PLANNING COMMISSION MEETING

CROZET PARK
AQUATICS & FITNESS CENTER

CLAUDIUS CROZET PARK

PRODUCED IN
ASSOCIATION WITH

COLLINS ENGINEERING | LEE CONSTRUCTION GROUP | DESIGN DEVELOP

SEPTEMBER 28th, 2021

AGENDA

INSPIRATION AND INPUT

- COMPREHENSIVE PLAN OF ALBEMARLE COUNTY
- CROZET MASTER PLAN

PART I: ENVIRONMENTALLY CONSCIOUS INTERVENTIONS

- PRESERVING GREENSPACE
- PRESERVING BUCOLIC AREAS
- PRESERVING AND HIGHLIGHTING VIEWSHEDS
- BEING MINDFUL OF PEDESTRIAN AND VEHICULAR TRAFFIC

PART III: IMPACT OF THE BUILDING STRUCTURE

- RELATIONSHIP TO THE EXISTING ADJACENT NEIGHBORHOODS
- SIZE AND SCALE OF THE PROJECT

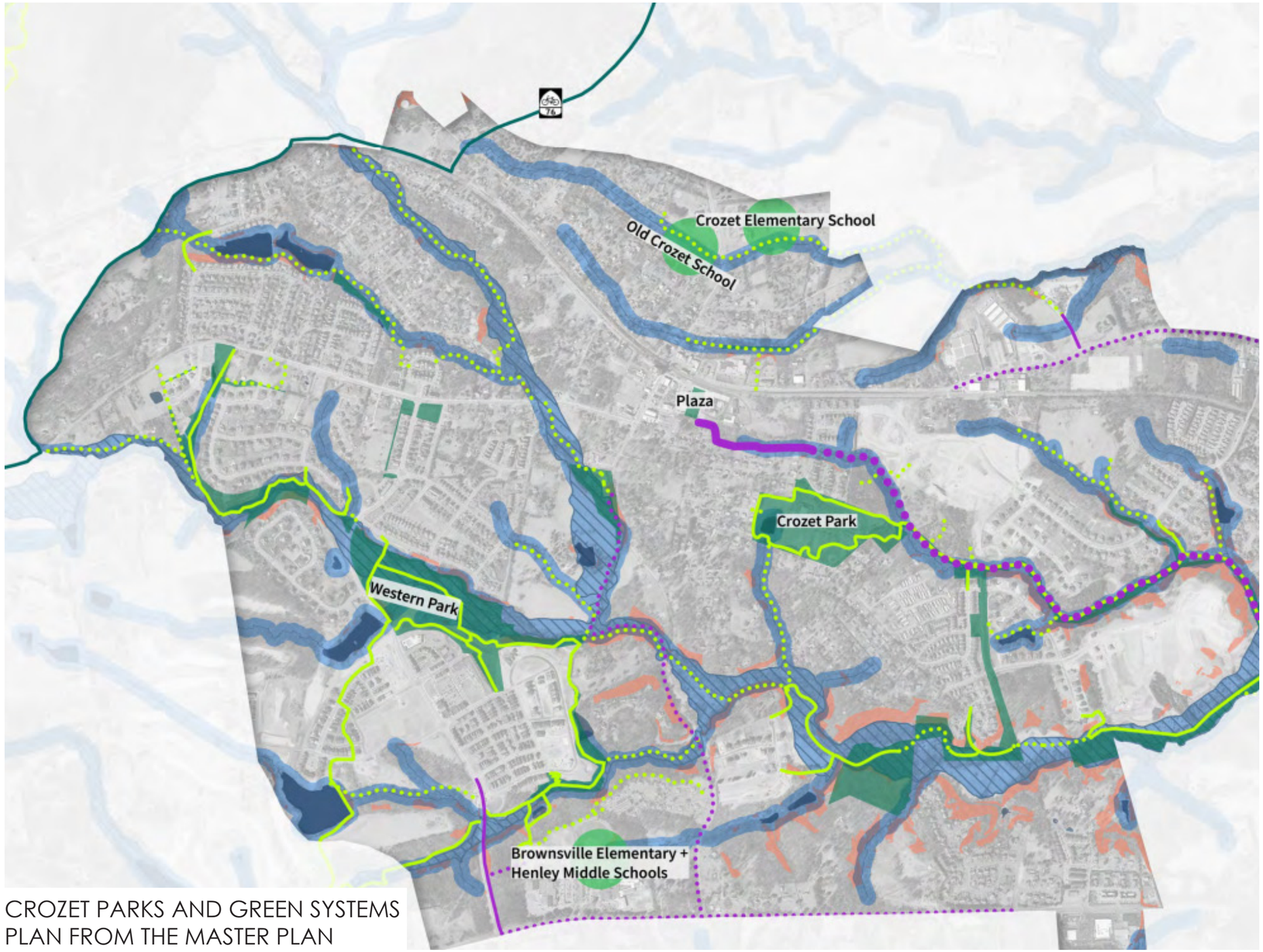
PART III: RESPONSE TO TRAFFIC CONSIDERATIONS

- LOCATION OF CONSTRUCTION ENTRANCE
- LOCATION OF REAR ENTRANCE
- RELATIONSHIP TO SURROUNDING COMMUNITY

SLIDE INFORMATION:

1. REFINEMENTS
- Review changes made since the March 23rd public hearing.

- While refining the design, we kept in mind the quote from Commissioner Chair Mr. Bivins
    - "I would encourage you to sit with staff and see if there is a way forward, as we are hopeful this can be an added set of features to Crozet Park."

