

6. Community Facilities and Services

Introduction

The Northern Development Areas are served by numerous County facilities located in Neighborhoods 1 and 2, Hollymead, and Piney Mountain or by facilities within the City of Charlottesville. 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. Additional solid waste/recycling facilities and passive and active recreational spaces may be needed in the near future. Generally, police, fire-rescue, schools, and library services/facilities are either adequately provided by existing facilities or will be with the completion of improvements programmed in the Capital Improvements Program in the next five to ten years based on service planning standards in the Community Facilities Plan. The Community Facilities Plan is a component of the Comprehensive Plan that serves as a framework for community facility development decisions and establishes specific service objectives and standards for the provision of public facilities for each of these agencies: Police Department, Fire and Rescue Services, Library Services, Schools, Parks and Recreation, County Government Administrative Offices/Services, and Solid Waste. Provision of these services to the Northern Development Areas is discussed below.

Parks

The Northern Development Areas are served by a number of public parks and natural areas located within, or adjacent to, the Places29 area. Public Park facilities are classified as regional, district, or community parks, or as nature parks. The Places29 area is served by facilities in all of the park categories. District and Community parks are typically provided in conjunction with high, middle (District), or elementary schools (Community). The following facilities serve the Northern Development Areas:

Regional Parks

Park	Acres	Activities
Chris Greene Lake Park	239	Swimming, hiking, passive recreation
Pen Park (City)	200	Golf, tennis, passive and active recreation

District Parks

Park	Acres	Activities
Albemarle High School	100	Playfields, gym, tennis, track facilities
Jouett Middle School	35	Playfields, gym, tennis, track facilities, hiking/ open space
Sutherland Middle School	16	Playfields, gym, tennis, track facilities

Community Parks

Park	Acres	Activities
Agnor-Hurt Elementary School	15	Playfields, gym
Baker-Butler Elementary School	47	Playfields, gym, nature trails/hiking
Greer Elementary School	10	Playfields, gym, nature trails/hiking
Hollymead Elementary School	47	Playfields, gym

Nature Parks

Park	Acres	Activities
Ivy Creek Natural Area	215	Passive recreation, hiking trails
Humphris Park	25	Passive recreation, hiking trails
Rivanna Greenway	N/A	Passive recreation, nature trails, hiking/biking trails

The following parks are not located in the Places29 area, but provide the population with public, recreational open space:

1. Darden Towe Park (located in Pantops)
2. Pen Park (located in Charlottesville just south of Neighborhood 2)
3. McIntire Park and Charlottesville High School

These parks provide a significant range of recreational activities for residents in the Northern Development Areas; therefore, it is important to plan for safe, multimodal connections to these parks/areas.

The County’s school sites provide recreational facilities that serve both the student population and the surrounding neighborhoods. For this purpose, the County has developed standards for recreational facilities that establish the equivalent of Community Parks at Elementary Schools, District Parks at Middle Schools, and District Parks at High Schools. To allow school sites the flexibility to fit into the surrounding neighborhood and local environmental conditions, the County has two sets of standards for Elementary Schools: the “Community Park” school level of service and “Neighborhood” school level of service. “Community Park” schools include a broader range and higher level of recreational facilities than “Neighborhood” schools, which provide a minimum of recreational and athletic facilities. The Community Facilities section of the Comprehensive Plan provides more details about the range and size of recreational facilities required at schools.

In addition to the nearby Nature Parks noted above, the County is planning for the development of an open space/nature park on the Preddy Creek property off of Burnley Station Road, approximately five miles from the Piney Mountain Development Area. In addition to the continued development of the Rivanna Greenway noted above, other extensions of the Greenway system and trails are proposed on the Parks & Green Systems Map (see Chapter 4), including a multi-use (walking/biking) “Hollymead to Downtown” trail, which would provide a recreational and commuter connection between these two areas.

There are also a number of private and commercial facilities available to serve the area. These include various fitness clubs (ACAC, Gold’s Gym), athletic organization facilities (SOCA facilities), community swim and tennis clubs (Fairview, Forest Lakes, and Hollymead), and private school facilities, such as the Charlottesville Catholic School.

