



*BOARD OF
SUPERVISORS
DECEMBER 12, 2018*

BISCUIT RUN PARK MASTER PLAN

COUNTY OF ALBEMARLE
ANHOLD ASSOCIATES

Contents

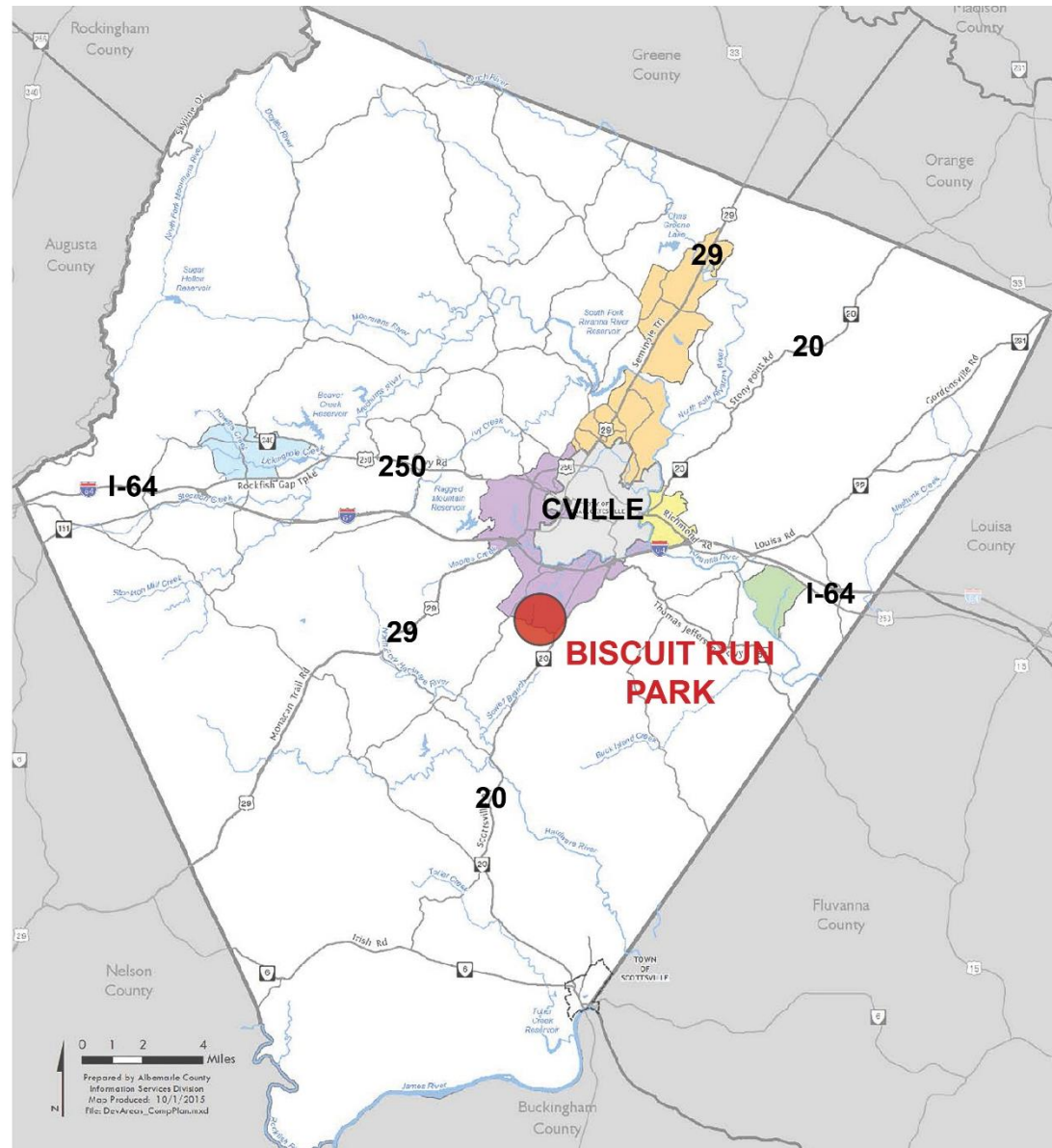
Project Introduction

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

Park Design

- Conceptual Master Plans
- Development Phasing & Costs

Questions & Comments



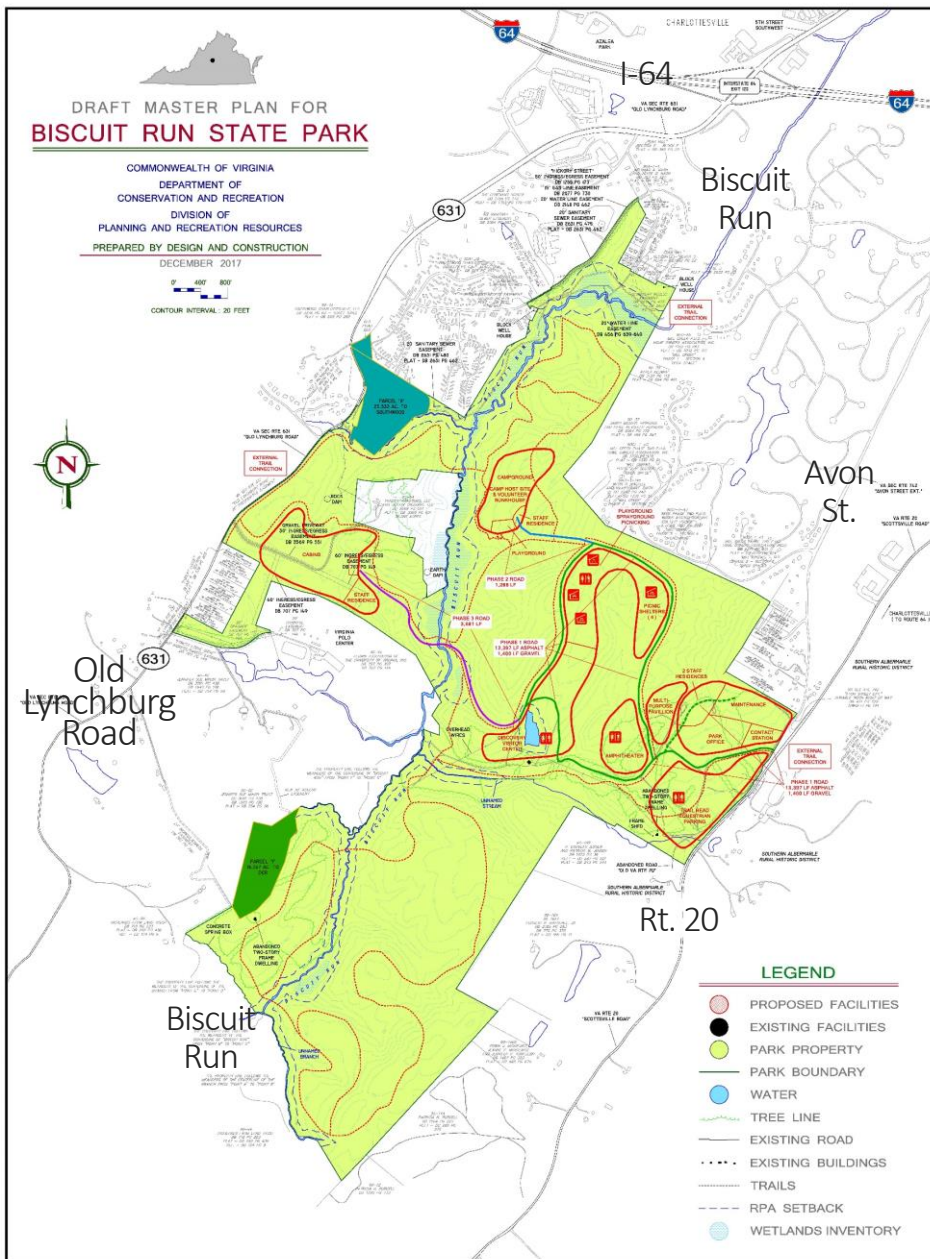
Cover: Southern View of Biscuit Run Park



Rte. 20 South / Avon Street Intersection

Property Background

- 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)



Rte. 20 North / Avon Street Intersection

County Lease and Memorandum of Agreement

80% to Remain Forested (960 acres)

5% Maximum Impervious Surface (60 acres)

