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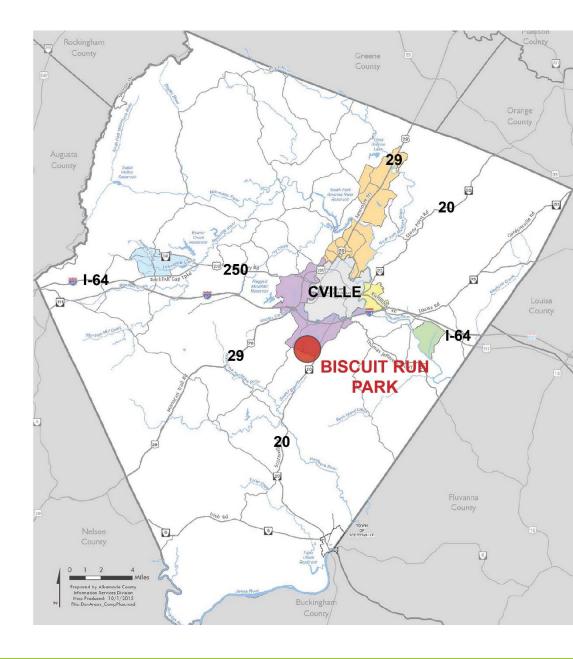
#### **Project Introduction**

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

#### Park Design

- Conceptual Master Plans
- Development Phasing & Costs

#### **Questions & Comments**

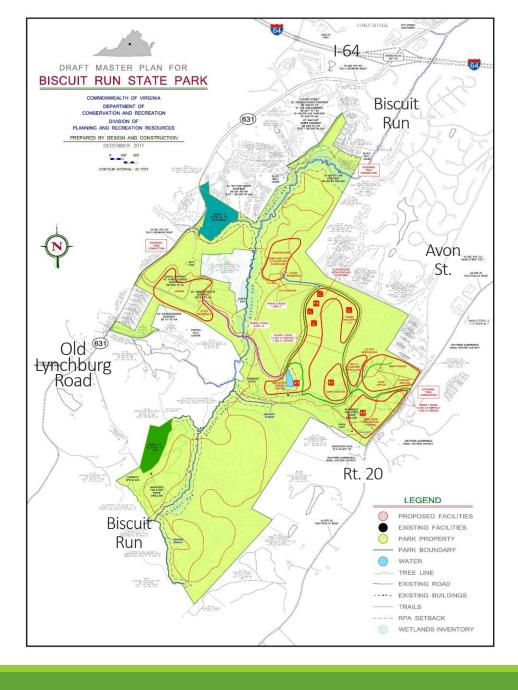


Cover: Southern View of Biscuit Run Park



## 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)



## County Lease and Memorandum of Agreement

80% to Remain Forested (960 acres)

5% Maximum Impervious Surface (60 acres)

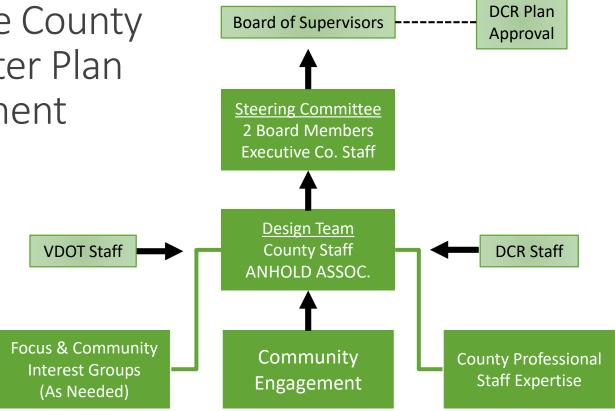
DCR Recreational use Restrictions:

- No Golf Course
- No Permanent Stadium Seating

DCR Requirements for:

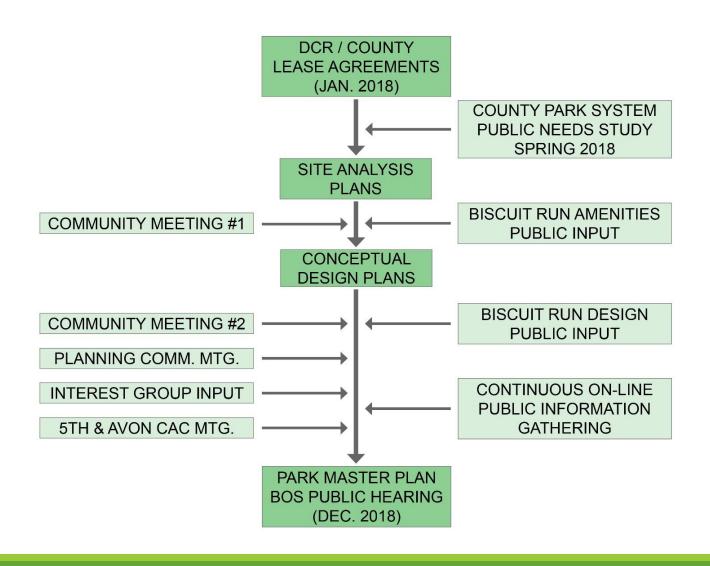
- Equestrian Trails
- Natural Heritage Preservation
- Riparian Buffer Protection
- Invasive Plant Species Removal

Albemarle County Park Master Plan Management



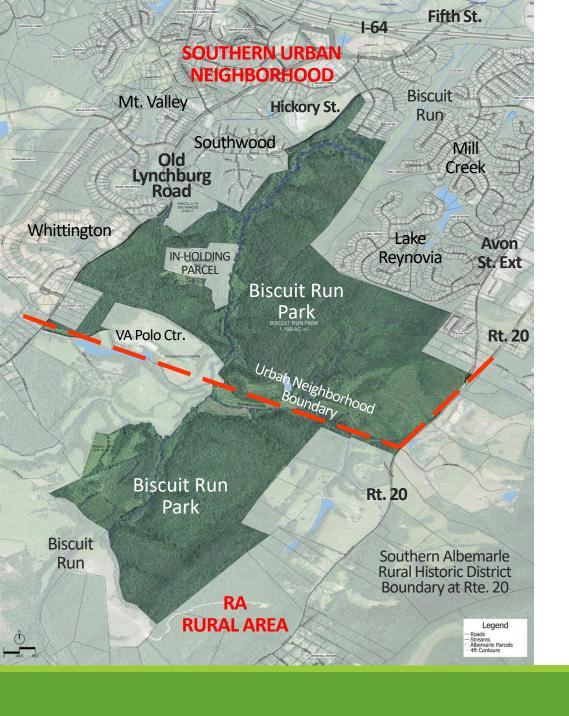


## Park Design Process



# Park Development Program & Activities County Needs Study & Biscuit Run Public Input

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



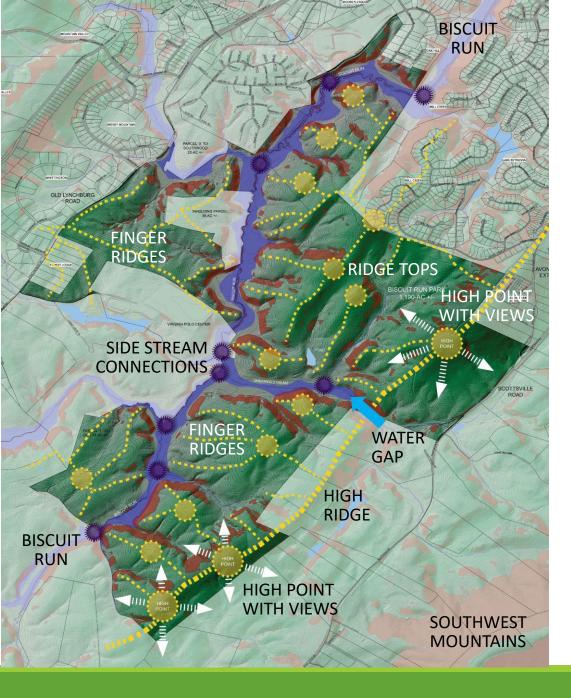
#### Site Context

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)