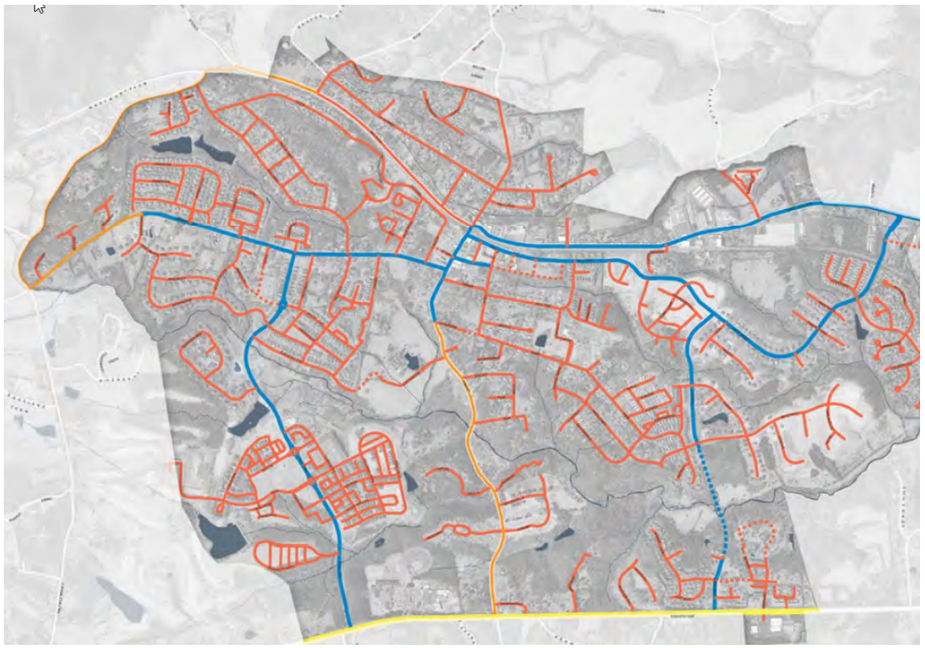


CROZET PARKS AND GREEN SYSTEMS PLAN FROM THE MASTER PLAN

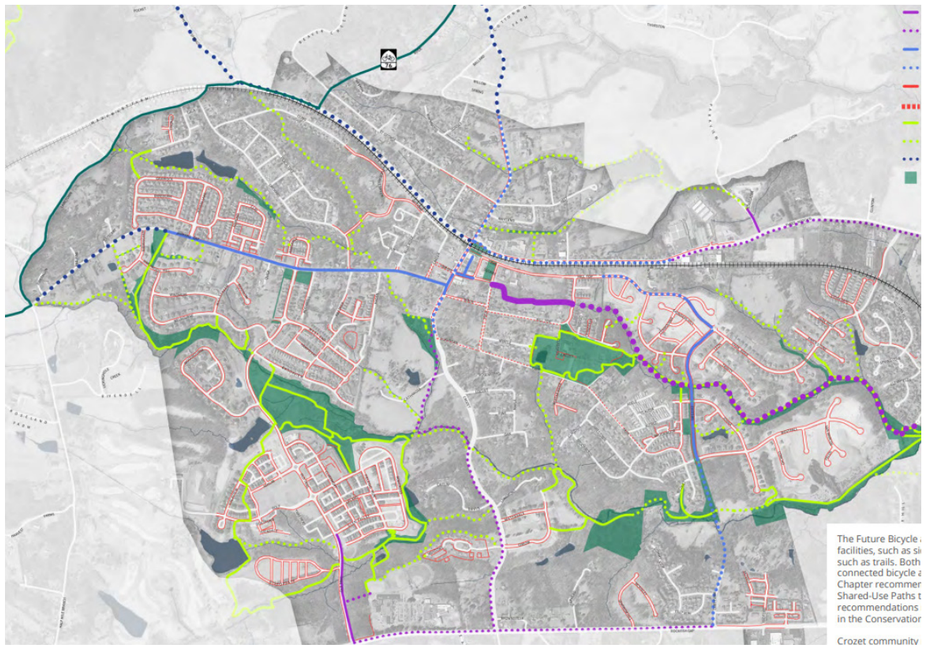
SLIDE INFORMATION:

1. HOW THE PROJECT BENEFITS THE COMMUNITY
- The goal of the Park Board and DD is to provide a largely community-funded infrastructure project in the form of enhanced park facilities.
    - This includes an indoor pool, and indoor walking track, and new community gathering spaces.

- In order to design the best possible project, DD elicits input from a variety of sources. This includes the Albemarle County Comprehensive Plans, Crozet Master Plans, Albemarle County Parks and Recreation needs assessments, and Crozet Park's own community and membership surveys.



FUTURE STREET NETWORK



FUTURE BICYCLE AND PEDESTRIAN NETWORK

SLIDE INFORMATION:

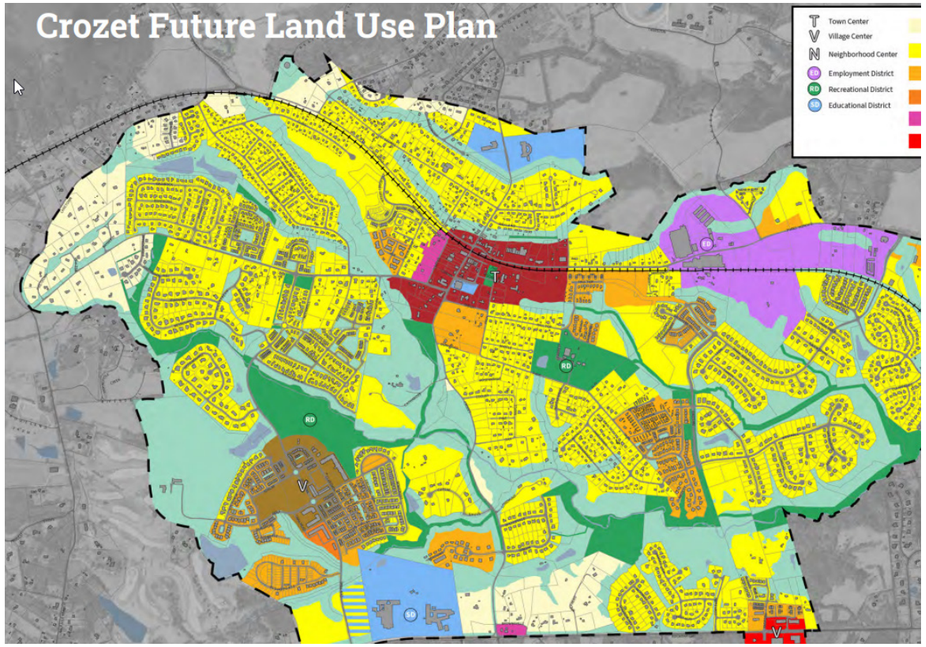
1. CROZET: A GROWING COMMUNITY
- Crozet Park has been a focus as a facility to expand to serve this growing community.

- The 2021 Crozet Master Plan mentions Crozet Park about 50 times in its narrative.

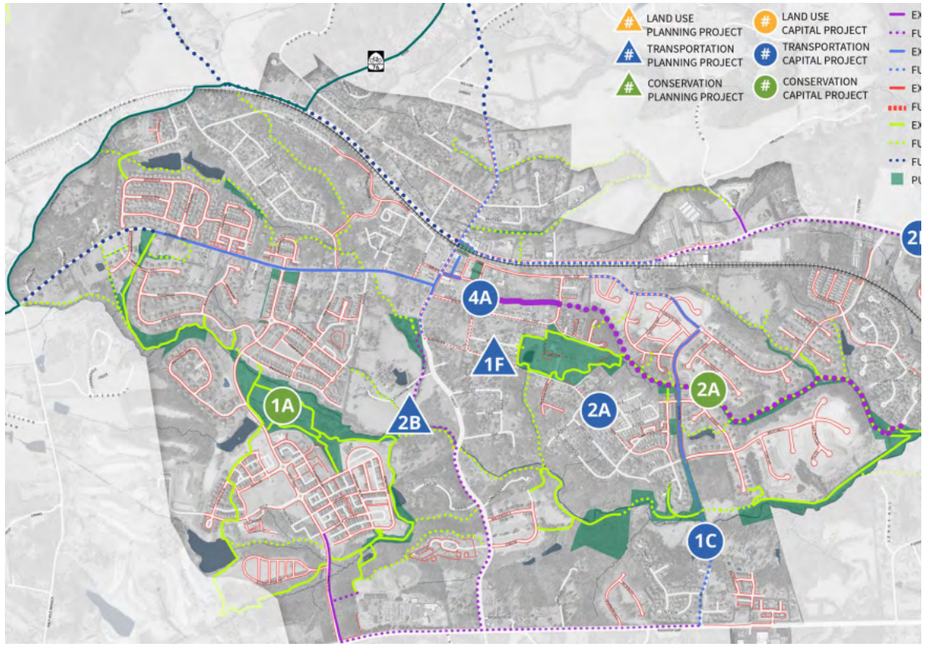
- This speaks to the importance of the park as a service provider to the Crozet Downtown

2. THE IMPACT OF CROZET PARK
- The existing Crozet Park is consistent with the allowable uses in the greenspace of the Crozet Master Plan.

- The expansion of the Crozet Park is consistent with the community life goal of the Crozet Master Plan. The improvements will help continue to provide an adequate facility in the Crozet community for fairs, festivals, recreation and events.