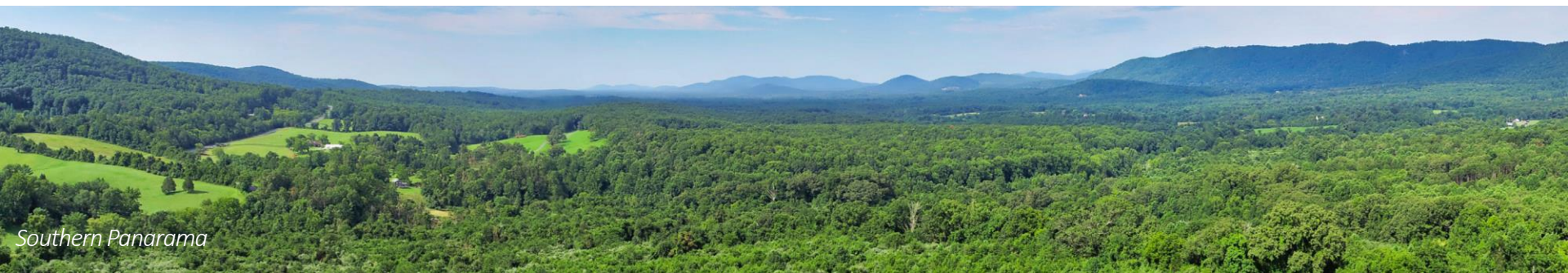
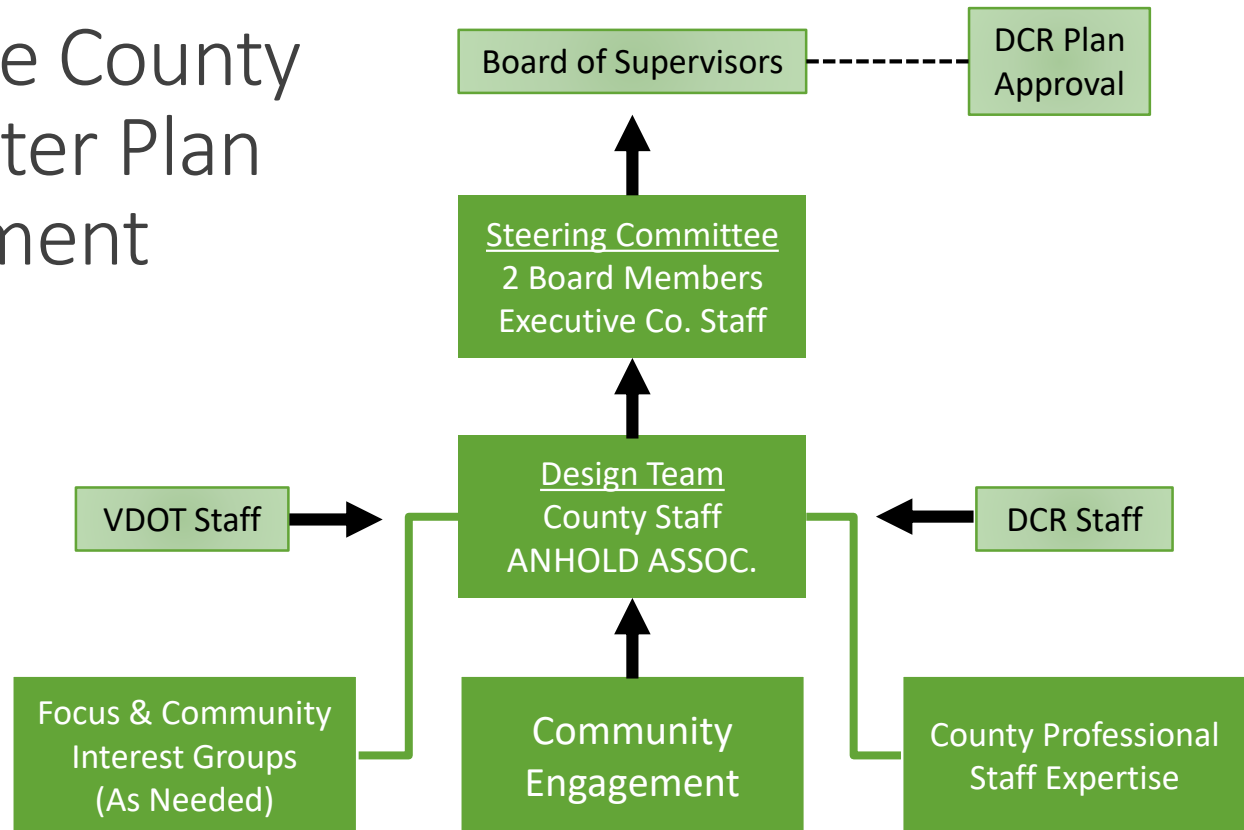
DCR Recreational use Restrictions:

- No Golf Course
- No Permanent Stadium Seating

DCR Requirements for:

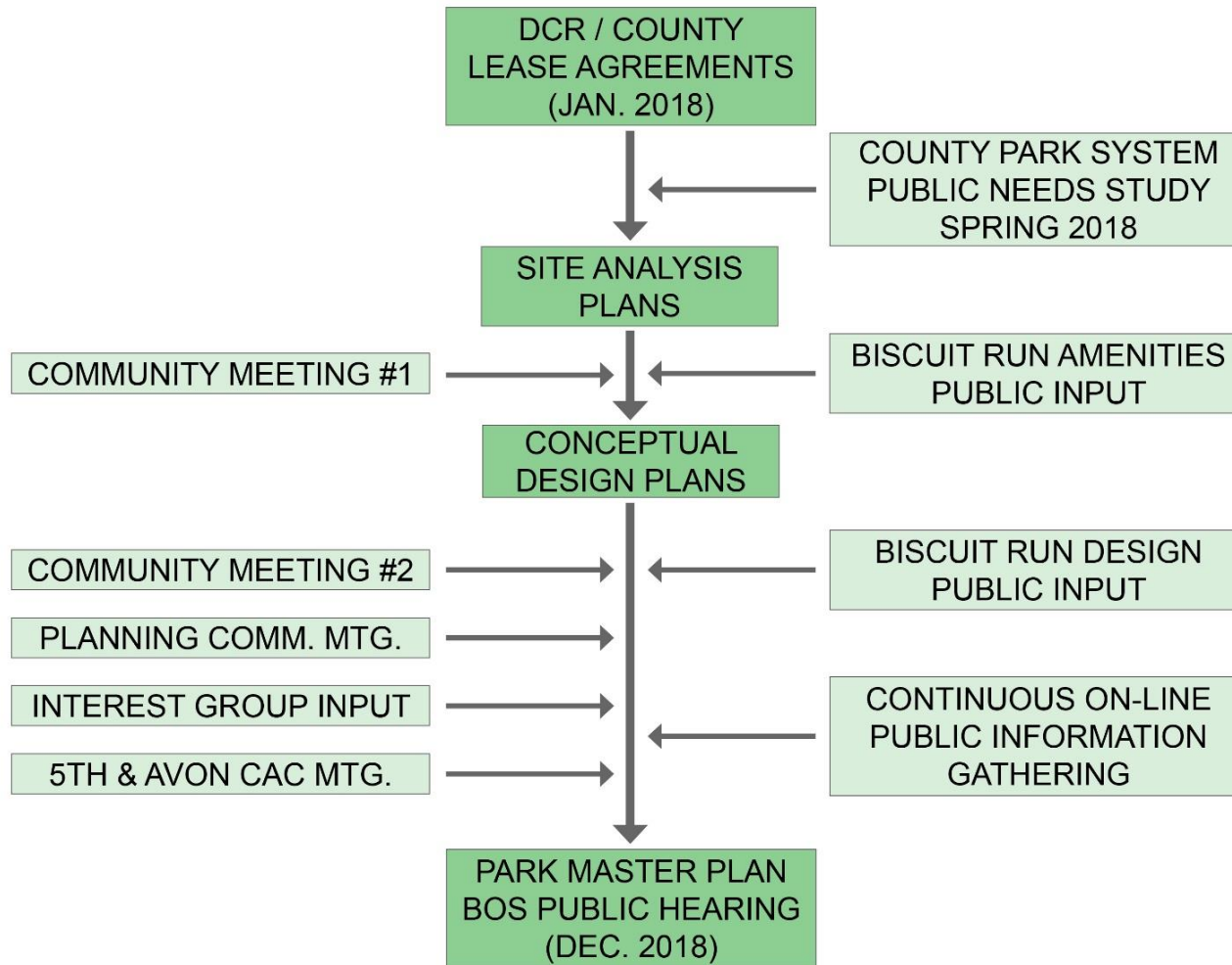
- Equestrian Trails
- Natural Heritage Preservation
- Riparian Buffer Protection
- Invasive Plant Species Removal