#### Biscuit Run SIGNIFICANT PLA COMMUNITIE Old ALLUVIAL Lynchburg WETLANDS PINE / OAK SUCCESSIO Avon St. Ext **OGH OGH** HYDRO. RESOURCES PINE / OAK SUCCESSION Rt. 20 ALLUVIAL **OLD FIELD** WETLANDS SUCCESSION **OLDER GROWTH HARDWOODS** (OGH) OLD FIELD SUCCESSION SIGNIFICANT **COMMUNITIES** HYDROLOGICAL Rt. 20 **Biscuit** Legend Run Plant Ecology Zones PINE / OA Abandoned field, early succession bottomland hardwood SUCCESSIO bottomland hardwood-shrub cove hardwood forest seep mixed hardwood mixed hardwood-pine pine, early succession

## Natural Heritage Resources Analysis

**Extensive Agricultural Impacts** 

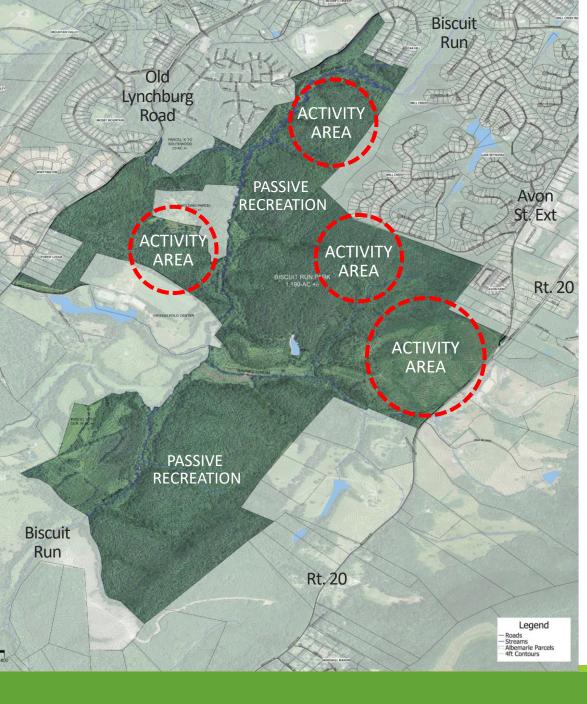
Three Blocks of Older Growth Hardwood Forest

