

6. Community Facilities and Services

Introduction

Community facilities and services are an important element of Albemarle County's Comprehensive Plan and its goal to direct future growth into the Development Areas:

“It must be recognized that the desired increase in density and more urban model for development recommended in the Development Areas will also require an increased commitment by the County for public infrastructure improvements and community facilities and services.” (Page 140 of the Land Use Plan – Communities Facilities Plan)

The Comprehensive Plan also recognizes that County residents expect high quality community facilities and services, and that “the provision of such facilities and services significantly affects the location, timing, and extent of development”.

Therefore, it is very important that future community facilities and services are planned in close coordination with the development patterns and transportation network described in this Master Plan. In some cases, the provision of community facilities, such as public greens and other parks, is the cornerstone of the various place types. The close coordination of community facilities and services, land use, and transportation planning will ensure that the County's investment in community infrastructure and services enhances, complements, and facilitates the type of development and places envisioned in the Neighborhood Model and this Master Plan.

Existing community facilities and services are described in Chapter 3. This chapter addresses the planning and provision of new community facilities and services:

- Schools
- Libraries
- Fire and Rescue Service
- Police Service
- Parks and Recreation Service¹
- County Government Administrative Offices/Services²
- Solid Waste³

¹ The Parks and Recreation section of the County's Community Facilities Plan is currently under review.

² The County Government Administrative Offices/Services section of the County's Community Facilities Plan is currently under review.

At this time, the County expects that most existing and already planned public facilities and services will meet the demand generated by existing and projected population growth and commercial and residential development until the year 2025. However, it is essential that the County continually monitor growth in the Places29 area to determine when and where additional facilities and services may be needed beyond the 2025 time horizon. Monitoring demand and advance planning will allow the County to incorporate needed capital improvements into the Capital Improvements Plan in a timely manner.

Please refer to Chapter 8 – Implementation Plan for a discussion of capital improvements related to facilities and services planning and the County’s Capital Improvements Plan.

Note about Public Water and Sewer Services

Public Water and Sewer services, including potentially necessary upgrades and new construction of water and sewer utilities, were not assessed as part of this Master Plan. However, the County is currently in the process of estimating future sewer and water needs in the Places29 area as part of a larger study.

Summary of Community Facilities and Services

The following paragraphs provide a brief summary of public services available in each of the four Development Areas. Currently planned or proposed facilities and services are also addressed.

[NOTE: this information may be moved to Chapter 3.]

Neighborhood 1

The following public facilities are located in Neighborhood 1: Agnor-Hurt Elementary School, the Seminole Trail Fire Station, and Humphris Park. A boat access to the South Fork of the Rivanna River is located at the end of Woodburn Road.

Greer Elementary School, Jouett Middle School, and Albemarle High School are located in the Rural Areas adjacent to Neighborhood 1 just west of Hydraulic Road.

Neighborhood 2

The following public facilities are located in Neighborhood 2: Woodbrook Elementary School, Charlottesville-Albemarle Technical Education Center (CATEC), and the Northside Library (in Albemarle Square). Approximately 55 acres of new public parkland and open space is proposed alongside the alignment of the future Meadowcreek Parkway, east of the Northfolk-Southern Railroad tracks.

Hollymead

The following public facilities are located in the Hollymead Community: Baker-Butler Elementary School, Hollymead Elementary School, and Sutherland Middle School. A new elementary school is planned in the future North Pointe development. A new fire station is

³ The Solid Waste section of the County’s Community Facilities Plan is currently under review.

proposed north of Airport Road, west of the future extension of Lewis and Clark Drive. A new public library is proposed for a central location in the North Pointe development. These new facilities should address the shortfalls in public services (police, fire and rescue, and library services) listed in the current Comprehensive Plan.

Chris Greene Lake Park, a County District Park, is located in the Rural Areas, just beyond the northwestern limits of the Hollymead Community. This park provides important recreational facilities to residents of the area.