While the Northern Development Areas are currently well-served by facilities, continued growth in the area will generate a need for additional facilities in the future, particularly field space to keep up with demand for general recreation and for practice and game space for organized sports (soccer, lacrosse, football, and base/softball). Park and field space opportunities have been identified in the Piney Mountain Development Area and the floodplain area along the North Fork of the Rivanna River in the University of Virginia Research Park. Also, portions of the Northern Development Areas are lacking in smaller community parks that are within walking distance of population centers. Provision of smaller public spaces/neighborhood parks or amenities will be encouraged within future developments. To address these needs, the following facilities and improvements are recommended for the area:

Parks Recommendations:

- Provide active field space for practice and competition sports (fields/multi-purpose fields). Fields should be provided in the Places29 area, with priority to the Hollymead/Piney Mountain area. **(Provided through proffer or acquisition to begin in the first 5 years, construction within the first 10 years in Hollymead/Piney Mtn, in 10-20 years in the southern half of the Places29 area).**
- Construct the “Hollymead to Downtown” trail **(within the first 10 years)**
- Complete Greenway development along the Rivanna River, ICNA to Darden Towe Park. and the North Fork of the Rivanna River from Chris Greene Lake to the eastern Development Area boundary **(within the first 10 years for both)**
- Provide for trail connections from adjacent and nearby neighborhoods to the Greenway network **(private development/proffer, neighborhood association Parks & Rec. Dept. -- timeframe-ongoing)**
- Develop the Preddy Creek open space/natural area park **(within the first 10 years)**

The Parks and Recreation section of the Community Facilities Plan is currently under review. This section outlines the County’s approach and standards for delivering parks and recreation services to the Development Areas. Updates to the Parks and Recreation section may have significant bearing on the content of this Master Plan, in particular to the distribution, location,

and quality of parks, recreational facilities, and amenities in the Places29 area. The revision of the Parks and Recreation section of the Community Facilities Plan is scheduled to be part of the Comprehensive Plan update and to be completed next year. When it is completed, staff will determine if it contains any goals and/or requirements that should be reflected in this Master Plan. Any needed changes to the Master Plan can be incorporated during future updates.

Police

Police service is provided from Albemarle County's 5th Street Office Building. The 5th Street Office Building contains the County's Police Department, and police patrol all areas of the County from this location. The current policy of police services recommends an average response time of 10 minutes for all Development Areas, and service areas are based on a sector/beat system. Response times to Northern Development Areas generally meet current standards. However, this area generates the highest level of activity for the Department of all areas in the County and requires a high level of resources to maintain this level of service.

To allow officers on duty to remain in the area as much as possible, field office space is provided within the sector/beat areas. Adequate office space is currently available in the area for police needs. All new fire-rescue stations will contain office space for police use. The new Hollymead Fire-Rescue station contains office space for the police department.

Police Recommendation:

- Ensure police office space for beat officers in Neighborhoods 1 and 2 and the Hollymead/Piney Mountain area. As per the Community Facilities Plan standards, police office spaces should be provided at County Fire-Rescue Stations.

Fire-Rescue

Fire-rescue stations serving the Northern Development Areas are Seminole Trail (station 8) and Hollymead (station 12). Back-up response is provided by Earlysville, Stony Point, and Charlottesville City stations.

Fire-rescue service facility needs are determined by a number of factors, including the response to a call and the number of calls/frequency of calls to a station. Therefore, it is difficult to project precisely when new stations will be needed. Based on the location of the existing stations serving the Northern Development Areas, fire-rescue response is anticipated to be adequate for the next ten years (2009-2019). Beyond ten years, there may be a need to locate satellite service/substation(s) to serve the Piney Mountain area and the northern portions of the County, particularly with the development and expansion of NGIC/Rivanna Station Military Base located in this area. (In the future, it is possible that fire protection to the base will be provided internally as a military base function.)

Within the next ten years, renovation/upgrade or replacement of the Seminole Trail station will be needed to house equipment adequately and meet staffing needs.

Fire-Rescue Recommendations:

- Upgrade Seminole Trail Station and Rescue building facilities.

- Monitor long term needs for future service improvements (**regular ongoing process of monitoring**).
- **Consider the need for satellite/sub-station service to the Piney Mountain area and northern portions of the County.**

Schools

There are seven public schools that are located in, or adjacent to, and serve the Northern Development Areas: Agnor-Hurt, Woodbrook, Hollymead, and Baker-Butler Elementary schools; Sutherland and Jouett Middle schools; and Albemarle High School. There are numerous private schools, including Charlottesville Catholic School, Charlottesville Waldorf School, and the Einstein School. Albemarle County School’s Long Range Planning Committee is responsible for monitoring residential development in the area and, either through redistricting or by providing additional facilities, ensuring that the capital needs of the school children will be met. One site for a future school has been proffered, and a school will be constructed there if and when needed in the future. This site is located in Hollymead north of Proffit Road and east of US 29 in the future North Pointe development. This school is not anticipated to be needed within the next 10 years.

