Fire Rescue service provided by volunteers is important to Crozet. However, the County's financial contribution for equipment purchase is essential to the service. Because of the County's role in providing funding for capital expenditures, the following recommendations are made.

Fire Rescue Recommendations:

- Continue to provide County funding for capital purchases for Fire Rescue.
- Continue to support volunteer programs.

Library

As indicated in Chapter 3, the need for a new library has been well established. A plan has been developed and property has been purchased in Downtown Crozet for the new facility. When funding is available, construction of a 20,000 square foot library building will begin. Construction will include the first block of the new "Main Street." The facility will include space for complementary uses such as public meeting rooms and community space. The building will be constructed to LEED specifications. (LEED stands for Leadership in Energy and Environmental Design and is a nationally accepted rating system for designing and building green buildings.) The new Western Albemarle/Crozet Library will be the County's first new building designed to be LEED certified. The most recent schematic design of the facility is shown below:



Schematic Design Approved by the Board of Supervisors July 3, 2009

Library Recommendations:

- Until a new library can be constructed, maintain the existing library in Crozet.
- Construct the new library when funding is available.

Old Crozet School Reuse

Crozet residents have expressed a strong desire that the County continue stewardship and reuse of the former elementary school on Crozet Avenue across the street from the current Crozet Elementary School. This facility is commonly known as the Old Crozet School building. A valued institution in the Crozet community since 1924, the Old Crozet School served as a combined elementary and high school until the completion of Albemarle High School in 1954. After the high school students were moved, the school was renamed Crozet Elementary and used by the County for another 35+ years, until studies finally determined that a new school building was needed and completed in 1990 across the street. The school is a contributing building and is included in the boundaries of the potential Crozet Historic District. The Virginia Department of Historic Resources considers this area as eligible for nomination as a historic district on the Virginia Landmarks Register and National Register of Historic Places.

In 2008, the County contracted with a planning consultant to study acceptable and productive alternative uses for the school. The *Old School Reuse Study Final Report* summarizes the public participation process, community comments and preferences, history and condition of the building, consultants' recommendations for next steps, and estimated costs for renovation of the building. Residents clearly expressed a preference for a community center to provide performance and assembly space in the old auditorium. In addition, residents supported using the former classrooms for satellite county offices, dance classes, arts spaces, community movies, and programs for youth and the elderly.

In the fall of 2008, the Board of Supervisors sought tenants for the Old School until a decision on the permanent use of the building could be made. Currently, the building is leased to two tenants, the Field School, a private middle school for boys, and Old Crozet School Arts (OCSA). OCSA is a non-profit school for arts instruction.

Social Services

Social service providers and programs are important to the community. At a County level, services are provided through schools, in conjunction with countywide assistance programs, and to seniors at Mountainside Senior Living and the Meadows. Although no specific separate recommendations are made, the County needs to keep a watch on Crozet's social service needs. As growth occurs, the County will need to consider augmenting the services it provides and, perhaps, creating a central location within Crozet where these services can be accessed.

Social Service Recommendations

- Continue to monitor social service needs in Crozet.
- Consider providing services at a County facility to be located in Crozet.

Stormwater Management

As indicated in Chapter 3, controlling the quantity and quality of runoff is essential to maintaining a safe and adequate drinking water supply. Redevelopment of Downtown is tied to a County stormwater project, which has been engineered but not yet built. Development of the area north of Downtown and north of Three Notch'd Road has the potential to affect the Beaver Creek Reservoir, so more intensive stormwater management is needed.

The County should also look for opportunities to further protect the drinking water reservoirs by promoting innovative stormwater management. Stormwater management should be emphasized in areas adjacent to impervious surfaces such as roofs, parking lots and paved roads. Permeable paving, porous asphalt and modular pavers allow increased water infiltration

and should be considered for any impervious surface. Use of native grasses, shrubs and trees in retention ponds and swales can help provide excellent holding areas for water quality improvement while providing diverse wildlife habitats.

Stormwater Recommendations:

- Construct the Downtown stormwater project improvements.
- Look for opportunities to further protect the Beaver Creek Reservoir through innovative stormwater management techniques.