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Project Introduction

• Property Background
• County Park Planning Process
• Existing Site & Landscape Character
• Historic and Cultural Resources

Park Design

• Conceptual Master Plans
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Questions & Comments

Cover: Southern View of Biscuit Run Park
• Approx. 1,190 acres
• 2008: 828-acres Rezoned to Neighborhood Model District
• 2009: Purchased by DCR from Forest Lodge, LLC
• 2013: DCR State Park Master Plan
• 2018: Albemarle County & DCR Agree to a 99-yr. Property Lease
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 (2017)
County Lease and Memorandum of Agreement

80% to Remain Forested (960 acres)
5% Maximum Impervious Surface (60 acres)

DCR Recreational use Restrictions:
• No Golf Course
• No Permanent Stadium Seating

DCR Requirements for:
• Equestrian Trails
• Natural Heritage Preservation
• Riparian Buffer Protection
• Invasive Plant Species Removal
Albemarle County Park Master Plan Management

- **Board of Supervisors**
  - Steering Committee
    - 2 Board Members
    - Executive Co. Staff

- **Design Team**
  - County Staff
  - ANHOLD ASSOC.

- **Community Engagement**

- **Focus & Community Interest Groups (As Needed)**

- **VDOT Staff**

- **DCR Staff**

- DCR Plan Approval

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*Southern Panorama*
Park Design Process

1. DCR / COUNTY LEASE AGREEMENTS (JAN. 2018)
2. SITE ANALYSIS PLANS
3. CONCEPTUAL DESIGN PLANS
4. PARK MASTER PLAN BOS PUBLIC HEARING (DEC. 2018)
5. COMMUNITY MEETING #1
6. COMMUNITY MEETING #2
7. PLANNING COMM. MTG.
8. INTEREST GROUP INPUT
9. 5TH & AVON CAC MTG.
10. COUNTY PARK SYSTEM PUBLIC NEEDS STUDY SPRING 2018
11. BISCUIT RUN AMENITIES PUBLIC INPUT
12. BISCUIT RUN DESIGN PUBLIC INPUT
13. CONTINUOUS ON-LINE PUBLIC INFORMATION GATHERING
### Park Development Program & Activities

#### County Needs Study & Biscuit Run Public Input

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Site Context

Vehicular Access From I-64, Old Lynchburg Road, Hickory St., and Rte. 20

Park Straddles Southern Urban Neighborhood Boundary Line

Private 38 Acre In-holding Parcel

Southern Albemarle Rural Historic District
Landform Analysis

Biscuit Run & High Ridge are Most Prominent Features

High Points With Long Range Views

System of Ridge Tops, Finger Ridges and Ravines

Streams and Riparian Floodplains

Scattered Steep Slopes (Red)
Natural Heritage Resources Analysis

Extensive Agricultural Impacts

Three Blocks of Older Growth Hardwood Forest

Mosaic of Old Field Succession

Significant Plant Communities

Numerous Springs, Groundwater Seeps, & Headwater Streams

Invasive Exotic Plants are Abundant
Park Development Potential

The Entire Park is Suited for Passive Recreation

Four Areas are Most Suited for Active Recreation
Existing Landscape Character

Old Field Thicket

Historic Stagecoach Road

Overgrown Fencerows

Historic Farmstead
Existing Landscape Character

Existing Trails

Unique Plant Communities

Side Stream

Biscuit Run
Historic & Cultural Resources

- 1937 Aerial Photography Map
- Scottsville Stagecoach Road - 1746
- 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

• Create Strong Park Connections to the Urban Neighborhoods

• Provide Park Amenities Within Walking Distance of the Urban Neighborhoods

• Locate High-use Sports Fields Along Rte. 20

• Natural Systems, Native Plant Communities & Wildlife Diversity Serve as Essential Park Elements