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



Overgrown Fencerows



Historic Stagecoach Road



Historic Farmstead

# Existing Landscape Character



Existing Trails



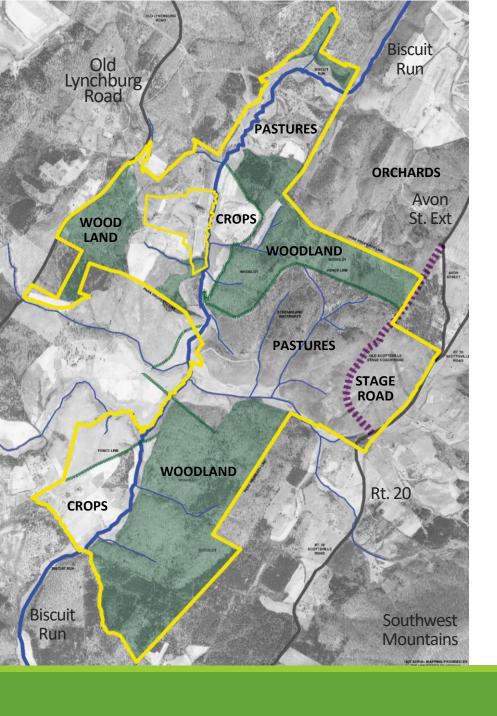
Side Stream



Unique Plant Communities

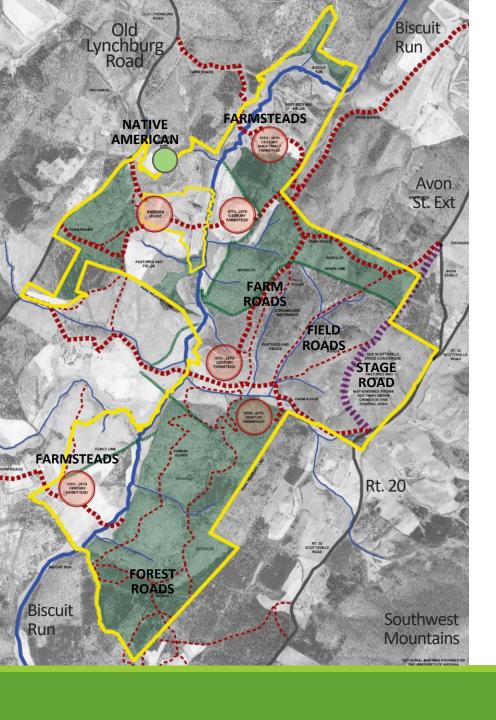


Biscuit Run



# Historic & Cultural Resources

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

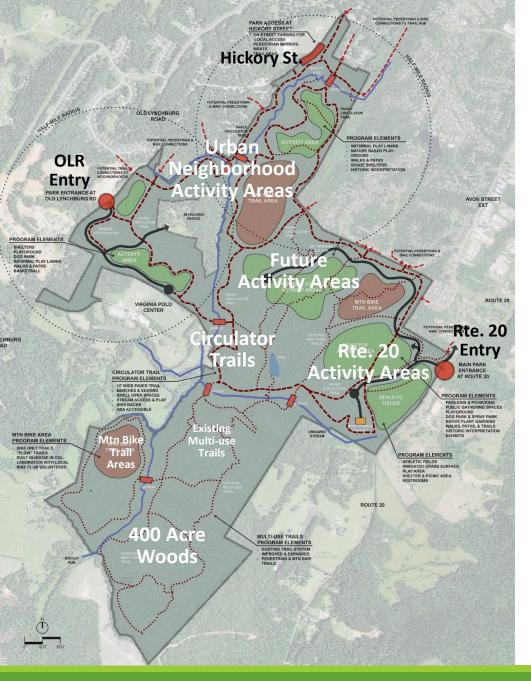


# Historic & Cultural Resources

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

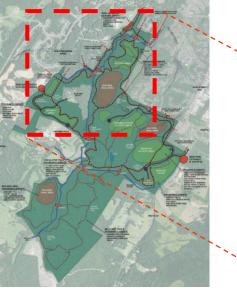
## Park Design Principles

- 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



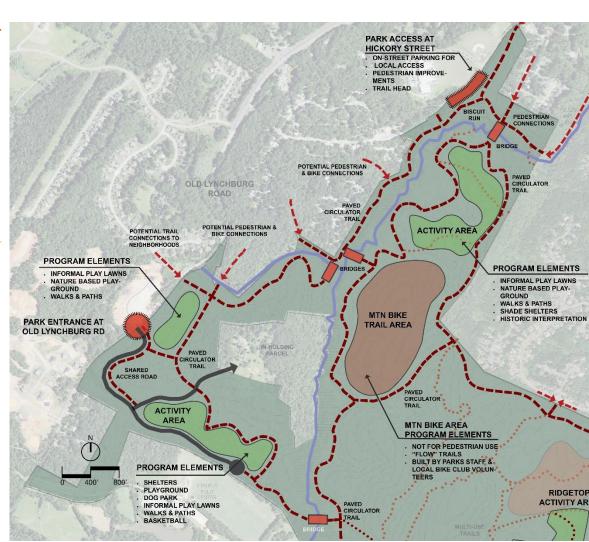
### Park Master Plan

- 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



## 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





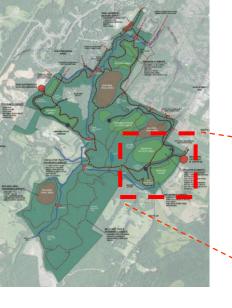






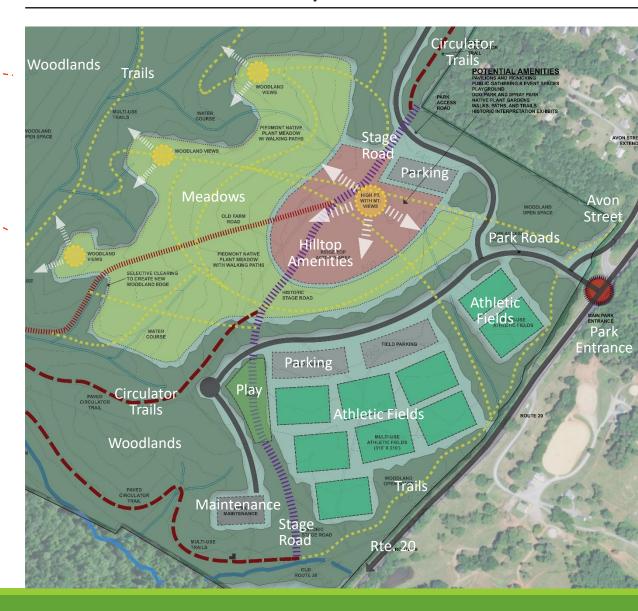






- Rte. 20/Avon Street Entrance
- Park Roads and Parking
- Athletic Fields Along Rte. 20
- Park Amenities on Hilltop With Mtn. Views
