### COUNTY OF ALBEMARLE
### PLANNING STAFF REPORT SUMMARY

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<tr>
<th><strong>Project Name:</strong></th>
<th>Places29 Draft Master Plan—Chapter 6. Community Facilities and Services</th>
<th><strong>Staff:</strong></th>
<th>Judith Wiegand</th>
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<td><strong>Planning Commission Worksession:</strong></td>
<td></td>
<td><strong>Board of Supervisors Public Hearing:</strong></td>
<td>NA</td>
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<td>July 31, 2007</td>
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<td><strong>Magisterial Districts:</strong></td>
<td>Jack Jouett, Rio, Rivanna, White Hall</td>
<td><strong>DAs (Development Areas):</strong></td>
<td>Neighborhood One, Neighborhood Two, Community of Hollymead, and Community of Piney Mountain</td>
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### PROCEDURE & QUESTIONS:

Staff would like to:

1. Give a general description of Chapter 6: how it was prepared, what it contains, and how it relates to the overall Places29 Master Plan.
2. Outline the issues and questions related to Chapter 6 on which staff would like guidance from the Planning Commission:
   - Question 1: Should public facilities be removed from Chapters 3 and 5 and presented in Chapter 6?
   - Question 2: What are the Commission’s thoughts on providing and maintaining the smaller parks—in view of Parks & Recreation’s indication that that Dept. is not in a position to provide or maintain them?
   - Question 3: Does the Commission believe it would be appropriate to show a public park or other open space facility in Piney Mountain on the east side of US 29?
   - Question 4: Does the Commission agree with the way private recreational facilities are handled—shown as the underlying land use designation?
   - Question 5: Should the Places29 Master Plan include County administrative offices/services and solid waste management in Chapter 6?
   - Question 6: Is the text clear and is all the necessary information provided?
3. Address any additional comments and questions from the Commission.

Background
The Places29 consultant team and County, Thomas Jefferson Planning District Commission (TJPDC), and Virginia Dept. of Transportation (VDOT) staff have presented concepts, maps, and information to this Commission, the Board of Supervisors, and the public in numerous public workshops and other forums since May 2005. On all these occasions, consultants and staff have requested official and public input about those concepts and maps, with the understanding that text would be prepared to explain the concepts and maps, as well as to give definitions and detail to support implementation of the plan. Staff is now ready to present chapters 5 and 6 of the draft master plan to the Commission for review and comment. This staff report accompanies the text and illustrations for Chapter 6. Community Facilities and Services.

Purpose of the July 31 Worksession
This worksession has three purposes:

1. To educate the Planning Commission and the public about each chapter. At the end of the presentation on each chapter, staff will answer the Commission’s questions, if any.
2. To provide an opportunity for staff to receive guidance about issues that have arisen during the planning process and preparation of the Plan text.
3. To give the public an opportunity to ask questions and comment at the end of the worksession. If the Commission wishes, staff will answer questions raised by the public.

Chapter 6. Community Facilities and Services
This chapter begins with an introduction to community facilities and services in the County, especially those in the Places29 area: schools, libraries, fire/rescue services, police service, parks and recreation, County government administrative offices/services, and solid waste services. Some of the existing facilities are covered in this chapter, then planned or proposed facilities are presented.

Staff’s Questions and Issues
Staff requests guidance on several issues related to Chapter 6:

- Staff is still working on exactly what information needs to be in Chapter 3 (Existing Conditions), in Chapter 5 (Future Land Uses), and in Chapter 6. The decision is likely to result in some significant changes in the document. Should all the material about community facilities and services—both existing and planned—be in Chapter 6 only, or should it be interspersed with each of the above chapters/topic areas? In other words, would it be easier to use the Plan if Chapters 3 and 5 covered only the private land use matters and the County-provided ones were discussed in Chapter 6?
- Parks and Recreation staff has indicated that they doubt seriously whether they have the ability to maintain small parks, such as small public greens, civic greens, pocket parks, and mini-parks for the foreseeable future. They suggested that it would be best to limit County ownership and maintenance to community parks and larger, and keep responsibility for these small parks in private hands. This issue will need to be addressed in Chapter 8. Implementation.
• Should some type of public open space be required in the portion of Piney Mountain east of US 29?
• How should privately owned and operated facilities that serve the community, such as the SOCA polo grounds, be handled in the Plan—in terms of the underlying land use designation shown on the Future Land Use Framework Map? We do not show private facilities as specific land uses; institutions, such as places of worship and private schools, have an underlying land use that matches the neighborhood around them—usually a residential designation.
• Considering how little impact, if any, County administrative offices/services has on the Places29 area, should this section be dropped from the Plan? Of course, it would remain in the overall Community Facilities part of the countywide Comprehensive Plan.
• The solid waste section is included to reflect the County’s current plan to provide recycling facilities in all the Development Areas.
• Several community facilities located adjacent to the Places29 study area have not been noted in the “Summary of Available Facilities” (starting on page 6-2). These include Pen Park (in the City) and Ivy Creek Natural Area (in the Rural Area near Neighborhood 1). These parks serve the Northern Development Areas’ population and should be included in this inventory. Does the Commission agree?

**Next Steps for Chapter 6**
Staff believes that some of the material in other chapters may need to be brought into Chapter 6. In particular, staff is deciding how much of the material on existing conditions should be in Chapter 3 and how much is new to this plan so it should be in Chapter 5. Following this worksession, staff will make any necessary revisions to the chapter. As discussed with the Commission during the worksession on May 22, staff will be presenting Chapters 5 and 6 to the Board of Supervisors for their initial comment at a worksession early in September.

**Conclusions and Recommendations**
Staff appreciates the Commission’s review of this chapter and looks forward to receiving your comments during the July 31 worksession.