• Maximize Park Character and Visitor Experience

• Uncover and Reveal Local Sense of Place

• Embrace Cultural History and Agricultural Heritage
Vehicular Entrances at Rte. 20 and Old Lynchburg Road
On-street Parking at Hickory Street
Urban Neighborhood Activity Areas
Future Activity Areas
Rte. 20 Activity Areas
Paved Circulator Trail System
400 Acre Woods
New Mtn. Bike Flow Trail Areas
Utilize & Improve the Existing Multi-use Trails
Conserve and Protect Existing Natural & Cultural Resources
- Park Entrance at OLR with Shared Access & Activity Areas
- Parking at Hickory St. with Pedestrian Accessed Activity Area
- Circulator Trail with Bridges and Numerous Access Points
- Mtn. Bike Trail Area
Neighborhood Activity Areas Design Character
- Rte. 20/Avon Street Entrance
- Park Roads and Parking
- Athletic Fields Along Rte. 20
- Park Amenities on Hilltop With Mtn. Views
- Piedmont Native Plant Meadows
- Agricultural Patterns Create Framework
- Historic Stage Coach Road
Rte. 20 Activity Areas Design Character
- Multi-use Trails
- Mountain Bike Trails
- Preserve Unique Plant Communities & Water Resources
- High Points with Views
- Woodland/Wilderness Experience
400 Acre Woods Design Character
- 10’- 12’ Wide Asphalt Trail (7.5 Miles)
- Multiple Neighborhood Connections
- Provides Pedestrian & Bike Circulation to Urban Area of the Park
- Serves Emergency, Security, and Maintenance Uses
- ADA Accessibility (As Much as Possible)
- Functions as Linear Park with Series of Experience Areas
- Experience Areas Include Water Access, Recreation Amenities, Environmental Engagement, & Historic Interpretation
Circulator Trail Design Character
Circulator Trail Design Character
Phase-1 Development Plans

- Hickory St. Trailhead with On-street Parking
- Rte. 20 Entrance, Access Roads, Trailhead Parking, & Restrooms
- Park Maintenance Facilities
- Rte. 20 Area Site Utilities
- Utilize Existing Trails
- New Multi-use & Bike Trail Improvements by Parks Staff and Vol. Groups
- Invasive Species Removal by Parks Staff, Vols., & Others
- $6.5 - $7.5M Project Cost
Phase-2 Development Plans

- Part-1 Circulator Trail (3.1 Miles) with 2 Bridges
- Neighborhood Activity Area
- Rt. 20 Hilltop Area Clearing with Lawn, Meadows, & Trails
- 4 Athletic Fields with Parking
- Playground and Picnic Area.
- New Multi-use & Bike Trail Improvements by Parks Staff and Volunteer Groups
- $13.0M - $14.0M Project Cost
Phase-3 Development Plans

- Part-2 Circulator Trail (3.4 Miles) with 1 Bridge
- 5 Additional Athletic Fields with Parking
- Access Road Extension
- New Multi-use & Bike Trail Improvements by Parks Staff and Volunteer Groups
- $11.5 – $12.5M Project Cost
Future Development Plans

- Old Lynchburg Road Entrance, Shared Access Road, & Parking
- Neighborhood Activity Area Amenities
- Rte. 20 Hilltop Access Road, Parking and Activity Area Amenities
- Future Road Extension and Activity Areas
- Project Cost to be Determined
Development Cost Summary

Phase 1
• Rte. 20 Entrance
• Paved Access Rd., Trailhead Pkg. & Restrooms
• Water & Sewer Utilities for Rte. 20 Activity Areas
• Hickory St. Trailhead with Gravel On-street Parking
• Park Maintenance Building & Equipment Yard
• Mtn. Bike Area & Multi-use Trails by County Staff and Volunteer Groups
• Invasive Plant Removal

$6.5M - $7.5M Total Cost

Phase 2
• Part-1, Circulator Trail (3.1 Miles)
• 4 Grass Athletic Fields with Parking
• Playground and Picnic
• Hilltop & Neighborhood Areas Clearing with Lawns and Meadows
• Mtn. Bike Area & Multi-use Trails by County Staff and Volunteer Groups

$13.0M - $14.0M Total Cost

Phase 3
• Part-2, Circulator Trail (3.4 Miles)
• 5 Grass Athletic Fields with Parking
• Access Road Extension
• Mtn. Bike Area by County Staff and Volunteer Groups

$11.5M - $12.5M Total Cost

PHASE 1, 2, & 3 TOTAL: $31.0M - $34.0M

FUTURE PHASES TOTAL: To Be Determined
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
- BOS Approval (Public Hearing Dec. 2018)
- DCR Approval
- Begin Rezoning
Questions and Comments

- Questions
- Comments