- Piedmont Native Plant Meadows
- Agricultural Patterns Create
   Framework
- Historic Stage Coach Road

## Route 20 Activity Areas



## Rte. 20 Activity Areas Design Character











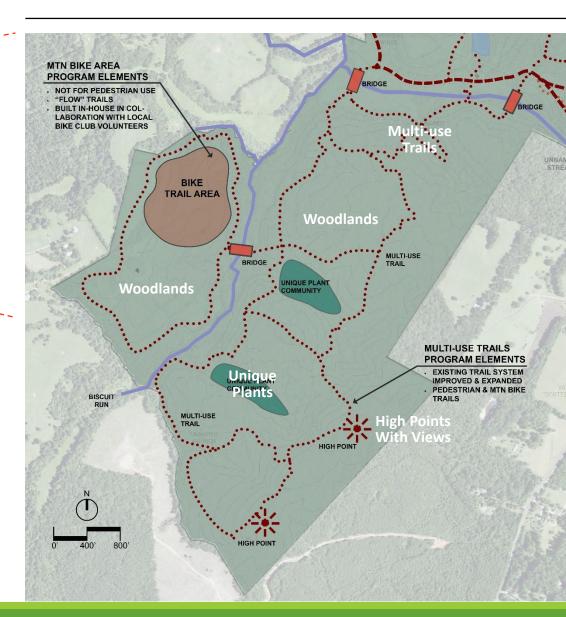




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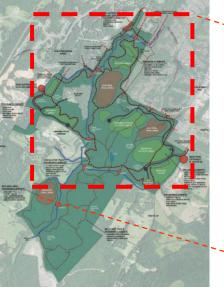
- Multi-use Trails
- Mountain Bike Trails
- Preserve Unique Plant Communities & Water Resources
- High Points with Views
- Woodland/Wilderness Experience

#### 400 Acre Woods



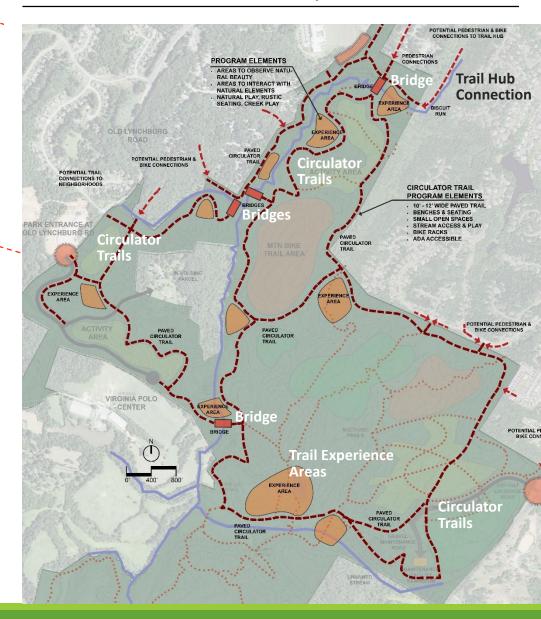
## 400 Acre Woods Design Character





- 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 System



## Circulator Trail Design Character











## Circulator Trail Design Character















## PARK ACCESS AT ON-STREET PARKING FOR Hickory St. Trailhead MULTI-USE TRAILS MTN BIKE AREA PROGRAM ELEMENTS BUILT IN-HOUSE IN COL LABORATION WITH LOCAL мти Віке **MULTI-USE TRAILS** PROGRAM ELEMENTS **EXISTING TRAIL SYSTEM** Rt. 20 **IMPROVED & EXPANDED** PEDESTRIAN & MTN BIKE ENTRANCE AT ROUTE 20 /laintenance **UTILITY CONNECTIONS**