LAND USE



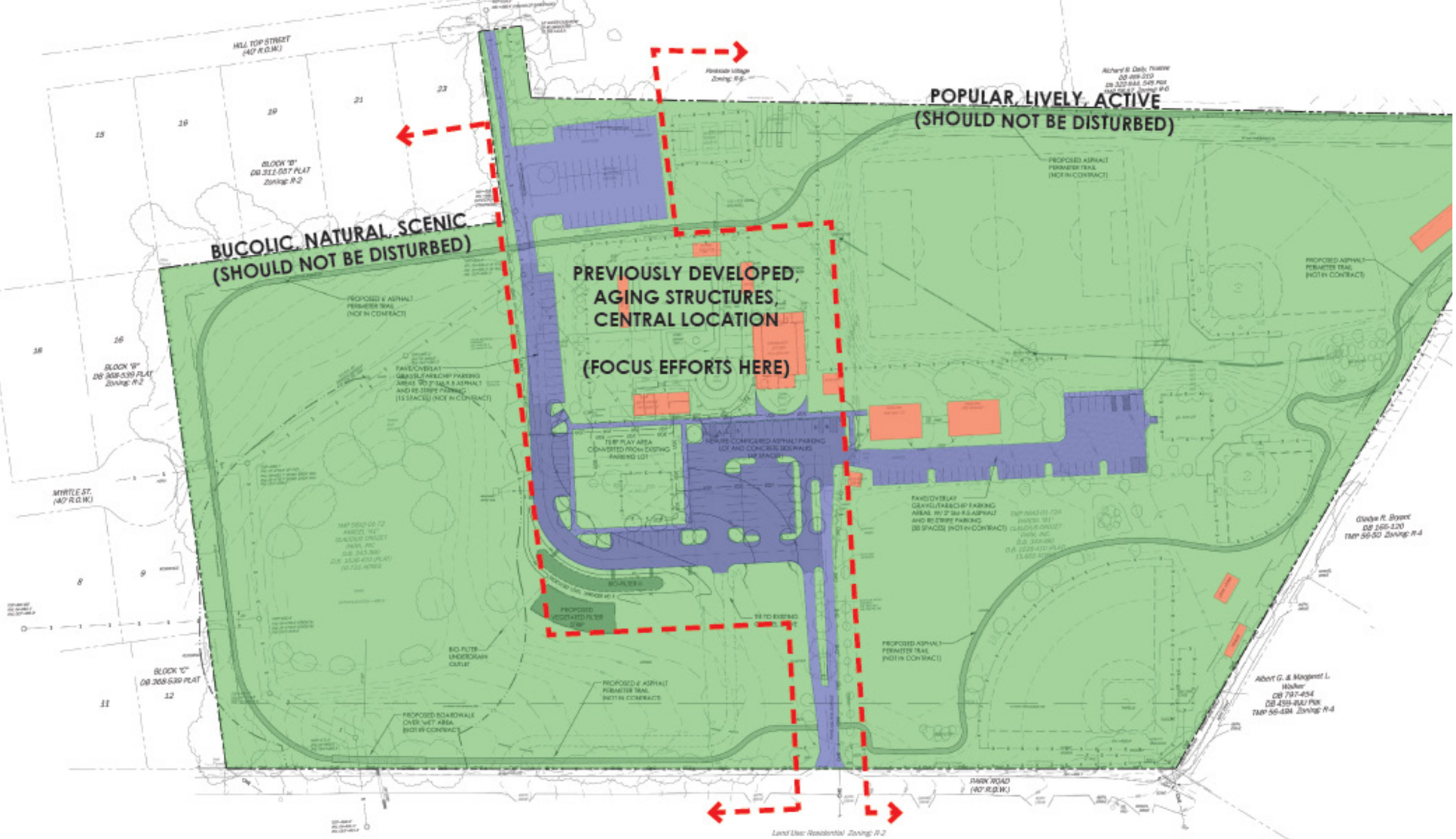
LOCATION OF CATALYST PROJECTS

PART I: ENVIRONMENTALLY CONSCIOUS INTERVENTIONS

SLIDE INFORMATION:

1. RETAINING THE PARK
- The notion that we are “paving over the park”is false.

- This diagram outlines the requirements of preserving greenspace, preserving bucolic areas of the park, and being mindful of pedestrian and vehicular traffic, both throughout the park and externally to the adjacent streets.



SLIDE INFORMATION:

1. STUDYING THE EXISTING SITE
- The existing pool and existing fitness center fall centrally in the park, with soccer and baseball fields, pavilions, and park areas that are used heavily throughout the year on the east.

- To the west of the existing development, there is a more bucolic, pastoral park setting that features rolling hills, a man-made pond, and walking trails.

2. RESPONDING TO EXISTING CONDITIONS

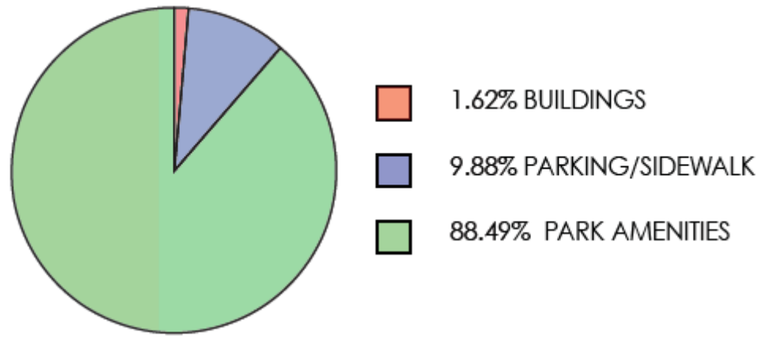
- Given these existing conditions, **it was imperative that the design preserve and protect these popular park facilities on both sides of the existing facility.**