Schools Recommendations:

- A planned new elementary school may be needed in the County within the next ten years. The site for this school will be in one of three locations in the County based on need/demand: Crozet, the southern urban area (Biscuit Run proffered site), or the Northern Development Areas (**North Pointe proffered site**) (**10-20 year timeframe for opening**)
- Monitor the annual *Albemarle County Schools Long Range Planning Process* to assess the need for additional school facilities. An additional middle/high school may be needed in the long term planning period (2015-2020), or beyond. Consider the Northern Development Areas as a possible location for a new middle and high school. Site selection to begin within next 10 years, depending on demand.
- Programmed expansions and upgrades (in the current CIP) for existing schools:
 - Sutherland Middle School addition
 - Hollymead Elementary School addition (2017)
 - **Greer Elementary School renovation**

Library

Public library service is provided through the Jefferson-Madison Regional Library (JMRL) system. One library is located in the Northern Development Areas, the Northside Library located in the Albemarle Square Shopping Center. Due to their proximity to Neighborhoods 1 and 2, both the Central and Gordon Avenue Libraries in Charlottesville also serve this area. Both facilities are less than 5 miles from the US 29/Rio Road intersection.

The Northside Library is a leased facility of approximately 15,000 square feet and is in need of expansion to maintain adequate service to the Northern Development Areas. Improvements are programmed in the CIP that call for up to 30,000 total square feet of library space in either one or two libraries located in the area. An additional 10,000 square feet for systemwide administrative offices and bookmobile program support are also proposed for this facility. This expanded facility, along with the Central Library and Gordon Avenue Branch, would be adequate to serve the Northern Development Areas for the 20 year planning period. The County has received a proffer of a site for a possible new library in the North Pointe Development, should a facility be needed in this location in the future. The JMRL and County are in the process of updating the library's needs assessment to determine the long-term needs for library services and facilities in the County and the City.

Library Recommendations:

- Maintain leased facility in Albemarle Square for the short-term.
- Construct a new library to replace the leased facility within the next five to 10 years. The facility should be located in a reasonably accessible location to the Places29 area.

Solid Waste Management

Solid waste collection service to County residents and businesses is provided by private haulers. The Rivanna Solid Waste Authority (RSWA) is a regional authority established to manage solid waste disposal originating in the City and County. The Authority operates the Ivy Materials Utilization Center (at the old Ivy Landfill), the McIntire Recycling Center in the City, a Paper Sort facility (public-private partnership), and the Zion Crossroads transfer and disposal facility (in partnership with Allied Waste Co.).

There is one recycling facility located in the Northern Development Areas, a drop-off facility for paper and plastics located in the Sam's Club parking lot. The McIntire Road Recycling Center in the City provides primary recycling services to the Northern Development Areas (there is also a drop-off center located in the Pantops Shopping Center). The County has received a proffer of land near the Hollymead Town Center for use as a recycling center.

The RSWA is currently developing a new strategic plan for solid waste management. The plan is still under development as of the writing of this Master Plan. However, there has been strong sentiment expressed to increase the availability of recycling facilities in the Northern Development Areas, which is also consistent with public comment received through the RSWA Strategic Planning process.

Solid Waste Management Recommendation:

- Provide one to two recycling center facilities in the Northern Development Areas (one in Neighborhoods 1-2 area, and one in the Hollymead/Piney Mountain area)

Water & Sewer

Water and sewer service are essential to the support existing and future development in the northern development areas. The Rivanna Water and Sewer Authority (RWSA) is an independent public agency providing impoundment, treatment, storage, and transmission of potable water, and transport and treatment of wastewater for the citizens of Charlottesville and Albemarle County. RWSA is the wholesale agency with the Albemarle County Service Authority (ACSA) as its customer. Water and Sewer services are provided by the Albemarle County Service Authority, which provides service to individual retail customers in the County.

The County's policy is to provide water and sewer service to properties within the Development Areas. The Albemarle County Service Authority (ACSA) Jurisdictional Area determines what properties may be served by water and sewer, but it does not indicate where service exists. All of the Development Areas are to be served by public water and sewer service.