Piney Mountain Community

There are no public facilities in the Piney Mountain Community.

While Chris Greene Lake Park, located just outside the northwestern limits of the Hollymead Community, provides recreational facilities to residents of the area, Piney Mountain is underserved at the Community and District park level (see discussion below).

The future fire station and library in the Hollymead Community should address the shortfalls in other areas of public services (police, fire and rescue, and library services) in Piney Mountain, as listed in the current Comprehensive Plan.

Community Facilities and Services

This section provides information about existing [may be moved back to Chapter 3] and planned public facilities and services in the Places29 area.

In the context of community facilities planning, it is important to consider a variety of design principles contained in the Neighborhood Model. Of particular importance are those that address the location and accessibility of facilities relative to surrounding uses. Please refer to page 144 of the Land Use Plan as well as Chapter 7 – Unified Design Guidelines for additional information.

Schools

Existing Schools

The table below lists schools that serve the student population in the Places29 area. Greer Elementary School, Jouett Middle School and Albemarle High School are located in Rural Area 1, but serve students from outside as well as inside the Development Areas (also see Figure 6.1). Burley Middle School is located in the City of Charlottesville, but serves a significant student population in Neighborhoods 1 and 2. The table provides an overview of the student capacity for each school as of the year school year 2003-04.

School	Student Capacity (2003-2004 base year)
Elementary Schools	
Agnor-Hurt Elementary School	495
Baker-Butler Elementary School	600
Greer Elementary School	432
Hollymead Elementary School	500

School	Student Capacity (2003-2004 base year)
Woodbrook Elementary School	390
NEW Elementary School (at North Pointe)	400 (Question to Staff: is this correct?)
Middle Schools	
Burley Middle School (located in Charlottesville)	646
Jouett Middle School	669
Sutherland Middle School	660
High Schools	
Albemarle High School	1,635

The Schools and School Districts Map (Figure 6.1) shows the location of the above-listed schools and their respective school districts. It also illustrates the approximate 5 to 10 minute walking shed around each school, indicated by 1/4 and 1/2-mile circles⁴. The walking sheds map the approximate area from which students could potentially walk to school. The relative disproportionate size of walking sheds and school districts illustrates that many households will likely drive their school age children to school. The map also illustrates that due to the location of districting boundaries relative to US 29 a significant number of students need to cross this busy highway in order to get to their designated schools. At present, most of this crossing is accomplished when children arrive by car and school bus.

Although the County's policy is to have new schools located within the Development Areas, from time to time, a school may be located on a Development Area boundary or, in the case of middle and high schools, in the Rural Areas. Schools located close to the edge of the development areas typically will have a reduced number of residential units within their 1/4 and 1/2-mile walking shed⁵. This means that fewer students would be able to walk to the school. A well-developed network of streets and paths between adjacent residential areas and the school site can help offset the school's location.

Several of the schools in the Places29 area are arranged in clusters, thus combining different levels of education. Following is a list of such clusters and their total student population.

- Greer Elementary School, Jouett Middle School, and Albemarle High School (2,616)
- Hollymead Elementary School and Sutherland Middle School (1,161)

⁴ Typical adult walking speed is about 4 feet per second, to account for children and the elderly are typically 3.25 feet per second. This results in 1/4 mile walking time of between 5.5 and 6.75 minutes and 1/2 mile of 11 to 13.5 minutes.

⁵ 1/2 walking shed is applicable only to Middle and High Schools. The walking shed for Elementary Schools is limited to 1/4 mile because of the lesser faculty of younger students to walk to school over longer distances.

Clustering school facilities has both advantages and disadvantages from a transportation perspective. To begin with the disadvantages, clustering schools results in higher volumes of morning vehicular trips in a smaller area and may adversely affect pedestrian and bicycle access to the schools. Also, a significant portion of the walkable area around the schools may be occupied by school facilities (such as playfields and parking lots), rather than the homes of potential students. On the other hand, the School Division's policy of locating middle and high schools together allows students from both schools to use the same buses and for facilities, such as athletic fields, to be used by students from both schools. This can represent a significant savings in both the County's capital and operating budgets. Each future school siting process should involve careful consideration of the advantages of clustering.