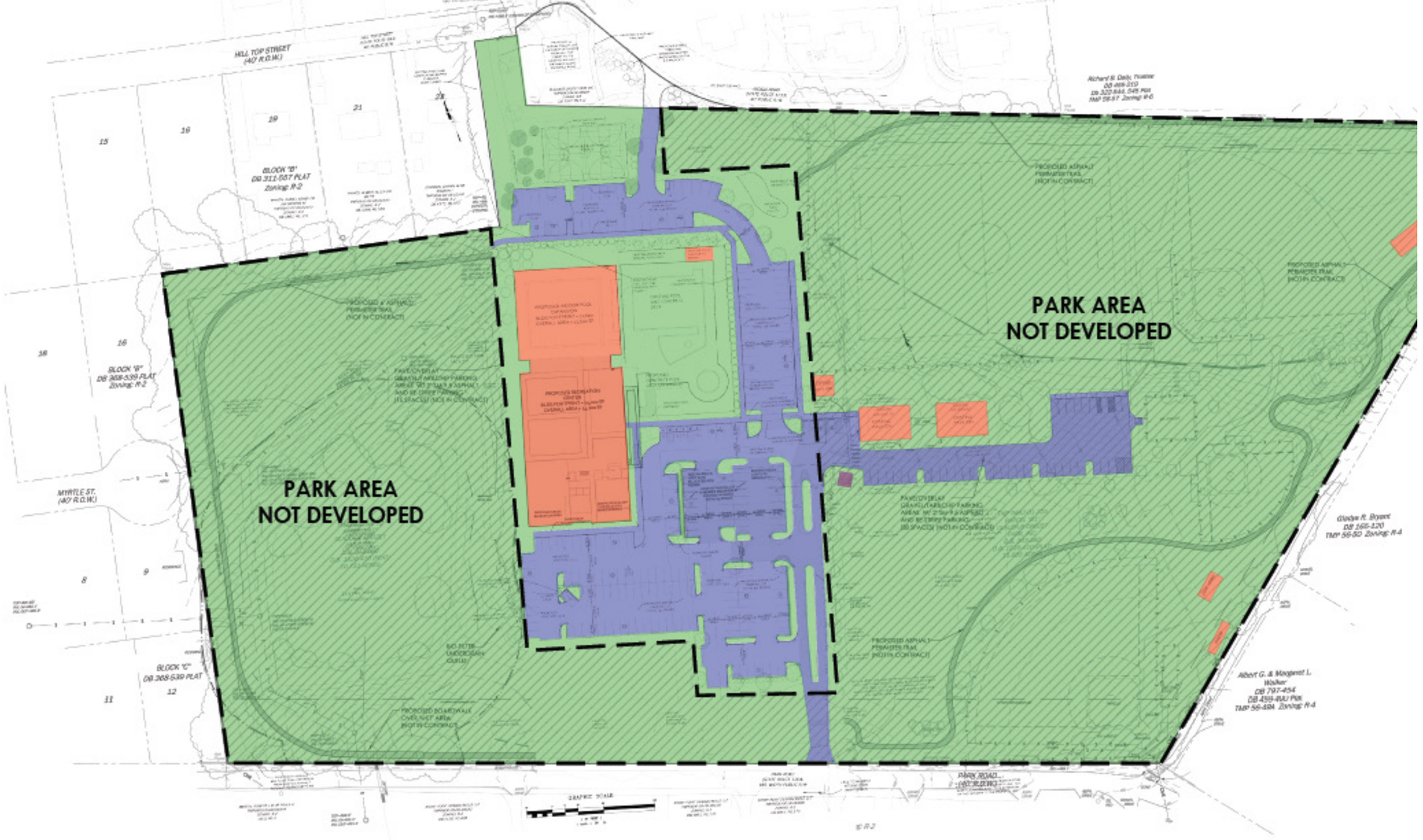
- The project **utilizes existing paved areas and existing building areas for the new development in this central area in lieu of developing on any new greenspace.**

- In this diagram, 10% of the park is devoted to parking, and 1.62% of the park is devoted to buildings and associated park structures.

TOTAL PARK AREA (974,193 SF)

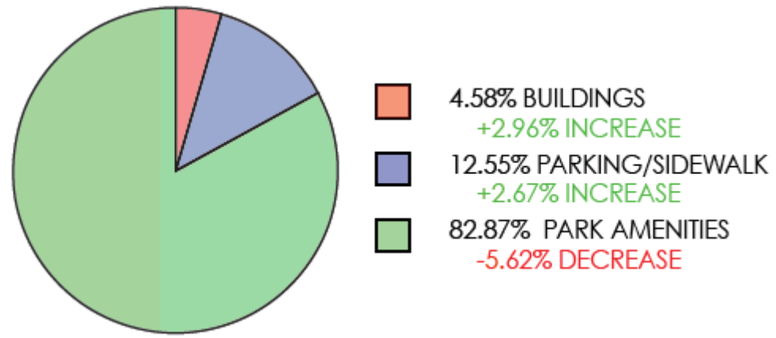
- BUILDING AREA (15,575 SF)
- PARKING/HARDSCAPE (96,289 SF)
- GREEN SPACE/PARK AMENITIES(862,329 SF)





TOTAL PARK AREA (974,193 SF)

- BUILDING AREA (44,671 SF)
- PARKING/HARDSCAPE (122,289 SF)
- GREEN SPACE/PARK AMENITIES(807,233 SF)



SLIDE INFORMATION:

1. AREAS OF THE PROPOSED PARK

- The proposed land area usage of 4.58% building, 12.55% parking, and **83% of the park remaining as greenspace, trails, ball fields, and park amenities.**

- **Large areas of land to the west, south, and east have all remained undisturbed, protected, and preserved in the project.**

2. LOCATION OF THE PROPOSED BUILDING

- The proposed building has been placed on what is **currently a paved parking area to reduce the impact on existing greenfield areas**, and the majority of the parking expansion happens to the south of the proposed facility.

- This paved parking expansion occurs on an existing overflow parking that is used nightly when baseball and swim teams are present. This **overflow parking area is comprised of compacted soil and gravel, and grass struggles to grow in this location** due to frequent vehicular parking.

LANDSCAPE AND ENVIRONMENTAL CONSIDERATIONS

1. ENHANCED LANDSCAPING AND TREE PLANTINGS

- LOCATED AROUND THE POND AND ENTRANCE ROADWAYS

2. AGGRESSIVE STORMWATER RETENTION

- ECOLOGICALLY SENSITIVE BIOSWALES

3. ENVIRONMENTALLY CONSCIOUS BUILDING FACILITY

- NEW THOUGHTFULLY DESIGNED AND ENVIRONMENTALLY CONSCIOUS FACILITY REPLACES OUTDATED AND ILL-PERFORMING EXISTING FACILITIES

VEGETATION TO REMAIN

VEGETATION TO BE REMOVED
-44 TREES REMOVED

PROPOSED VEGETATION TO BE ADDED
+194 TREES PLANTED

NORTH

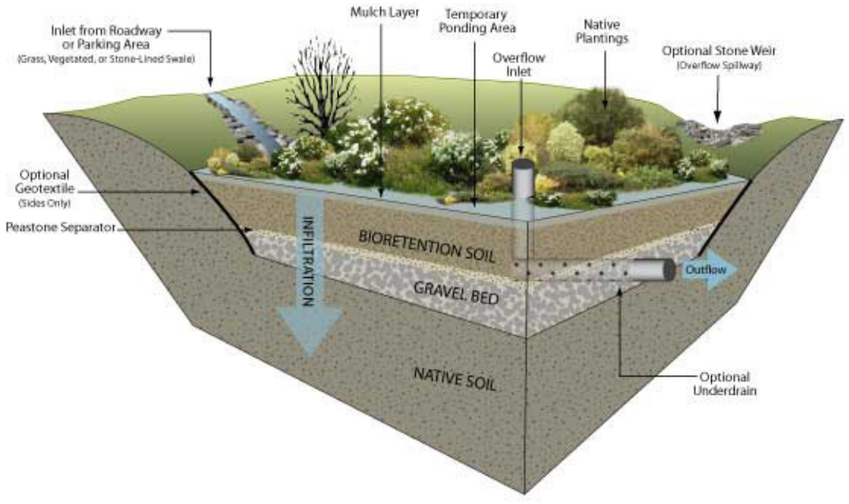
SCALE: 1" = 50'
0 25' 50' 100' 200'

SLIDE INFORMATION:

1. NUMBER OF TREES
- The number of new trees that will be offered to replace any trees required to be removed during construction **vastly outweighs the number of trees to be removed.**

- **Nearly 200 new trees will be planted compared to the 44 trees to be removed.**

- Additionally, new shrubs, grasses, and native flowering plants will be instituted along sidewalks, the edge of the pool, and the proposed bioswales.