Albemarle County Park Master Plan Management



Southern Panorama

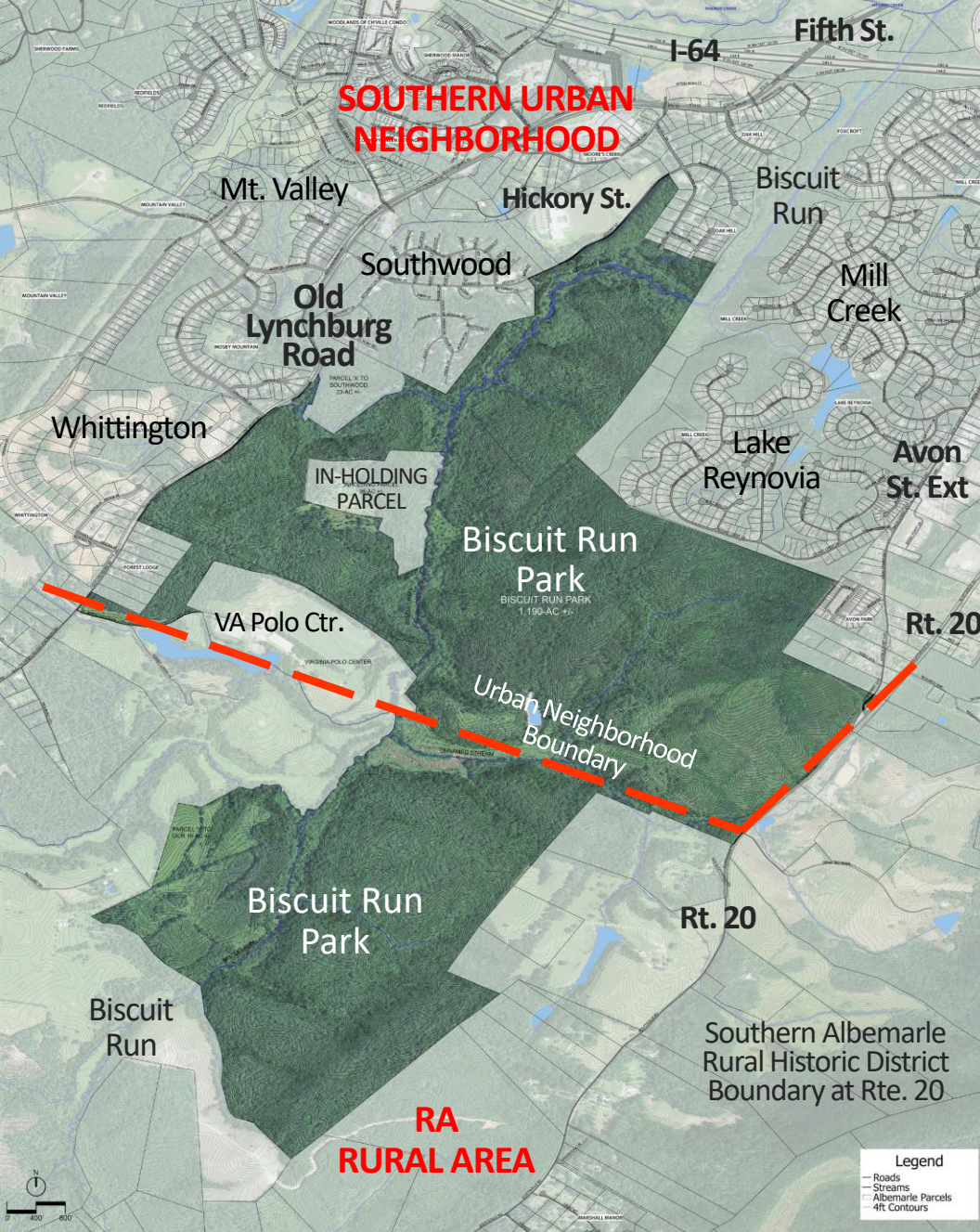
Park Design Process



Park Development Program & Activities

County Needs Study & Biscuit Run Public Input

Programming / Activities	Priority
Walking, Hiking, and Biking Trails	HIGH
Youth Athletic Fields – Diamond & Multi-Purpose	
Open space / Conservation Parks	
Small Neighborhood Parks	
Large Community Parks	
Aquatic Facilities	
Off-Leash Dog Parks	
River Access / Boat Launches	
Pavilions and Picnic Shelters	
Playgrounds	



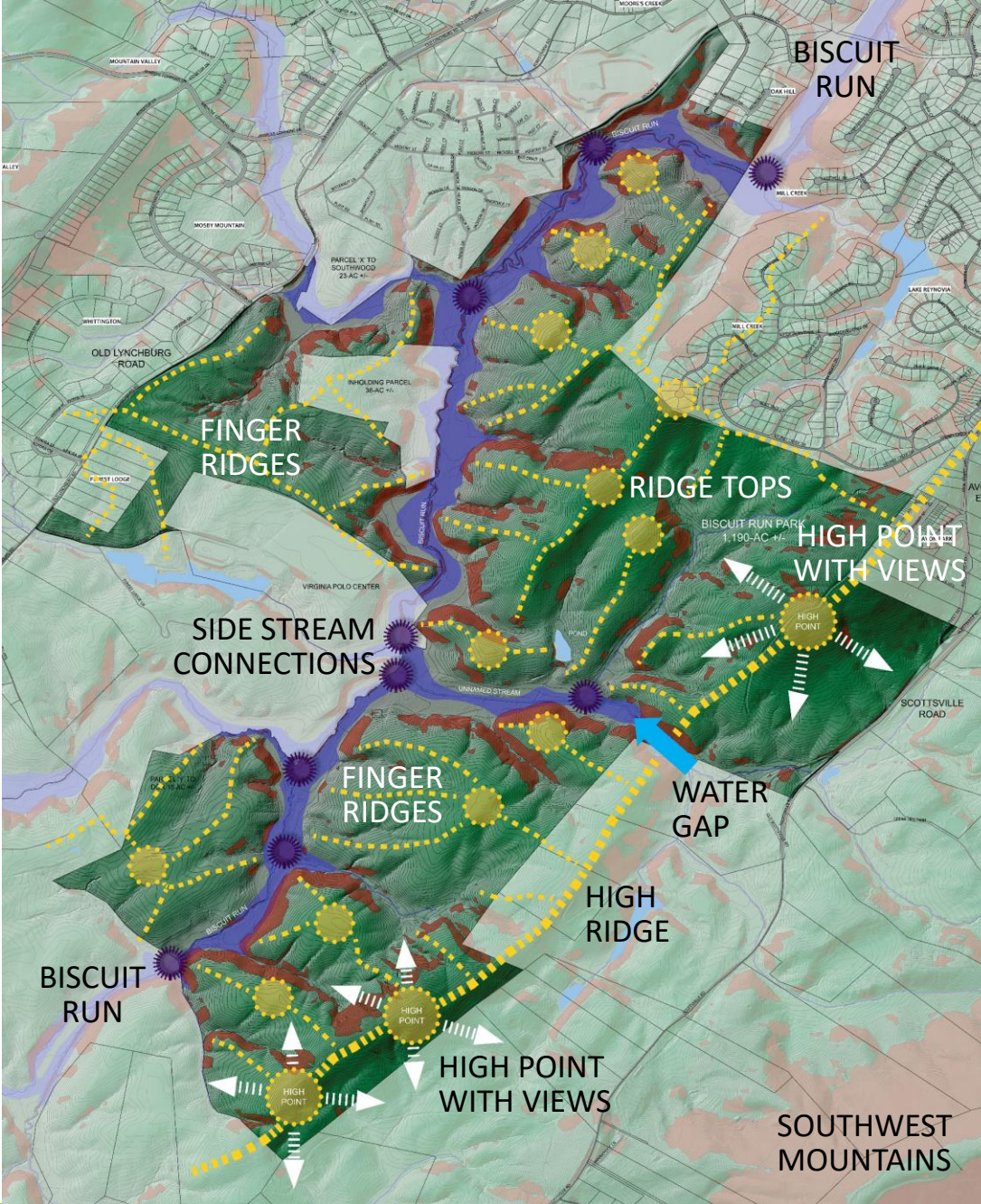
Site Context

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

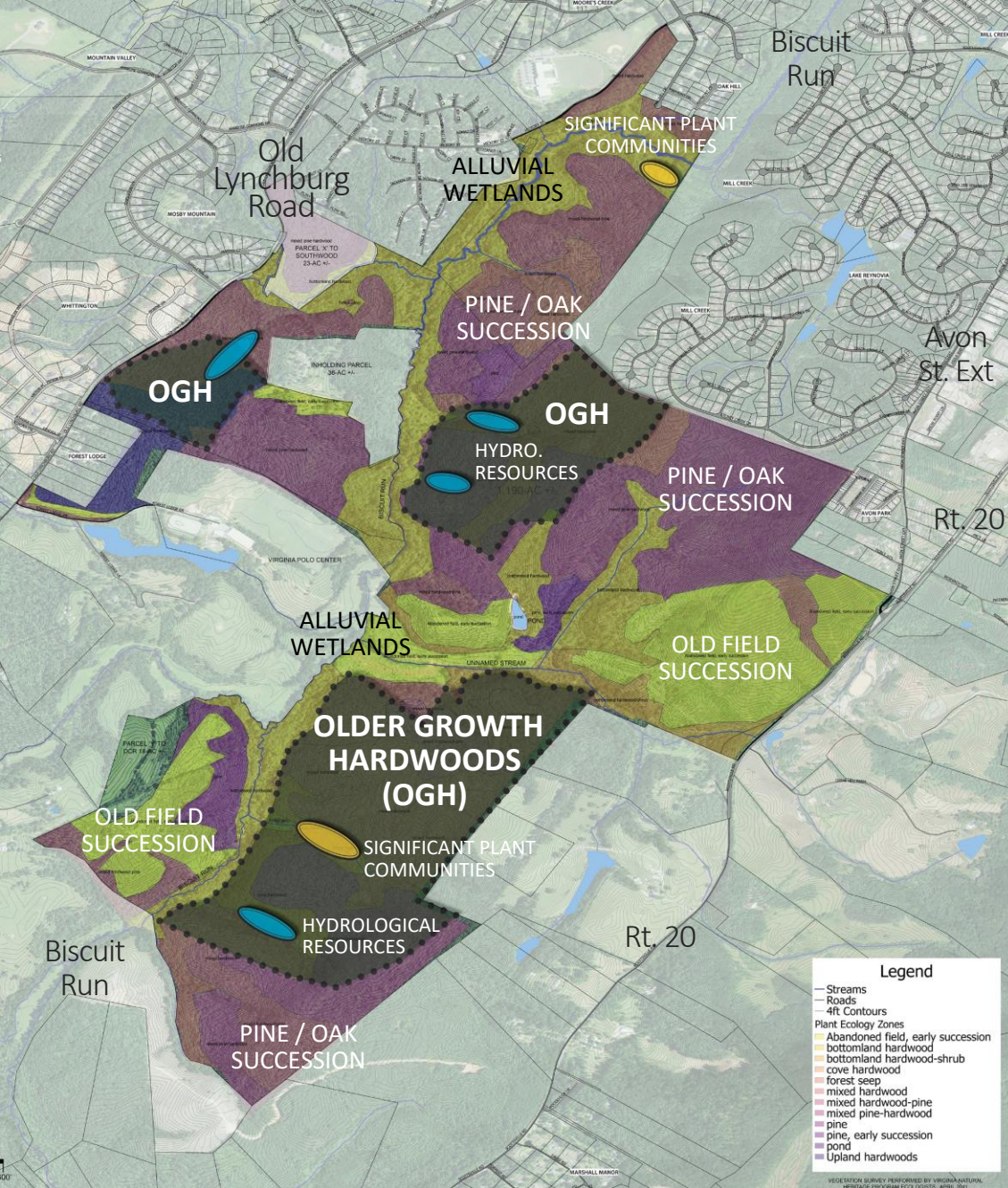
Biscuit Run & High Ridge are Most Prominent Features