Future Schools

The recently approved ten-year plan for the County's schools includes a site acquisition project for an elementary school in the Places29 area. This may be the recently proffered site within the future North Pointe development. During the 20-year planning period for the Master Plan, it may be necessary to identify additional sites for a middle school and high school. County and School Division staff will both monitor the need for additional schools and make any necessary changes as part of the regular updates to the Master Pan.

Parks and Recreation Services

The Parks and Recreation section of the Community Facilities Plan was drafted by Ballard King & Associates in April 2007, and 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. When the revised Parks and Recreation section of the Community Facilities Plan 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.

Parks and Recreation (Outdoor)

In Albemarle County, recreation services are provided by the Albemarle County Parks and Recreation Department. Parks and recreation facilities are classified by their function and the services provided. The classifications include: 1) Neighborhood, 2) Community, 3) District, and 4) County Parks. The current Parks and Recreation section of the Community Facilities Plan contains specific requirements for Community, District, and County parkland with regard to facility size, service area, and provided amenities⁶. Neighborhood parks are discussed as a type of Community parks.

⁶ Current County requirements for public parks and recreation are as follows (see Parks and Recreation Section of the Community Facilities Plan for details on amenity requirements):

Community Parkland: 3 acres (min.) per 1000 residents; within 2.5 miles/5 minute drive time;

District Parkland: 6 acres (min.) per 1000 residents; within 5 miles/10-15 minute drive time;

In the needs assessment, the current Parks and Recreation section identifies portions of the Communities of Hollymead and Piney Mountain as underserved at the Community and District Park levels. The addition of a middle and elementary school in the Places29 area is an opportunity to address these shortfalls.

As part of the place types-based approach to future development in the Places29 Area, this Master Plan contains requirements for including public greens in the majority of the proposed Centers. The Master Plan also requires that new residences be no farther than 1/8th of a mile from some form of public open space (Public or Civic Green, Pocket or Mini Park, Community, District or County parkland).

[Note: Should we recommend including a public green in the Neighborhood Service Center located in Piney Mountain to address the shortfall of public parks there (typically a public green would not be required for a Neighborhood Service Center)? This shortfall cannot realistically be met by public parkland associated with the new elementary school in North Pointe due to its poor accessibility from Piney Mountain.]

Public Parks

Recreational Facilities Associated with Schools

All existing public parks in the Places29 Area are associated public schools located in or adjacent to the area, except for Humphris Park in Neighborhood 1. There are also two large public recreation areas just outside the Places29 area: Ivy Creek Natural Area and Chris Greene Lake Park. Both of these serve the Places29 area, as well as the rest of the County. The addition of a new elementary school in the North Pointe area will add X acres of public parkland at the Community Park service level. The Table below provides an overview of all public parks at schools. Parks associated with schools will continue to play an important role in providing publicly accessible play fields and other facilities for active recreational uses. Due to the type of facilities provided, these parks have the potential to attract users beyond the neighborhoods that immediately surround them. The bicycle paths and trails network illustrated on the Green Infrastructure Map provide the necessary accessibility to this end.

Park Service Level	Location	Acres
Community Parks		
Community Park	Agnor-Hurt Elementary School	25 acres
Community Park	Baker-Butler Elementary School	52.56 acres
Community Park	Hollymead Elementary School	41 acres
Community Park	Woodbrook Elementary School	7 acres
Community Park	New School at North Pointe	???
District Parks		
District Park	Albemarle High School Complex	216 acres

County Parkland: 10 acres (min.) per 100 residents; within 10 miles/20-30 minute drive time;

Community Centers (indoor recreation facility): 0.75 square feet per resident.