# 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

#### POTENTIAL PEDESTRIAN & BIKE CONNECTIONS TO TRAIL HUB CIRCULATOR TRAIL **PROGRAM ELEMENTS** 10'- 12' WIDE PAVED TRAIL **BENCHES & SEATING** SMALL OPEN SPACES PEDESTRIAN STREAM ACCESS & PLAY **BIKE RACKS** ADA ACCESSIBLE POTENTIAL PEDESTRIAN & BIKE CONNECTIONS CIRCULATOR ROAD PAVED PROGRAM ELEMENTS INFORMAL PLAY LAWNS POTENTIAL PEDESTRIAN & ACTIVITY AREA NATURE BASED PLAY-**BIKE CONNECTIONS** WALKS & PATHS SHADE SHELTERS HISTORIC INTERPRETATION Circulator BRIDGES POTENTIAL TRAIL CONNECTIONS TO MTN BIKE AREA PROGRAM ELEMENTS MTN BIKE NOT FOR PEDESTRIAN USE TRAIL AREA **BUILT BY PARKS STAFF &** LOCAL BIKE CLUB VOLUN Mtn POTENTIAL PEDESTRIAN & Multi-use Circulato TRAILS VIRGINIA POLO RIDGETOP PROGRAM **ACTIVITY AREA ELEMENTS** HILLTOP LAWN NATIVE PLANT MEADOWS eadow MULTI-USE TRAILS PROGRAM ELEMENTS MULTI-USE ATHLETIC IRRIGATED GRASS SURFACE PI AY AREA SHELTER & PICNIC AREA

#### 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

#### **OTENTIAL PEDESTRIAN & BIKE** POTENTIAL PEDESTRIAN OLD LYNCHBURG ROAD Circulator POTENTIAL PEDESTRIAN & BIKE CONNECTIONS **CIRCULATOR TRAIL** POTENTIAL TRAIL PROGRAM ELEMENTS 10' - 12' WIDE PAVED TRAIL BENCHES & SEATING SMALL OPEN SPACES STREAM ACCESS & PLAY BIKE RACKS ADA ACCESSIBLE POTENTIAL PEDESTRIAN VIRGINIA POLO POTENTIAL PEDEST Circulator MTN BIKE AREA **BIKE ONLY TRAILS** "FLOW" TRAILS BUILT BY PARK STAFF & LOCAL BIKE CLUB VOLUN PROGRAM ELEMENTS **FIVE MULTI-USE** IRRIGATED GRASS NV BYE PARKING EXPANSION

# 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

#### OLD LYNCHBURG PROGRAM ELEMENTS INFORMAL PLAY LAWNS NATURE BASED PLAY-GROUND WALKS & PATHS PARK ENTRANCE AT OLD LYNCHBURG RD PAVED Driveway 600' WOODED ASSS Road ACTIVITY AREA Amenities Road Extension POSSIBLE FUTURE **ACTIVITY AREAS** PROGRAM ELEMENTS **Future Activity** SHELTERS CENTER Area PLAYGROUND DOG PARK **INFORMAL PLAY LAWNS** WALKS & PATHS POTENTIAL PEDES BASKETBALL EXPANDED ACTIVITY AREA PROGRAM ELEMENTS **PAVILIONS & PICNICKING PUBLIC GATHERING SPACES DOG PARK & SPRAY PARK** NATIVE PLANT GARDENS WALKS, PATHS, & TRAILS HISTORIC INTERPRETATION

#### 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 & Multiuse Trails by County Staff and Volunteer Groups

#### 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

\$13.0M - \$14.0M Total Cost

\$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