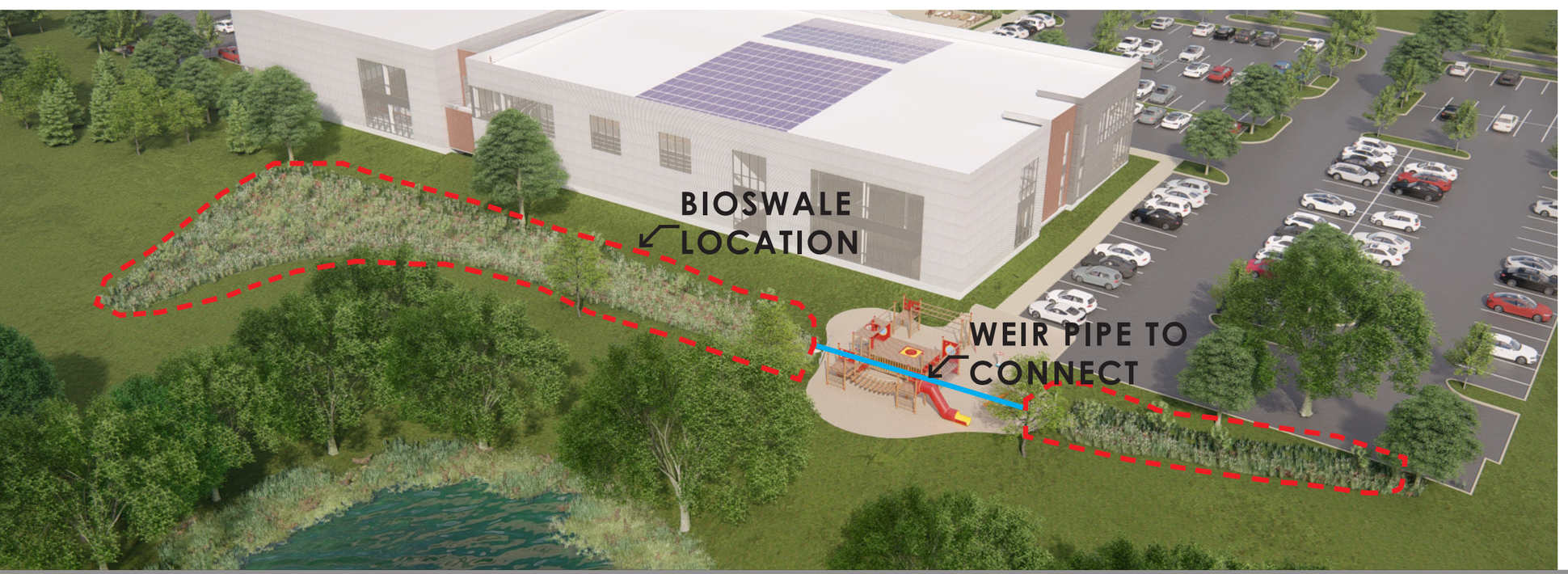


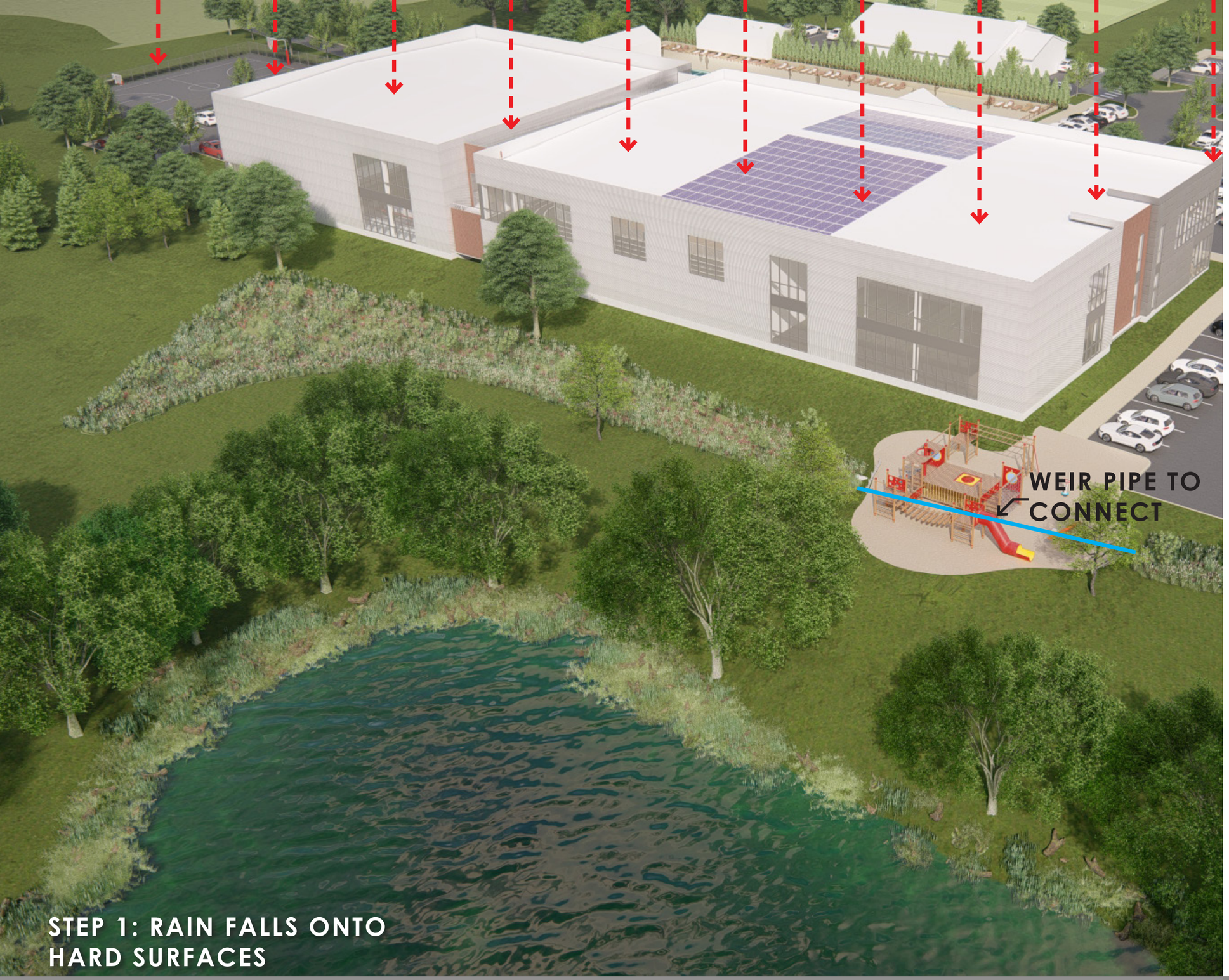
SLIDE INFORMATION:

1. STORMWATER MITIGATION STRATEGIES

- Previously, the commissioner's comments revolved around impervious paving and exploring stormwater mitigation measures.

- The strategy for stormwater retention and treatment is through **the construction of three large, engineered bioswales.**





SLIDE INFORMATION:

1. WHAT ARE BIOSWALES

- Bioswales are depressions or trenches, acting as mini-ponds that receive rainwater runoff from surface parking lots and building roof drains.

- These bioswales have vegetation and organic matter, much like mulch or peat, to slow water infiltration and filer out pollutants.

STEP 2: RAINWATER RUNOFF SHEETS FROM HARD SURFACES TO BIOSWALE FOR FILTRATION

SLIDE INFORMATION:

1. WHERE DOES RAINWATER GO

- The rainwater from surface runoff and building drains are collected within these bioswales on both sides of the site.

- **The water is absorbed into the ground at a natural rate, after proper filtration.**

SLIDE INFORMATION:

1. BEYOND THE BIOSWALES

- Beyond the bioswales, there is an existing man-made pond that is not part of the stormwater management plan.