County Parks		
County Park	Chris Green Lake Park	182 acres

Planned Public Parks

New public parks will be included in every Community Center, Destination Center, Civic Green Center, and the Uptown (also see the Green Infrastructure section in Chapter 5 – Future Land Use and Transportation Framework). The following are the standards for these parks:

Park Type	Size	Spacing Requirements
Public Green in Destination Center	3 acres (min.)	1/4 to 1/2 mile from surrounding development
Public Green in Community Center	2 to 3 acres	1/4 to 1/2 mile from surrounding development
Civic Green Center	1 to 3 acres	1/4 mile (max.) from surrounding development
Pocket Park/Mini Park	varies	1/8 mile (max.) from residential development located outside of 1/8 mile walking shed of Civic or Public Greens

The service area and size requirements for public parks introduced by this Master Plan are summarized in the table below. Chapter 8 – Implementation discusses implementation related aspects of the park and recreation requirements, including which park and recreation facilities and amenities are expected to be the County’s sole responsibility and which will be implemented through developer contributions and joint funding by public and private entities.

The new service requirements that are to be defined by the updated Parks and Recreation section of the Community Facilities Plan are as of yet uncertain. The Parks and Recreation Dept. suggests that a larger complex of field space similar to that now found in Darden Towe Park should be located within the Places29 area. The County will therefore monitor the developing needs for park and recreation services in the Places29 Area as new development in accordance with this Master Plan is taking place. For this purpose the county will develop a methodology for the needs assessment that is based on the review of existing Community, District, and County parkland as well as new parks required under this Master Plan (see summary table above). This integration will inform future calculations of the parks and recreation service level provided in the Northern Development Areas.

Future Indoor Recreation Facility

According to a 2004 study⁷, the County is considering whether to build an indoor recreation facility (North Facility) in the Places29 area within the next 3 to 5 years. According to Parks and Recreation staff, this will be a YMCA facility. At this time, the facility will be built in either

⁷ County of Albemarle, Community Recreational Facilities Needs Assessment Study – Phase II, Draft Report, September 24, 2004.

McIntire Park or on the campus of Piedmont Virginia Community College (PVCC). If the facility is located in McIntire Park, the partners will be the County, the City, and the YMCA. If it is built on the PVCC campus, the partners will be the County, PVCC, and the YMCA. The indoor recreation facility could become a major new community asset, as such a facility currently does not exist in the Places29 Area.

Parks and Recreation staff also indicated that a second indoor facility is possible in the Places29 area within the next ten years, especially if the first facility is built on the PVCC campus.

The facility would include program elements such as a weight/cardio-vascular and group fitness area, a leisure pool, a gymnasium, a multi-purpose room, and drop-in childcare. The program elements would require a 40,000-square foot building⁸. Potential sites under consideration include Agnor-Hurt Elementary School, the county-owned site on Polo Grounds Road, the County-owned site in the southeast corner of Ashland Blvd. and US 29, McIntire Park, and the University of Virginia Research Park. This Master Plan does not specifically recommend any of the above sites or an alternative new site for consideration. However, due to the importance of this type of facility as a community asset, its location and design should be carefully considered. It is essential to maximize pedestrian, bicycle, and transit access from adjacent neighborhoods and beyond, while minimizing potential negative impacts from vehicular traffic. If designed properly to fit a more urban context, the indoor facility can be successfully integrated into the urban fabric of the Midtown or the Uptown⁹. It is recommended that the future small area plans for these two subareas explore this possibility.

Other Community Facilities and Services

The Community Facilities Map (Figure 6.2) shows the location of the community facilities discussed in the following paragraphs, including Libraries, Fire Stations, and Police Beats.

Libraries

Public Library services are provided to the County by the Jefferson-Madison Regional Library System. One library is located in the Places29 Area, the Northside Branch Library in the Albemarle Square mall, at 1671 Seminole Trail. This library is 15,572 gross square feet in size. Albemarle County also provides bookmobile services to the Rural Areas, retirement centers, and institutions.

