Meeting Agenda

Project Introduction
County Master Planning Process
Existing Site & Landscape Character
Historic and Cultural Resources
Conceptual Design Plans
Design Precedent Imagery
Questions / Discussion & Next Steps
Project Background

• Approx. 1,190 acres

• Developer had intended to construct a subdivision of over 800 acres on the site

• 2009: Purchased by DCR in from Forest Lodge, LLC

• 2013: DCR Master Plan

• 2018: Albemarle County & DCR Agree to a 100-yr. Property Lease
DCR
Biscuit Run State Park Master Plan

- Entrance at Rt. 20 & Avon St.
- Discovery Visitor Center
- Cabins, Camping, & Picnic
- Spray Park and Playgrounds
- Pavilions and Amphitheater
- Multi-use & Equestrian Trails
- Extensive Road & Utility System
- $42M Development Cost
Albemarle County Park Master Plan Management

- County Project Team & ANHOLD ASSOC.
- VDOT Staff
- Focus & Community Interest Groups (As Needed)
- Community Engagement
- County Professional Staff Expertise
- DCR Staff
- DCR Plan Approval
- Board of Supervisors
- County Steering Team
County Lease and Memorandum of Agreement

80% to remain forested (960 acres)

No more than 20% non-forested (240 acres)

No more than 5% impervious surface (60 acres)

DCR recreational use restrictions:
  • No golf course
  • No permanent stadium seating

DCR requirements for:
  • Equestrian trails
  • Natural Heritage resources
  • Riparian buffers
  • Invasive plant species
<table>
<thead>
<tr>
<th>Programming / Activities</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking, Hiking, and Biking Trails</td>
<td>HIGH</td>
</tr>
<tr>
<td>Youth Athletic Fields – Diamond and Multi-Purpose</td>
<td></td>
</tr>
<tr>
<td>Open space / Conservation Parks</td>
<td></td>
</tr>
<tr>
<td>Small Neighborhood Parks</td>
<td></td>
</tr>
<tr>
<td>Large Community Parks</td>
<td></td>
</tr>
<tr>
<td>Aquatic Facilities</td>
<td></td>
</tr>
<tr>
<td>Off-Leash Dog Parks</td>
<td></td>
</tr>
<tr>
<td>River Access / Boat Launches</td>
<td></td>
</tr>
<tr>
<td>Pavilions and Picnic Shelters</td>
<td></td>
</tr>
<tr>
<td>Indoor Recreation Spaces</td>
<td></td>
</tr>
<tr>
<td>Playgrounds</td>
<td>MED.</td>
</tr>
<tr>
<td>Athletic Fields for Adults</td>
<td></td>
</tr>
<tr>
<td>Outdoor Tennis Courts</td>
<td></td>
</tr>
<tr>
<td>Facilities / Amenities for Special Needs</td>
<td></td>
</tr>
<tr>
<td>Gymnastic Facilities</td>
<td>LOW</td>
</tr>
<tr>
<td>Competitive Swimming Facilities</td>
<td></td>
</tr>
<tr>
<td>Pickleball Courts</td>
<td></td>
</tr>
<tr>
<td>Outdoor Basketball Courts</td>
<td></td>
</tr>
<tr>
<td>Disk Golf</td>
<td></td>
</tr>
<tr>
<td>Indoor Soccer Facilities</td>
<td></td>
</tr>
<tr>
<td>Outdoor Sand Volleyball Courts</td>
<td></td>
</tr>
<tr>
<td>Skateparks</td>
<td></td>
</tr>
</tbody>
</table>

County Park System Program/Amenity Needs 2018 Study
Biscuit Run Park Amenity Survey

BISCUIT RUN PARK SURVEY ANALYSIS

- Hiking Trails: 800 votes
- Running Trails: 400 votes
- Fitness Trails: 300 votes
- Playgrounds: 200 votes
- Dog Park: 150 votes
- Riding Trails: 100 votes
- Large Picnic Shelters: 50 votes
- Community Gardens: 30 votes
- Small Individual Shelters: 20 votes
- Special Event Space: 10 votes
- Spray Water Park: 5 votes
- Pickleball Courts: 3 votes
- Biking Trails: 2 votes
- Sports Fields: 1 vote
- Ropes Course: 1 vote
- Tennis Courts: 1 vote
- Sports Diamonds: 1 vote
- Basketball Courts: 1 vote
- Disc Golf: 1 vote
Amenity Survey Comparison