- However, it receives groundwater from uphill naturally and serves to **continue to remove any foreign sediment or pollutants before slowly discharging into the natural waterways.**

STEP 3: BIOSWALE DRAINS TO POND FOR ADDITIONAL FILTRATION AND STORMWATER RETENTION

STEP 4: POND DRAINS TO LICKINGHOLE CREEK A HALF MILE SOUTH OF THE PARK

SLIDE INFORMATION:

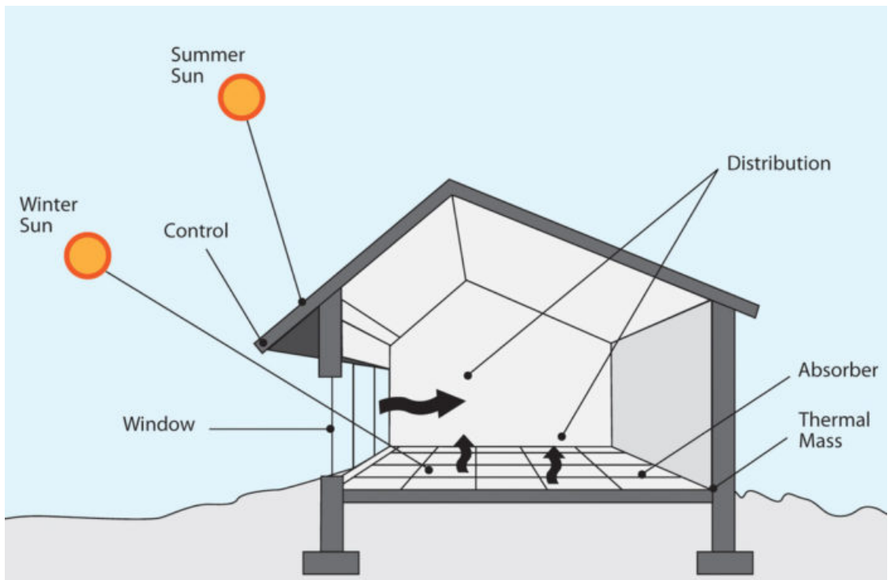
1. BEYOND THE POND

- Though the pond is a redundant system in the stormwater management plan, this strategy of stringent retention and filtration is arguably **a better approach to runoff than impervious pavers because it allows for more significant filtration by allowing native plants and organic materials to filter.**

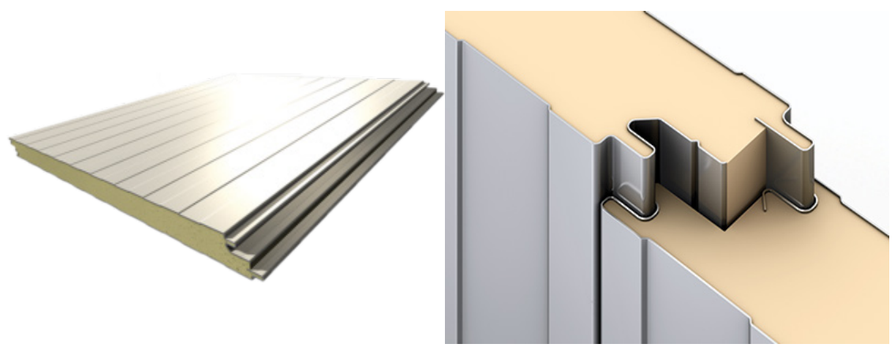
SLIDE INFORMATION:

1. PARKING LOT CURBS AND GUTTERS

- The new curb and gutter system of the existing parking lot guides water to these bio-filters, w**ater that would not have been retained or filtered and instead would have been part of surface runoff that contributed to soil erosion and is rich with parking lot containments.**



PASSIVE HEATING AND COOLING STRATEGIES



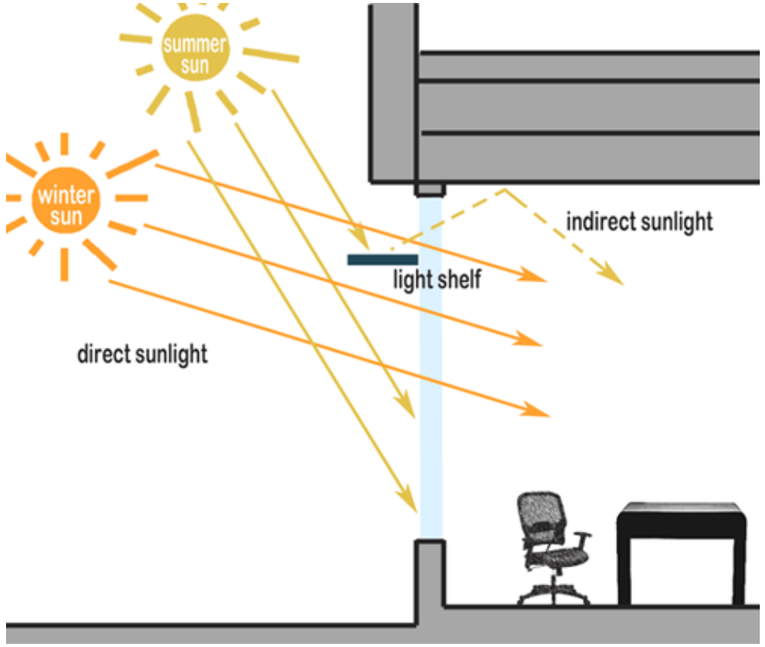
INSULATED METAL PANELS

SLIDE INFORMATION:

1. ENVIRONMENTALLY-CONSCIOUS DESIGN

- The project is not seeking LEED approval, but **LEED strategies are being employed by the DD staff to ensure that this facility will be environmentally conscientious.**

SOLAR PANELS



DAYLIGHTING DIAGRAM

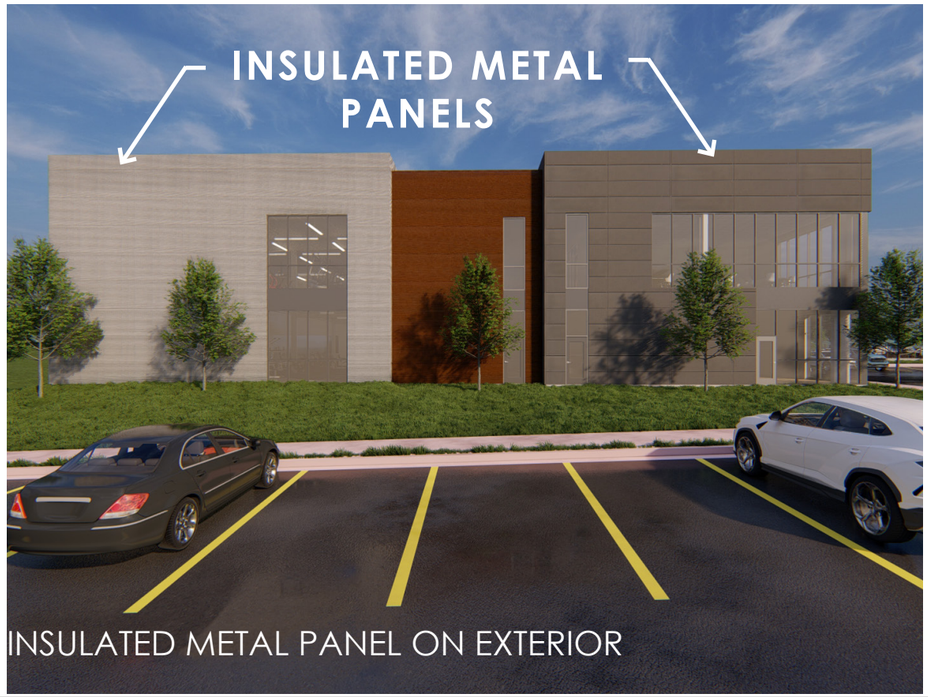
DAYLIGHTING STRATEGY - INDOOR POOL

PASSIVE HEATING AND COOLING INSIDE FITNESS AREA

SLIDE INFORMATION:

1. ENVIRONMENTALLY-CONSCIOUS DESIGN

- The strategies incorporated into the project that promote environmentally-conscious design include passive heating and cooling, daylighting to reduce electrical lighting requirements, enhanced continuous insulation on the walls and roof, efficient plumbing, electrical, and mechanical systems, and solar panels on the roof.