The County will have a site in the future North Pointe development for an additional public library. At this point it is not known when this facility will be built or what its capacity will be. The new library will serve the Communities of Hollymead and Piney Mountain, which are two areas identified in the Community Facilities Plan as currently underserved. Once built, the new library is expected to address this shortfall for at least the next 20 years.

⁸ Building size is approximate.

⁹ See Chapter 5 – Future Land Use and Transportation Framework

Fire, Rescue, and Police Services

Fire and Rescue Service

Fire response service in the Northern Development Areas is by the following two Fire Stations:

- Seminole Station – service area includes Neighborhood 1 and 2, as well as the southern portion of Hollymead, and
- Earlysville Station (located outside of the Northern Development Areas) – service area includes central and northern Hollymead and Piney Mountain.

Both fire stations also provide service to large sections of Rural Area 1.

Rescue services are provided by the Charlottesville-Albemarle Rescue Squad (CARS). In emergencies and medical service (EMS) may be provided by a combination of the fire department and CARS.

One new fire station is currently programmed for the Northern Development Areas. The station will be located on the planned extension of Lewis and Clarke Drive north of Airport Road. This facility is scheduled for construction within the next two years. The fire station will include a satellite office for the Police Department that will allow use of the future fire station by Albemarle County Police staff.

The County expects that this additional facility will address the shortfall of fire department services identified in the Comprehensive Plan for the Communities of Hollymead and Piney Mountain.

It is recommended that the County monitor whether current and planned facilities as well as fire fighter personnel levels provide adequate service to the Northern Development Areas. If a need for additional facilities or service is identified in the future this can be addressed through the Master Plan update process.

Police Service

Police services in the Places29 area are jointly provided by the police station located in Neighborhood 1 as well as the Albemarle County police headquarters at the County Office Building at 5th Street in Charlottesville.

The Northern Development Areas are served by the following police beats:

- Neighborhood 1 – Beats 6 and 7
- Neighborhood 2 – Beat 1
- Hollymead (south) – Beat 8
- Hollymead (central and north), Piney Mountain – Beat 9

As discussed above, the future fire station at Lewis and Clark Drive will include a police satellite office. The County expects that this additional facility will address the shortfall of police services identified in the Comprehensive Plan for the Communities of Hollymead and Piney Mountain.

Police facilities are considered to be sufficient for at least the next ten years. It is expected that potential needs for additional facilities within this timeframe can be addressed by the planned provision of office space for police staff in future fire stations (see above). It is recommended that the County monitor whether current and planned facilities as well as personnel levels at the five police beats provide adequate service to the Northern Development Areas. If a need for additional facilities or service is identified in the future this can be addressed through the Master Plan process.

Figure 6.1: Community Facilities Map

County Government Administrative Office Building/Services

The County Government Administrative Offices/Services section of the Community Facilities Plan is currently under review. However, it is not expected that the results of this review will have a significant impact on the content of this Master Plan, as it is not anticipated that new county administrative offices will be located in the Northern Development Areas in the near future. However, should the County decide to add a satellite government administrative office in the Places29 Area in the long-term, this should be located in the Uptown area in order to further enhance the institutional and civic component of this important area.

Should aspects of the updated County Government Administrative Offices/Services section of the Community Facilities Plan have a bearing on the Places29 Area, this will be addressed in a future update of this Master Plan.

Solid Waste

The Solid Waste section of the Community Facilities Plan is currently under review. The results of the review may have some bearing on the content of this Master Plan with respect to details of the solid waste management program, the availability of recycling services, and the disposal of hazardous waste. Albemarle County and neighboring counties are currently studying the location of a future landfill site. Such a site would not be located in or adjacent to any of the four Northern Development Areas.

Should the updated solid waste section of the Community Facilities Plan have a bearing on the Places29 area, this will be addressed in a future update of this Master Plan.