Water Service

The South Fork of the Rivanna River Water Supply Reservoir currently is the primary source of drinking water for the City and Development Areas of the County (except Crozet and Scottsville). The South Fork of the Rivanna Treatment Plant is located at the end of Woodburn Road, near the reservoir dam. There is also a water supply intake and treatment plant on the North Fork Rivanna River just west of US 29 near the Camelot subdivision. This facility provides water to the portions of the northern Development Areas, primarily north of Airport and Proffit roads (Piney Mountain and portions of Hollymead).

Community Water Supply Plan improvements in Places29. A community water supply plan to provide adequate water capacity for the City and Development Areas of the County for the next 50 years has been developed and accepted by the City and County and RWSA. Please refer to the Community Water Supply Plan found at the RWSA website and the Utilities section and Natural Resources and Cultural Assets section of the County Comprehensive Plan for further information on the Community Water Supply Plan. There are several improvements necessary within or near the northern Development Areas to implement the recommendations of the community water supply plan. They include:

- Provide replacement water line and associated pump station connecting the South Fork Treatment Plant and Ragged Mountain Reservoir.
- Improvements to the South Fork treatment plant intake

Other major improvements to the water service system include:

US 29 Pipeline. A future project calls for the replacement of 16,000 feet of 12-inch water line along US 29, from the North Fork Treatment Plant to the entrance of Carrsbrook Drive. The existing 12-inch line is hydraulically inadequate to allow effective transfer of water from the main urban zone (the South Rivanna zone, which is south of Airport Road/Proffit Road) to the North Rivanna zone (north of Airport Road/Proffit Road).

The new pipeline will be mainly a 24-inch diameter facility, with approximately 900 feet as a 16-inch size. This is intended to be a phased project, with the initial phase replacing the 12-inch

section of pipeline from the South Fork Rivanna River to the vicinity of Airport Road. This first phase is programmed for design and construction in the RWSA's FY08/09-12/13 Capital Improvement Plan. The far north section of the pipeline will be the second phase. Both phases are anticipated to be completed with the next 10 years of the Plan.

US 29 Pumping Station. This project will be developed in conjunction with the US 29 Pipeline project and will provide redundancy within the two primary pressure zones of the Urban Water System (the South Rivanna zone and North Rivanna zone). Once complete, these projects will allow water from the main urban zone (South Rivanna) to be pumped to into the North Rivanna zone. This will improve the reliability of the system to meet demands in the North Rivanna system. The projects will also allow the North Rivanna zone to provide supplemental supply to the South Rivanna zone when necessary. This project is programmed for design and construction in the RWSA's FY08/09-12/13 Capital Improvement Plan.

Water Service Recommendation:

- Plan for and upgrade the water main now located along the US 29 corridor, particularly in the Hollymead/Piney Mountain area.
- Construct water line and pump station connecting the South water line and associated pump station connecting South Fork Rivanna Treatment Plant and Ragged Mountain Reservoir.

Sewer Service

Sewer treatment facilities serving the Places29 area are the Moore's Creek Treatment Plant (located on Moore's Creek in the City). The Meadow Creek interceptor, Powell Creek interceptor, and Rivanna River interceptor convey effluent from most of the Northern Development Areas to the Moore's Creek Treatment Plant. The existing Camelot Treatment Plant, which is located on the North Fork of the Rivanna River and serves the Development Areas north of Airport and Proffit Roads, is nearing capacity and will need to be replaced within the next five years. The proposed North Fork pump station and force main will increase sewer capacity to this drainage area. The pump station would move sewage to the Powell Creek Interceptor, which is connected to the Moore's Creek Treatment Plant. An additional pump station at/near the Camelot Treatment Plant site will convey effluent to North Fork Pump Station, which will be located near the North Research Park entrance on US 29.

A RWSA comprehensive sewer study is currently underway and will determine the need for and timing of improvements within all of the Development Areas, including the Northern Development Areas

Sewer Service Recommendations:

- Replace the Camelot Wastewater Treatment Plant with a new force main and pump stations from near the existing Plant to the Carroll Creek interceptor line along the US 29 corridor.
- Upgrade the Meadow Creek Sanitary Interceptor to provide needed capacity to serve Charlottesville and the County.

- Evaluate the results of the comprehensive sewer study and identify needed sewer improvements in the Comprehensive Plan.