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

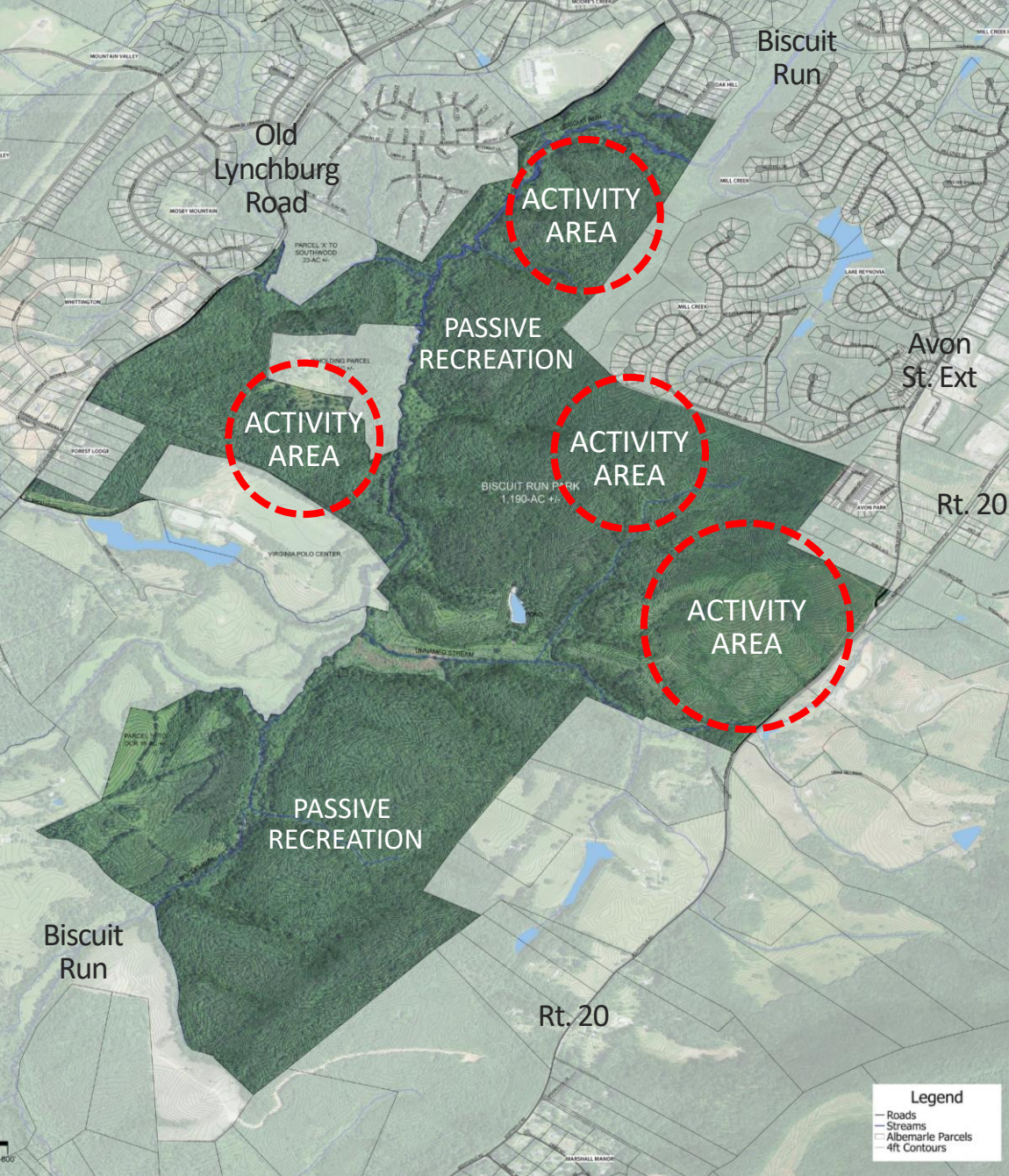
Three Blocks of Older Growth Hardwood Forest