INSULATED METAL PANEL ON EXTERIOR

SOLAR PANELS ON ROOF

SLIDE INFORMATION:

1. EXISTING BUILDING

-The existing structure was built by volunteers in the 1950's.

- The walls are CMUs, commonly known as cinder block, with **minimal wall insulation, has insufficient roof insulation, and all systems are aging and inefficient.**

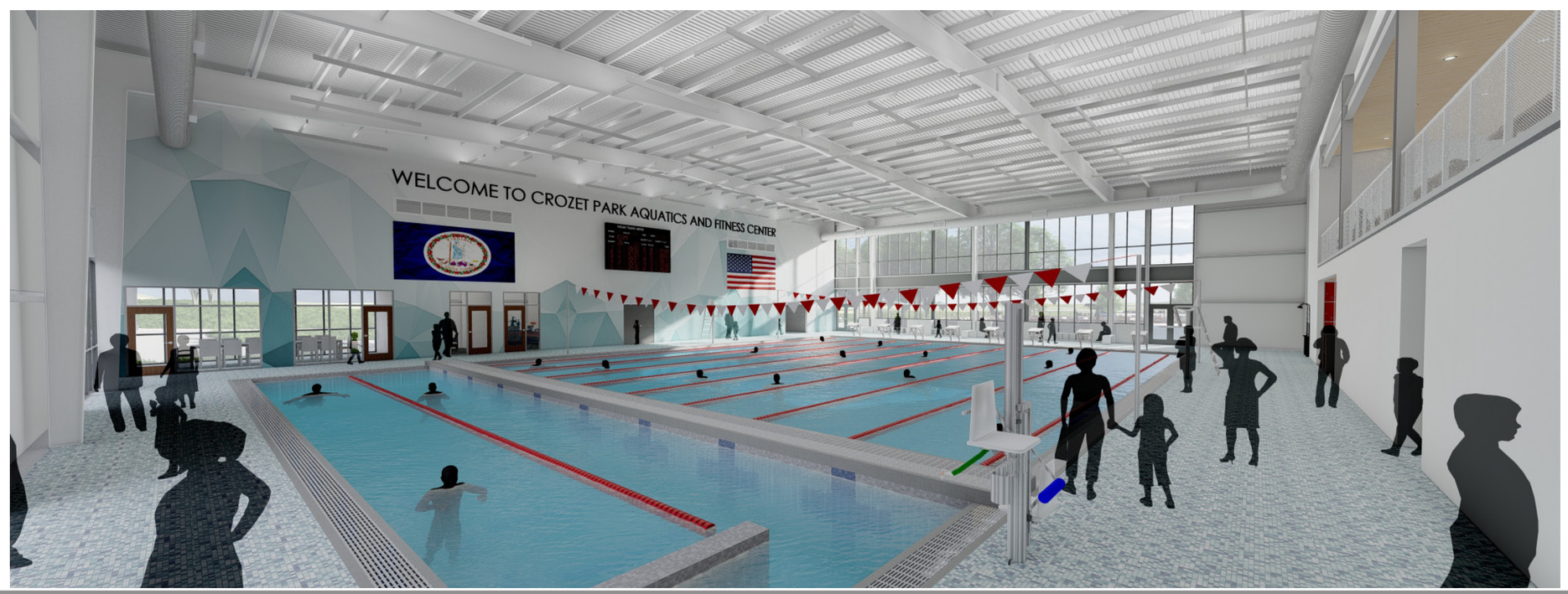
SLIDE INFORMATION:

1. WINTER CONDITIONS

- Every winter, a temporary dome is installed to cover the pool. This provides swimming facilities for the Crozet Gators, the Western Albemarle High School swim team, and the Shenandoah Marlins.

- To heat this dome and the pool, huge propane furnaces run 24 hours a day for 8 months per year.

- This burns over 135 gallons of fuel per day, leading to a total of 33,000 - 50,000 gallons of propane fuel per winter swim season.



EXISTING VS. PROPOSED ENVIRONMENTAL IMPACT

EXISTING

- EXISTING STRUCTURE IS BUILT WITH CMU (CONCRETE MASONRY UNIT) WITH MINIMAL WALL INSULATION, INSUFFICIENT ROOF INSULATION, AND AGING, INEFFICIENT MECHANICAL, ELECTRICAL, AND PLUMBING FACILITIES

- THE EXISTING DOME THAT IS TEMPORARILY INSTALLED TO COVER THE POOL IS EXTREMELY INEFFICIENT - IT BURNS ABOUT 33,000 GALLONS OF PROPANE EACH YEAR DURING THE WINTER SWIM SEASON

PROPOSED

- OFFERS A MUCH MORE ENVIRONMENTALLY CONSIDERATE APPROACH TO PROVIDING THE MUCH NEEDED INDOOR SWIMMING AREA

- ACHIEVES THIS THROUGH PASSIVE HEATING AND COOLING TECHNIQUES, DAYLIGHTING STRATEGIES, SOLAR PANEL PLACEMENT, AND THE USE OF BETTER INSULATED MATERIALS

SLIDE INFORMATION:

1. EXISTING CONDITIONS

- The environmental considerations have been taken seriously.

SLIDE INFORMATION:

1. SCALE OF THE PROJECT

- The total addition is 46,800 SF of fitness, recreation, community gathering, and indoor swimming facilities **while only decreasing the park greenspace by 5.6%.**

PART II: IMPACT OF BUILDING STRUCTURE

SLIDE INFORMATION:

1. PRESERVING VIEWS

- A major component of the design of the project was the need to preserve the views that make Crozet Park a beautiful place to

SLIDE INFORMATION:

1. BUILDING HEIGHT

- In order to preserve these views, the floor to floor heights are relatively small, and the parapet wall is 4 feet high to allow for rooftop mechanical unit screening.

- The top of the exterior wall falls to 34' above grade, which **corresponds to the height of the winter swimming dome, as well as relating to the average height of a two story house.**

- The height of the existing dome is 30' tall when installed.