BISCUIT RUN PARK SURVEY ANALYSIS

SURVEY VOTES

PARK AMENITY

Hiking Trails
Running Trails
Fitness Trails
Playgrounds
Dog Park
Riding Trails
Camping
Community Gardens
Small/Individual Shelters
Special Event Space
Spray Water Park
Pickleball Courts
Biking Trails
Sports Fields
Ropes Course
Tennis Courts
Sports Diamonds
Basketball Courts
Disc Golf

PARK SYSTEM NEEDS

HIGH
MED
LOW
PROGRAM
CONFLICT
# Conceptual Park Design

## Proposed Amenity Program

<table>
<thead>
<tr>
<th>Open Space / Resource Mgmt.</th>
<th>Playgrounds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trail Systems</td>
<td>Dog Park</td>
</tr>
<tr>
<td>• Multi-use</td>
<td>Spray Park</td>
</tr>
<tr>
<td>• Bike Only</td>
<td>Volleyball</td>
</tr>
<tr>
<td>• Horse Only</td>
<td>Public Gathering Spaces</td>
</tr>
<tr>
<td>Camping</td>
<td>Community Gardens</td>
</tr>
<tr>
<td>• Tents</td>
<td>Nature Education &amp; Observation</td>
</tr>
<tr>
<td>• RV / Trailer</td>
<td>Historic Interpretation</td>
</tr>
<tr>
<td>• Cabins</td>
<td>Maintenance Yard</td>
</tr>
<tr>
<td>Special Events Venue</td>
<td></td>
</tr>
<tr>
<td>Ropes &amp; Adventure Courses</td>
<td></td>
</tr>
<tr>
<td>Multi-use Athletic Fields</td>
<td></td>
</tr>
<tr>
<td>Pavilions and Picnicking</td>
<td></td>
</tr>
</tbody>
</table>
Site Context and Conditions

Southern Urban Neighborhood

Adjacent Urban and Medium Density Residential

Park has Existing Trail Use
Site Landform

Piedmont Geologic Province

Site Organization is Provided by High Ridge & Biscuit Run

High Points With Long Range Views

Water Gap Creates Site Gateway

System of Ridge Tops, Finger Ridges and Ravines

Extensive Stream and Floodplain Network with Wetlands

Scattered Steep Slopes
Natural Heritage Resources Inventory

Significant Agricultural Impacts

Three Blocks of Older Growth Hardwood Forest

Extensive Mosaic of Old Field Succession

Significant Plant Communities

Numerous Springs, Groundwater Seeps, & Headwater Streams

Invasive Exotic Plants are Abundant
Existing Landscape Character
Existing Landscape Character
Historic & Cultural Resources

- 1937 Aerial Photography Map
- 1746 Scottsville Stage Road
- Agrarian Landscape Dominated by Pastures, Croplands, & Fence lines.
- Three Separate Woodland Blocks
Historic & Cultural Resources

- Native American Sites
- 19th & 20th Century Farmsteads
- Farm Access Roads and Bridges
- Forest & Field Roads
Park Design Principles

• Meet Both County & BR Park Amenity Needs
• Minimize Vehicular Infrastructure Impacts and Maximize Pedestrian Use
• Concentrate Activity Areas
• Park Character & Experience Should Reveal and Reflect the Local Sense of Place
• Embrace the Site’s History and Agricultural Heritage
• Natural Systems, Native Plant Communities & Wildlife Diversity are Essential Park Elements
Conceptual Park Design

- Primary Entrance at Rt. 20
- Secondary Entrance at Old Lynchburg Road for Trail Access
- Main Use is Open Space and Trails
- Neighborhood Trail Connections
- Roads and Active Use Areas are Concentrated At Eastern Corner
- Bike Specific Trail Areas are Dispersed
- Horse Only Trails at Edge Areas
- Older Growth Forests & Significant Plant Resources are Protected
Conceptual Park Design: Ridgetop Area

- Thicket Removal & Selective Tree Clearing
- Park Roads at Perimeter
- Athletic Fields on Rt. 20 Side of Ridge
- Equestrian and Trail Pkg.
- Active Uses Concentrated on Ridgetop
- Piedmont Native Plant Grasslands on Slopes
- Agricultural Patterns Create Framework
- Stage Coach Road serves as Organizational Spine
Trails
Camping
Adventure
Play
Public Spaces
Proposed Project Timeline

**Summer**
- 2 Community Meetings
- Teams Launch
- Public Feedback Tools
- Initial Concept Plan

**Fall**
- Incorporate Public Feedback & Prepare Schematic Master Plan
- Cost Estimates and Phasing Plans
- Final Community Meeting (If needed)

**Winter**
- Final Design Review
- DCR and BOS Final Approval (Public Hearing)
- Begin Rezoning
Questions and Next Steps

- Questions
- Conceptual Design Plan Review and Discussion
- Schematic Master Plan Preparation