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

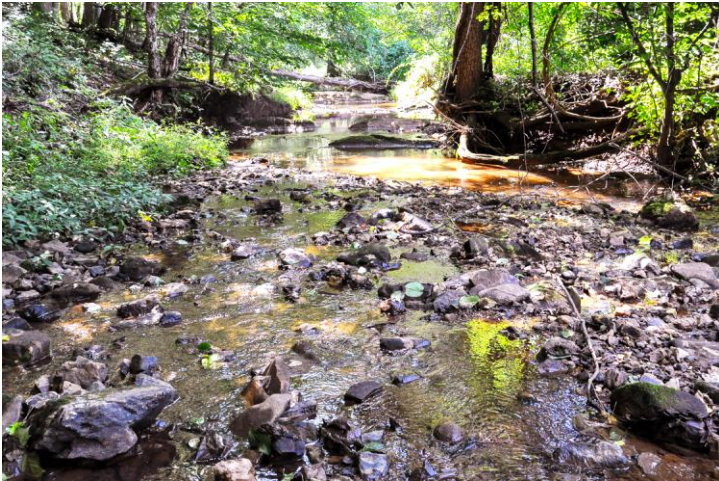
Existing Landscape Character



Existing Trails



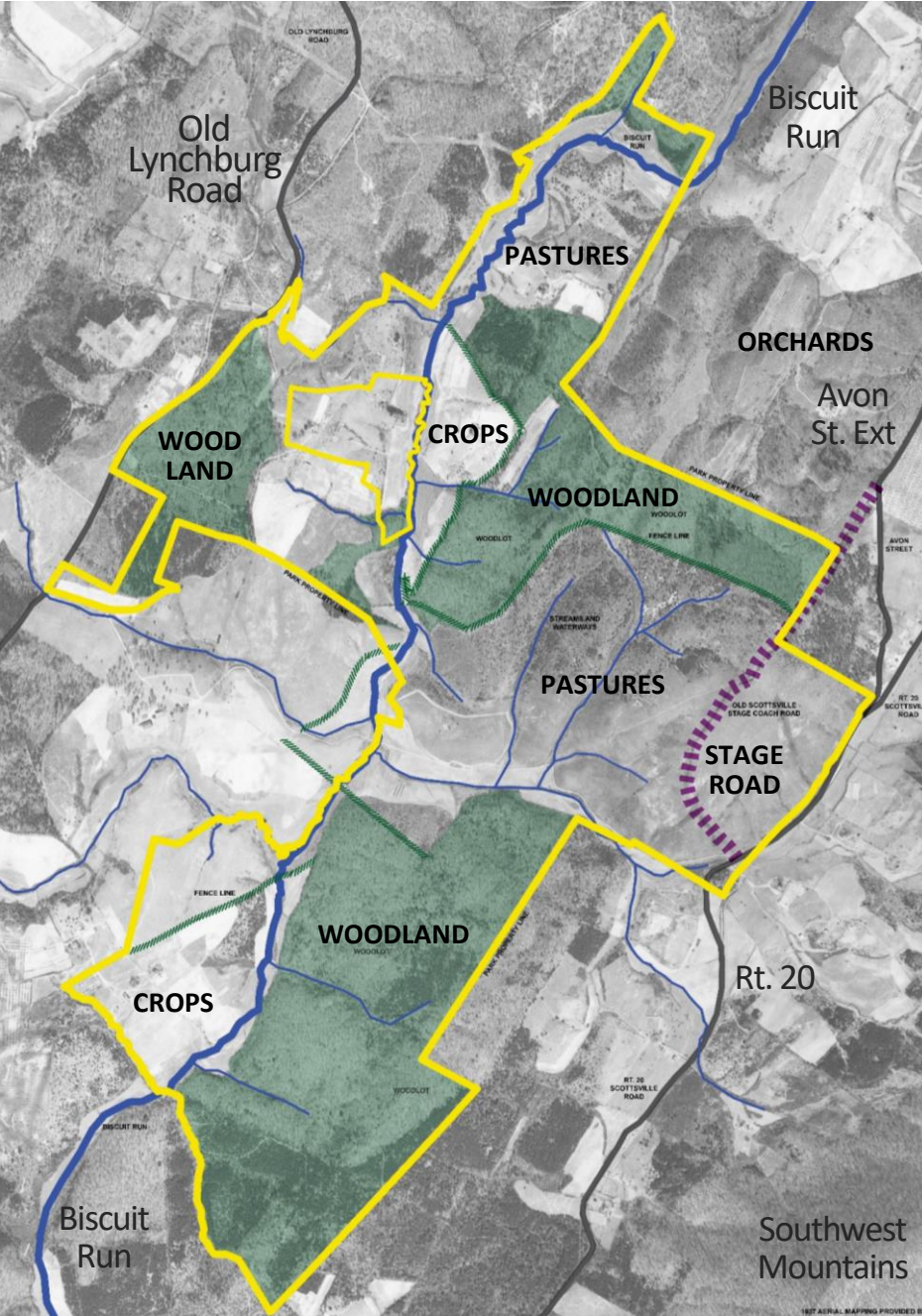
Unique Plant Communities



Side Stream

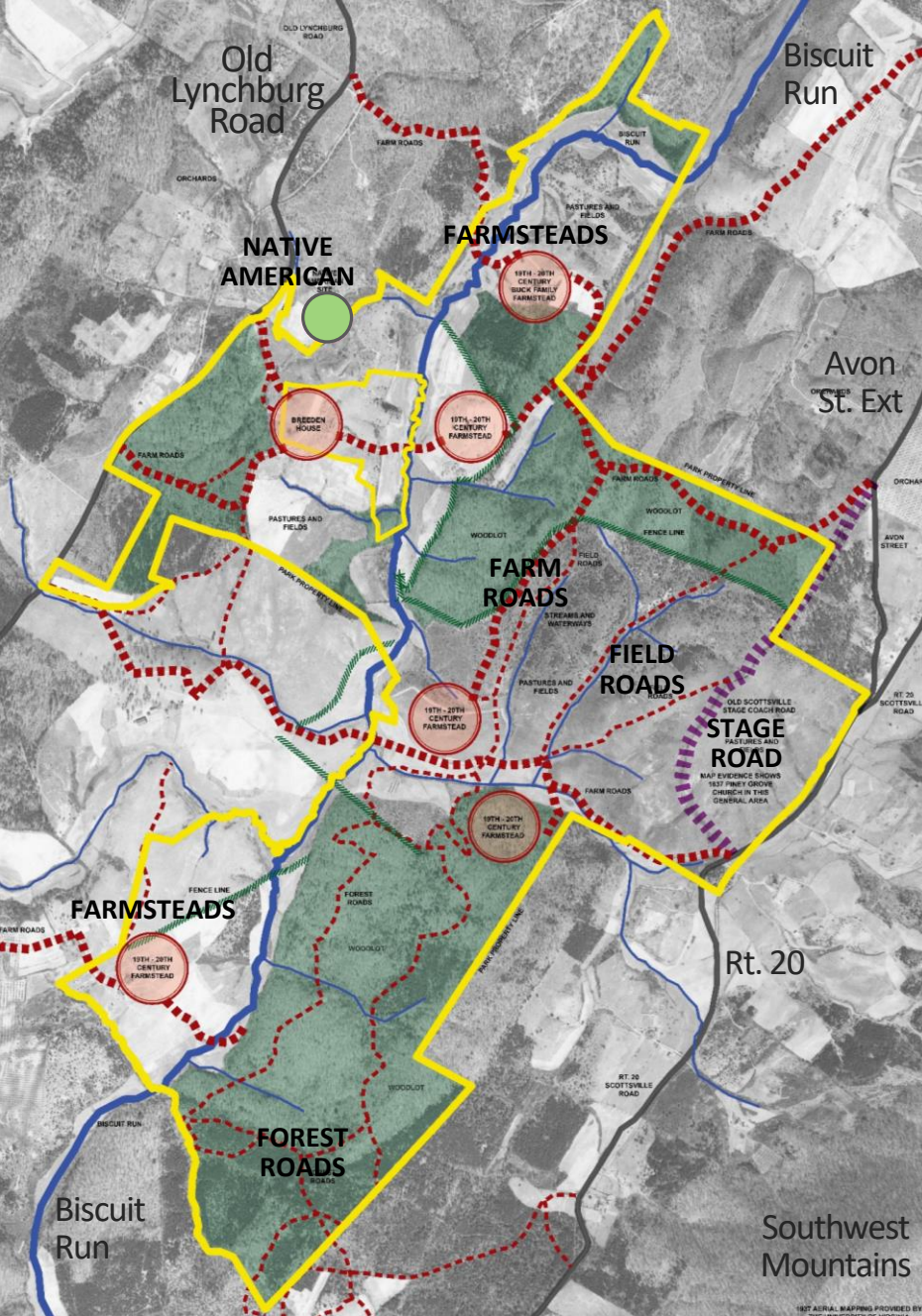


Biscuit Run



Historic & Cultural Resources

- 1937 Aerial Photography Map
- Scottsville Stagecoach Road - 1746
- Agrarian Landscape Dominated by Pastures, Croplands, & Fence Lines
- Three Separate Woodland Blocks



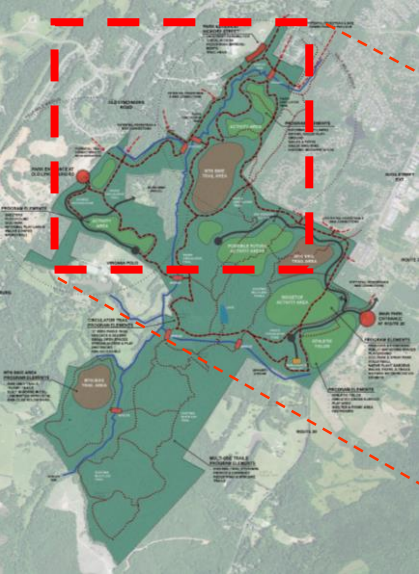
Historic & Cultural Resources

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

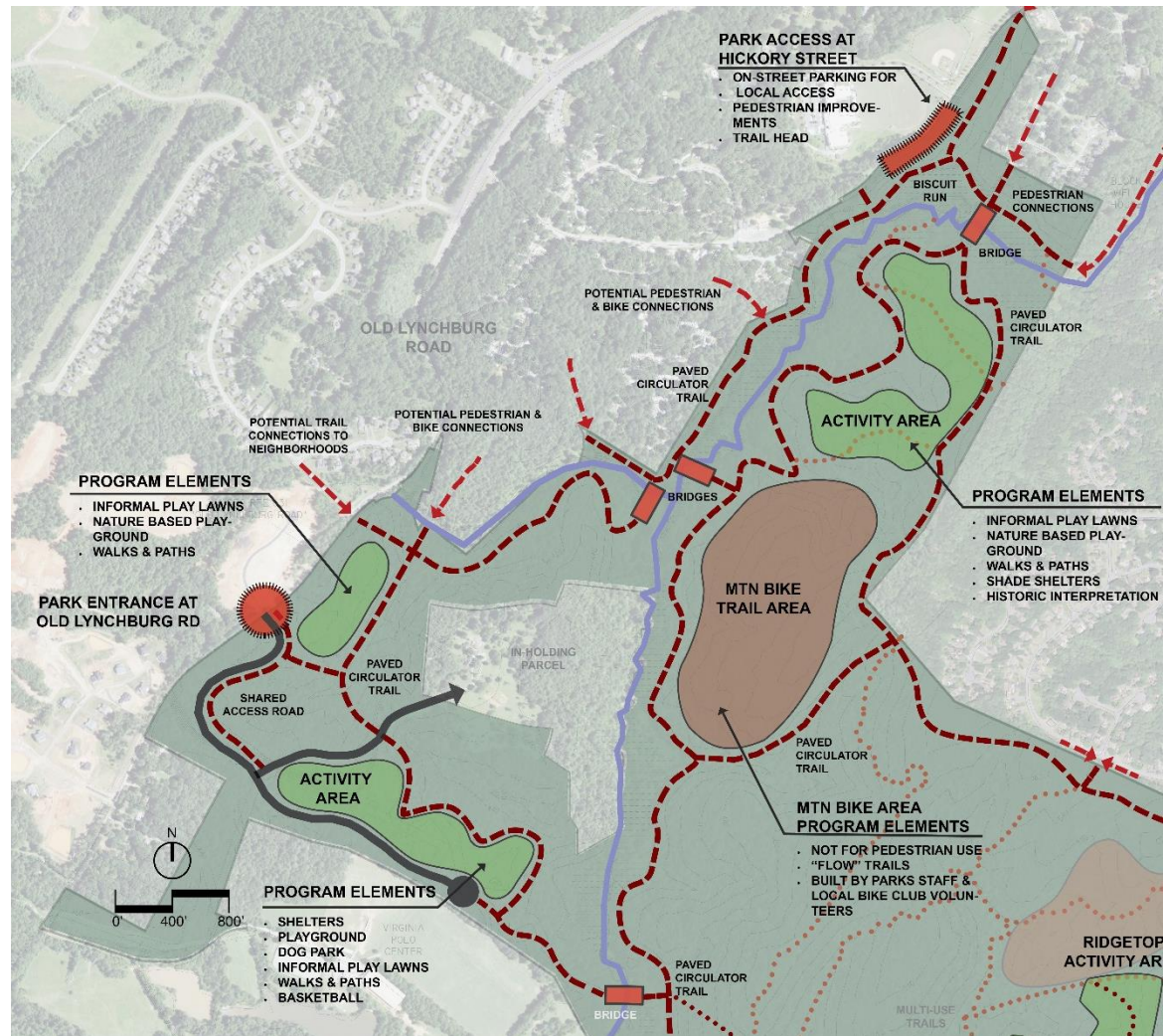
Park Design Principles

- 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

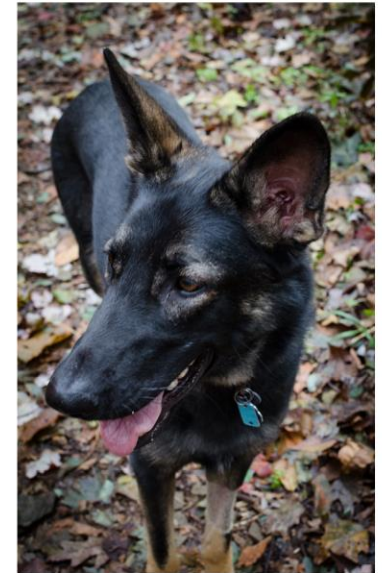
Urban Neighborhood Activity Areas



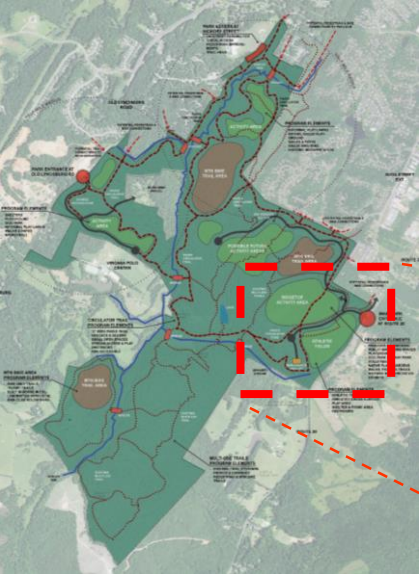
- Park Entrance at OLR with Shared Access & Activity Areas
- Parking at Hickory St. with Pedestrian Accessed Activity Area
- Circulator Trail with Bridges and Numerous Access Points
- Mtn. Bike Trail Area



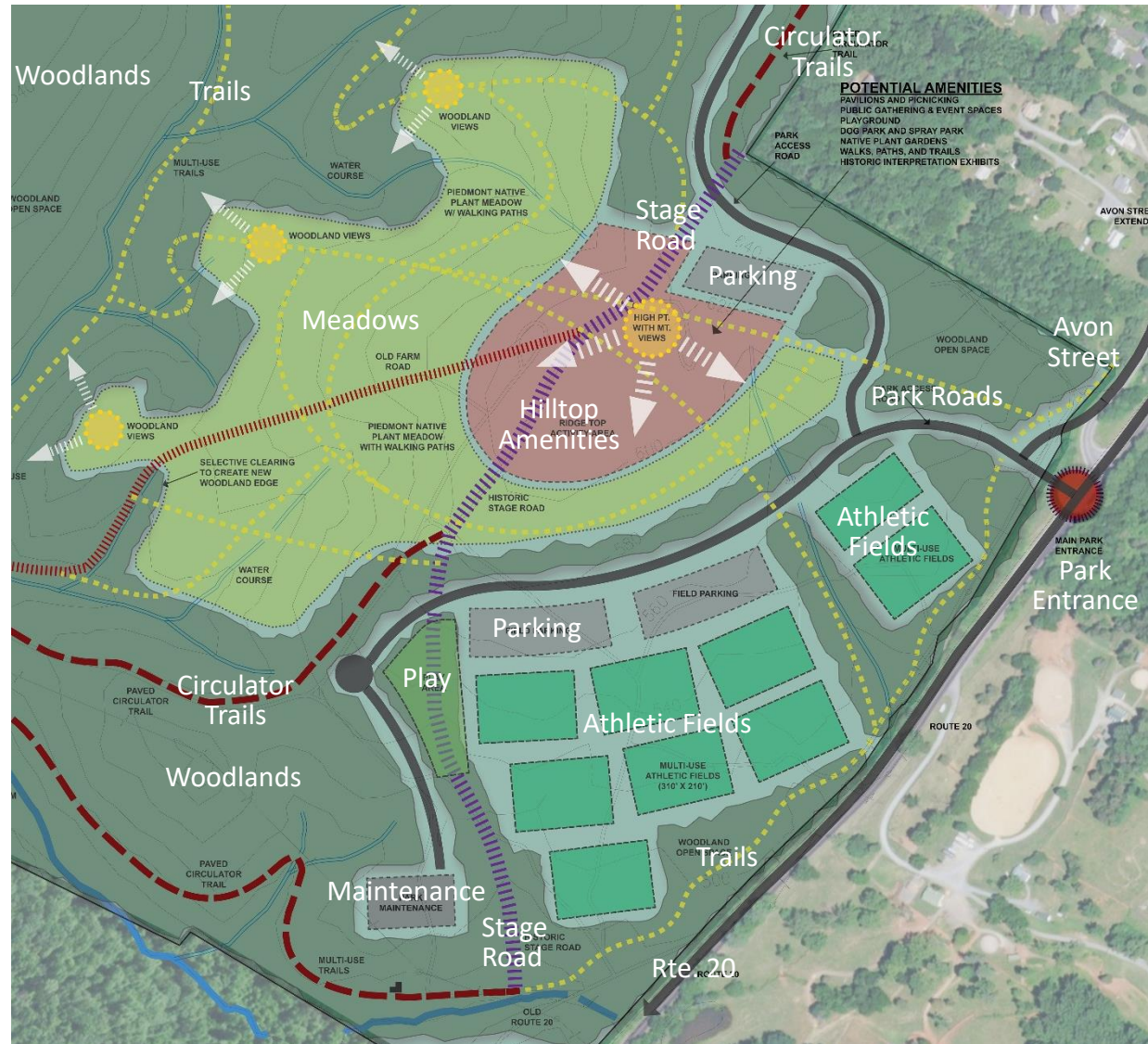
Neighborhood Activity Areas Design Character



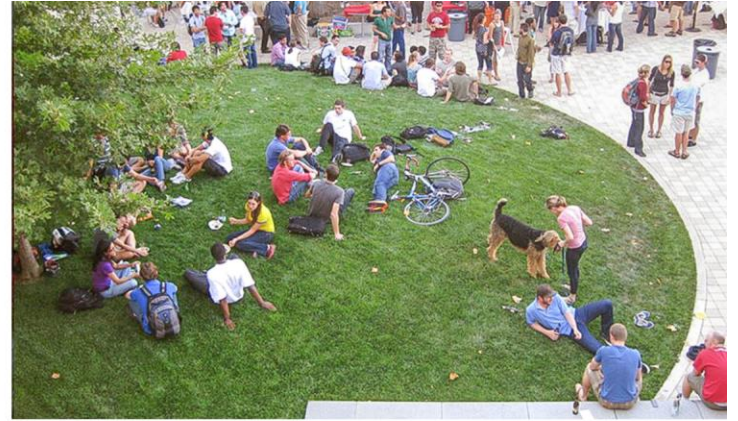
Route 20 Activity Areas



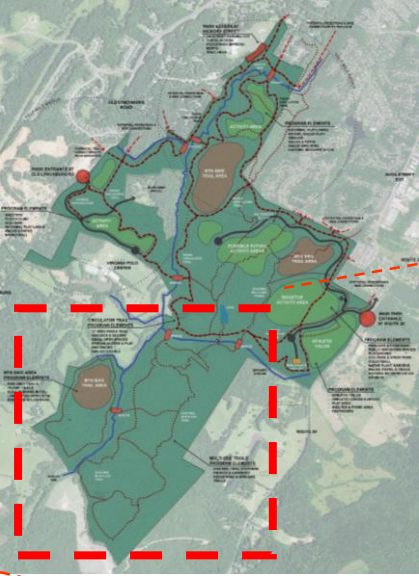
- Rte. 20/Avon Street Entrance
- Park Roads and Parking
- Athletic Fields Along Rte. 20
- Park Amenities on Hilltop With Mtn. Views
- Piedmont Native Plant Meadows
- Agricultural Patterns Create Framework
- Historic Stage Coach Road



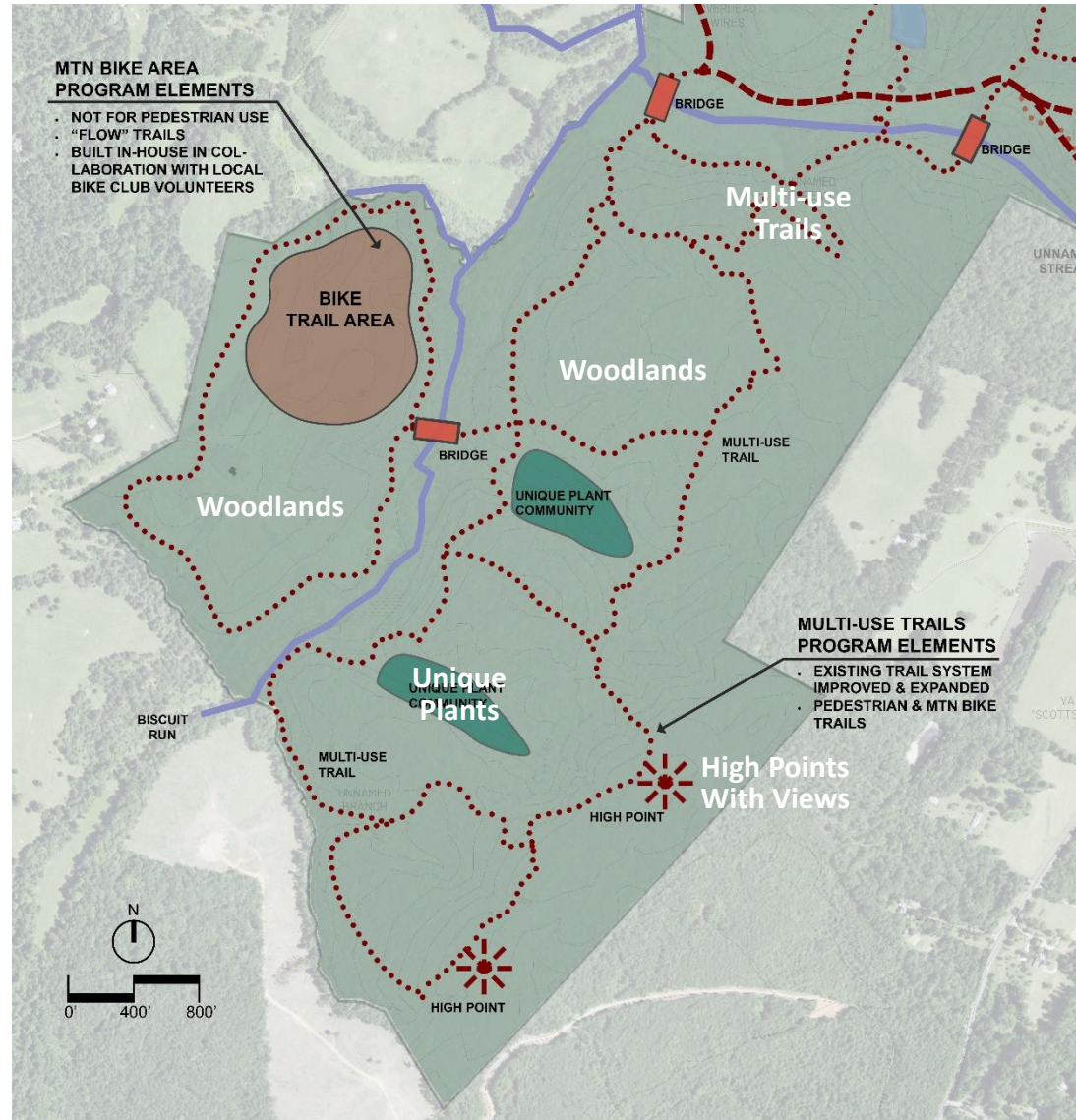
Rte. 20 Activity Areas Design Character



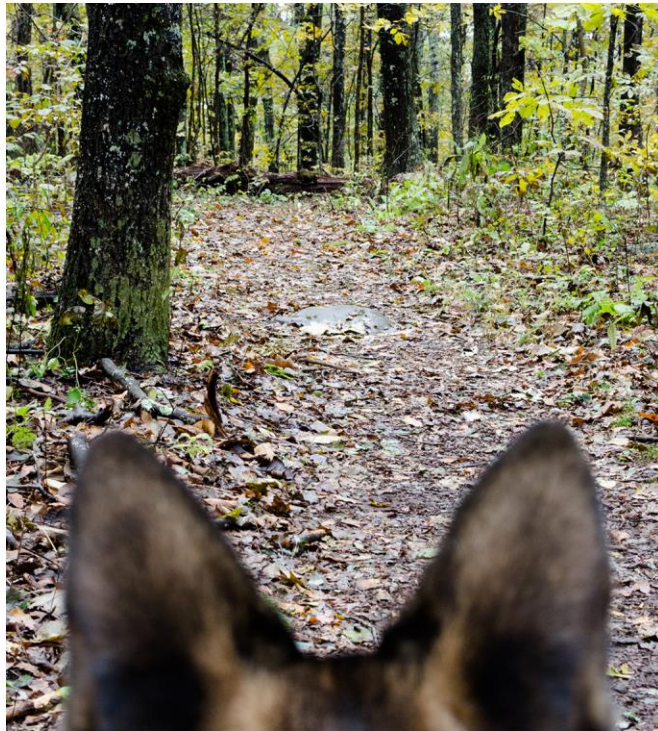
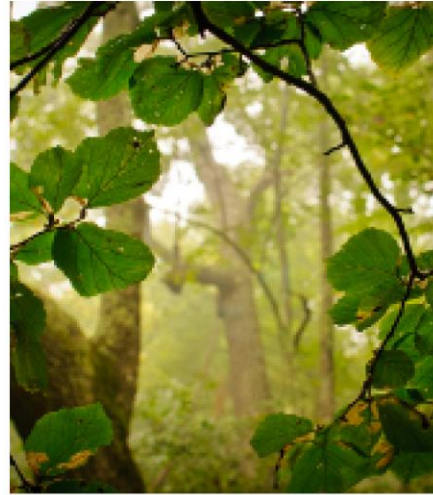
400 Acre Woods

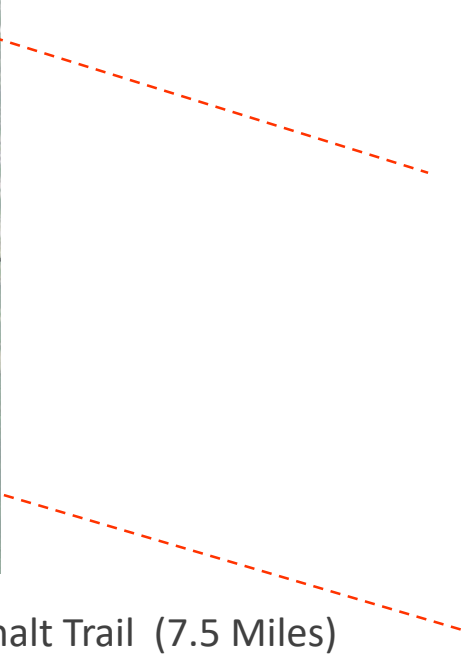


- Multi-use Trails
- Mountain Bike Trails
- Preserve Unique Plant Communities & Water Resources
- High Points with Views
- Woodland/Wilderness Experience



400 Acre Woods Design Character





- [illegible]

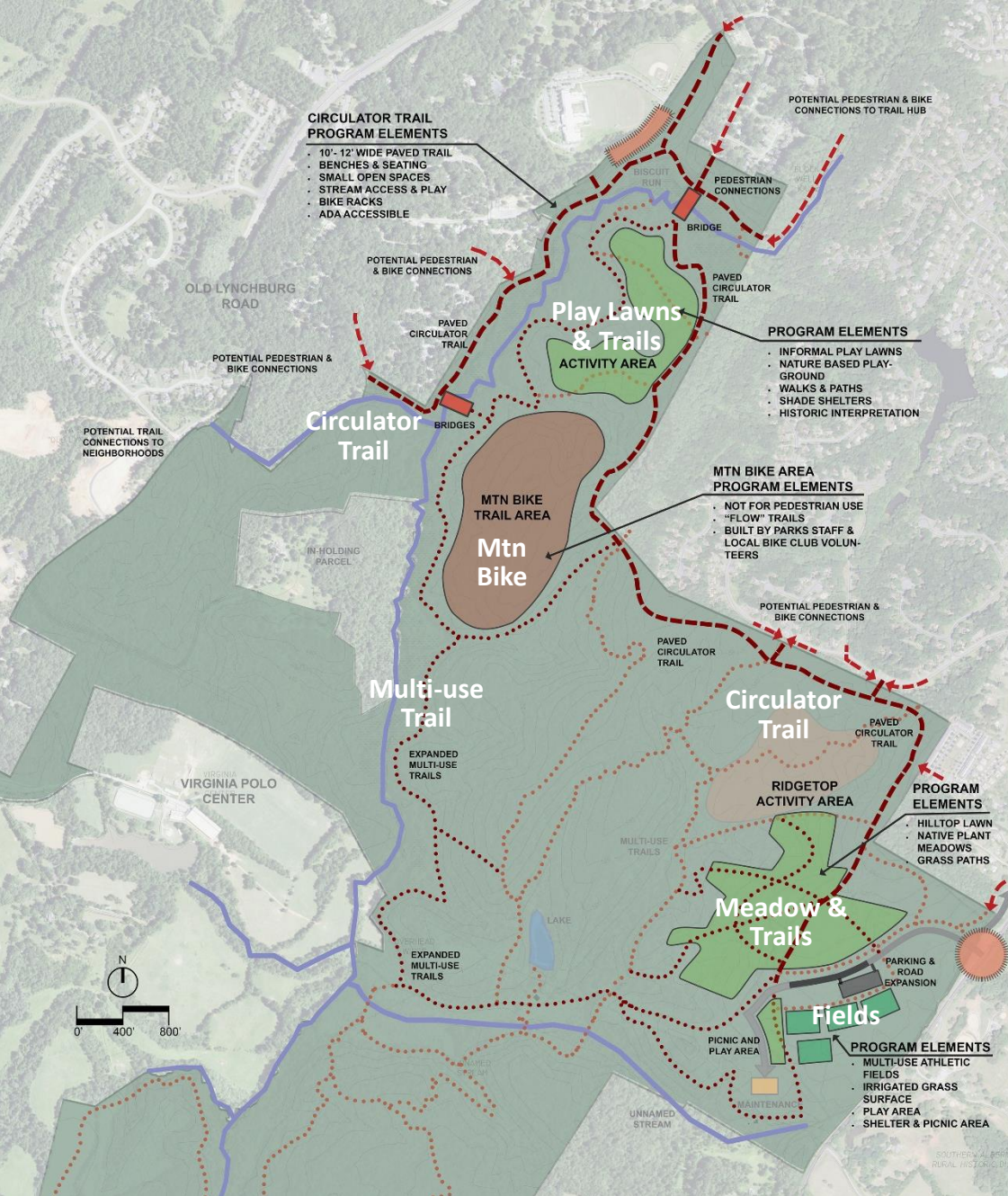
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Circulator Trail Design Character



Circulator Trail Design Character





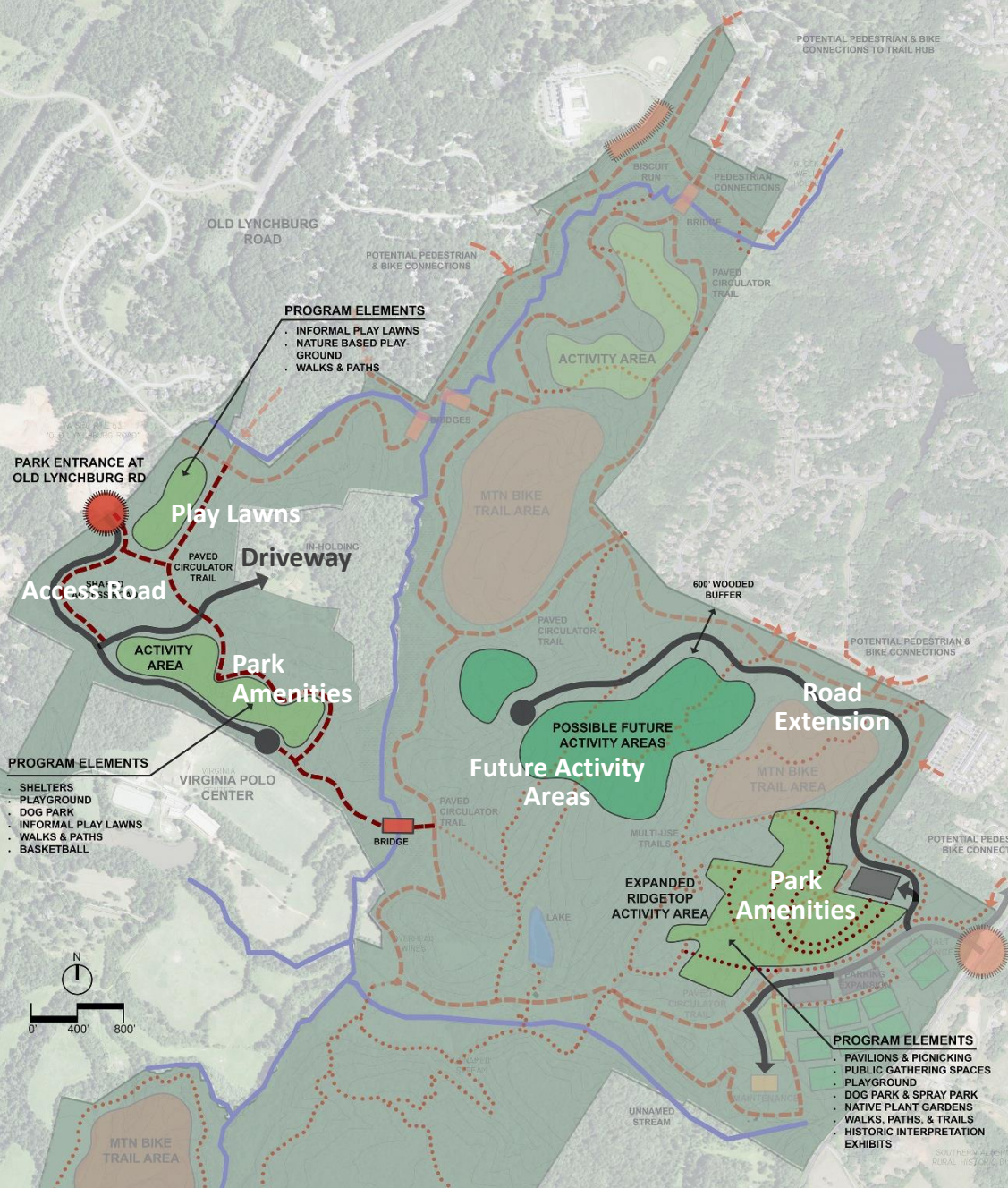
Phase-2 Development Plans

- 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

- 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

- 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

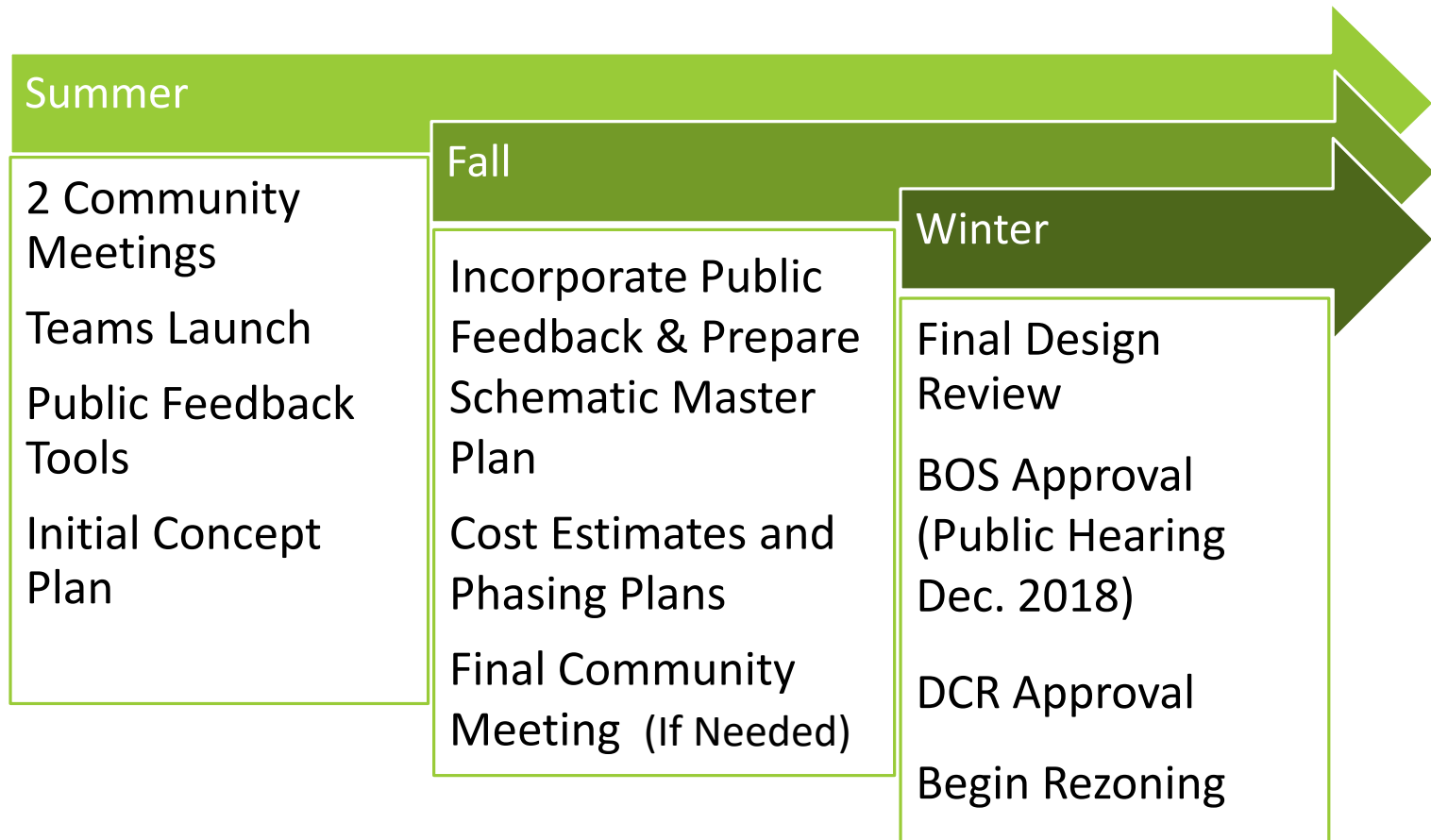
- Part-2, Circulator Trail (3.4 Miles)
- 5 Grass Athletic Fields with Parking
- Access Road Extension
- Mtn. Bike Area by County Staff and Volunteer Groups

\$11.5M - \$12.5M Total Cost

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

FUTURE PHASES TOTAL: To Be Determined

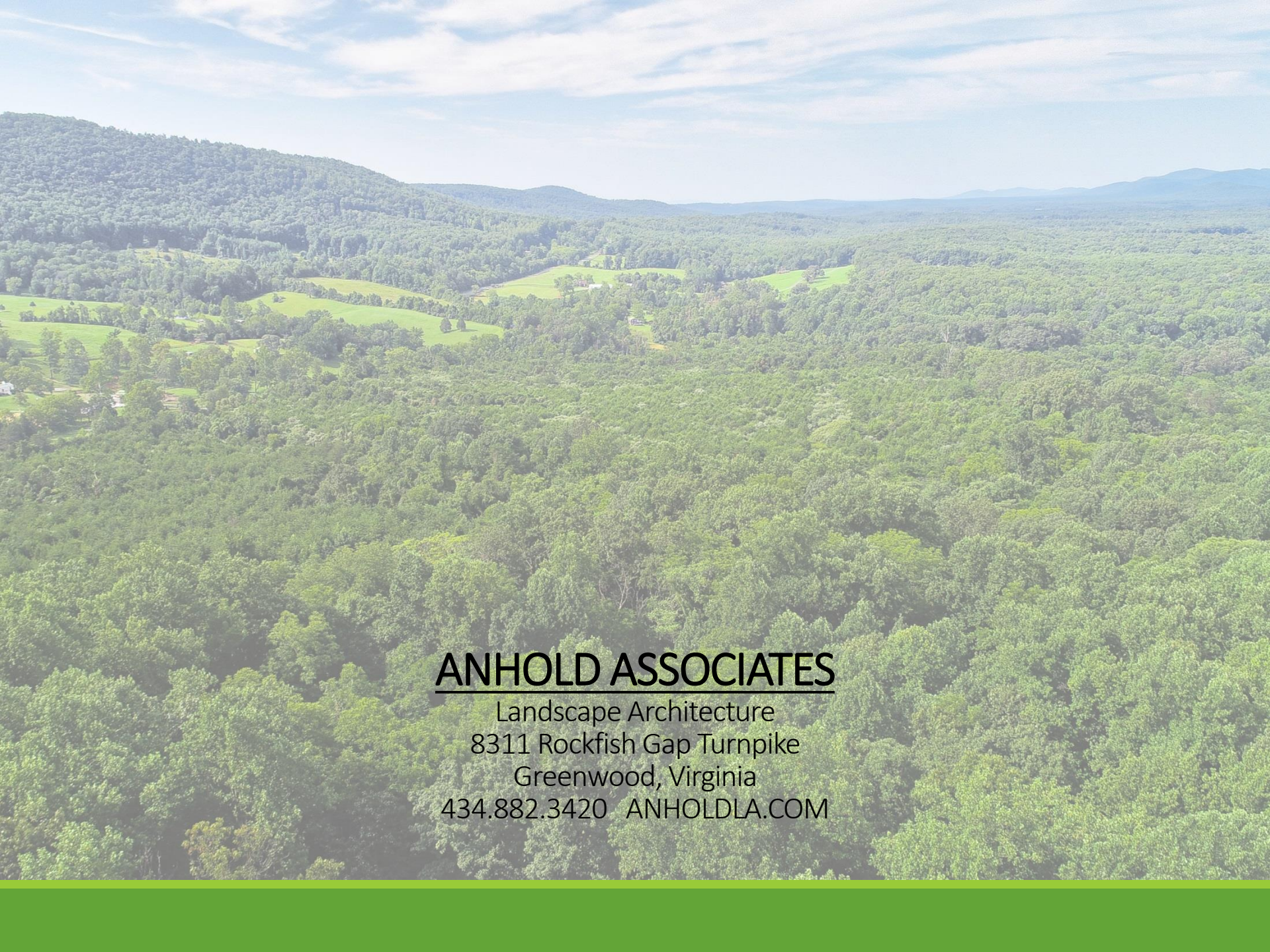
Proposed Project Timeline



Questions and Comments

- Questions
- Comments





ANHOLD ASSOCIATES

Landscape Architecture
8311 Rockfish Gap Turnpike
Greenwood, Virginia
434.882.3420 ANHOLDLA.COM