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CROZET LIBRARY

PROPOSE PARK CENTER

MUDHOUSE

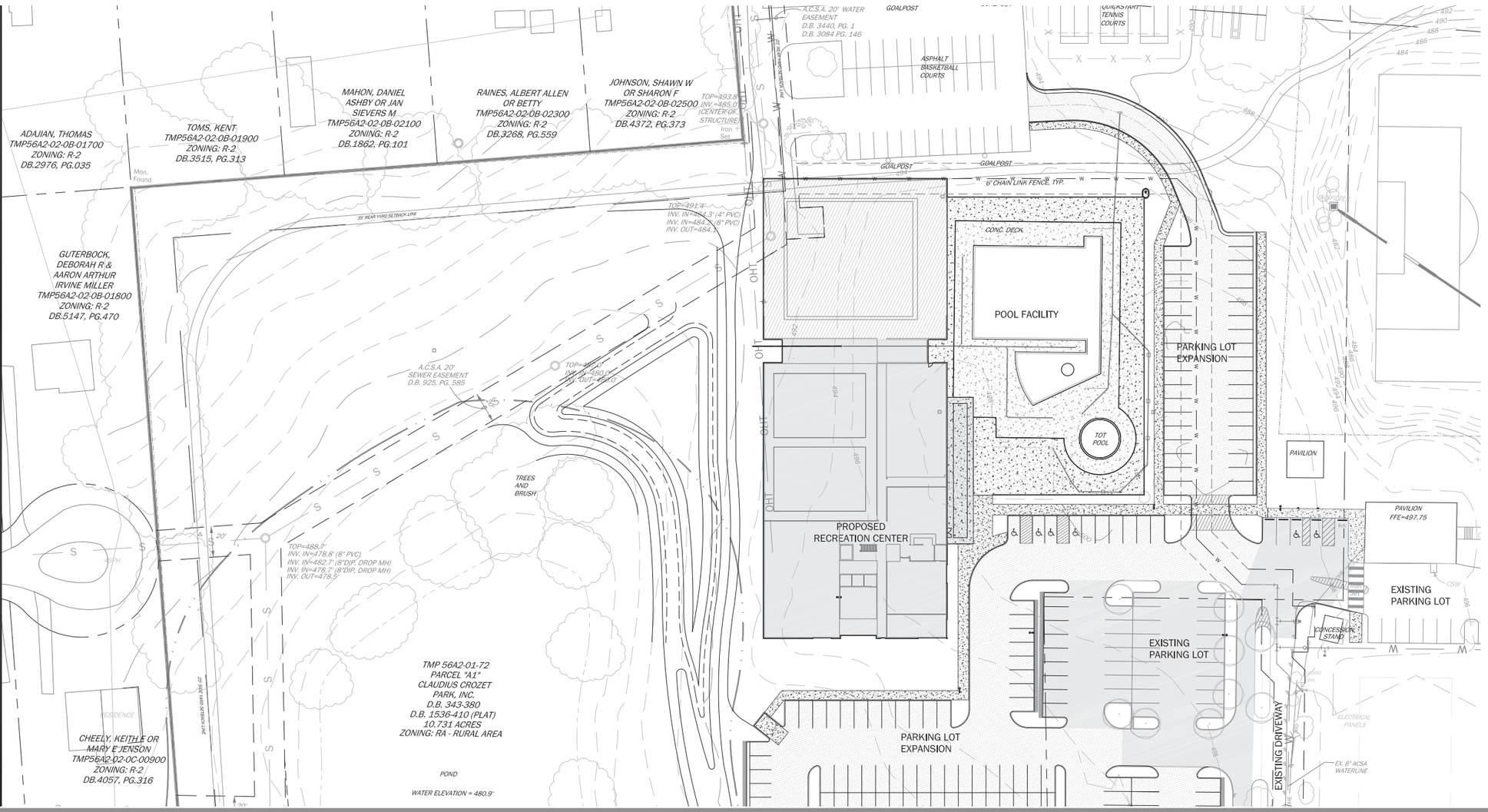
2-STORY HOUSE

SLIDE INFORMATION:

1. PRESERVING VIEWSHEDS

- The importance of preserving viewsheds was **a driving factor of the massing of the building.** This includes the importance for visitors and users to see the ball fields, festival grounds, walking trails, and basketball courts while **maintaining views of the mountains.**

- Additionally, the height of the building is **similar in scale with that of other Crozet projects, like the library and downtown structures.**



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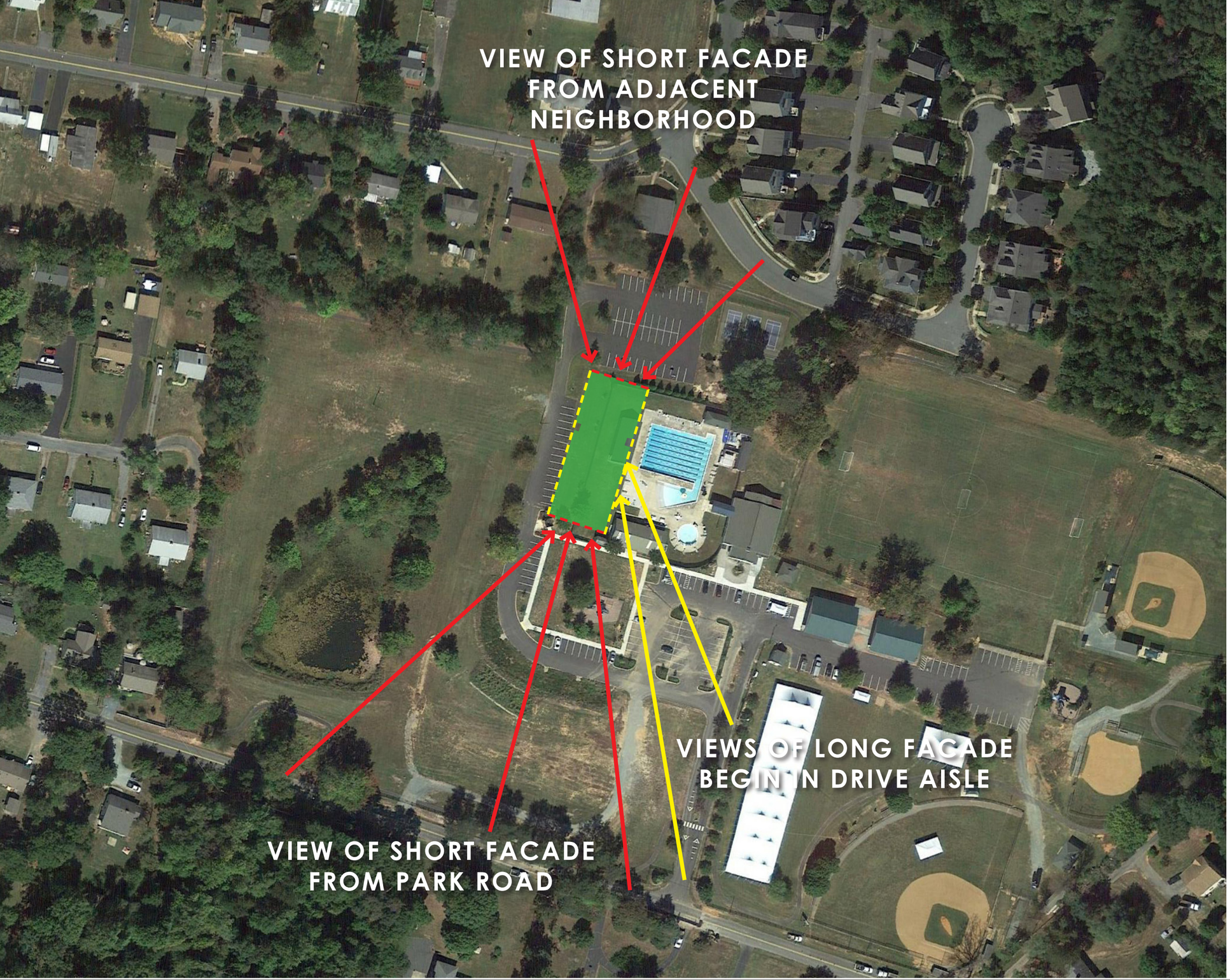


SLIDE INFORMATION:

1. FACADE PLACEMENT

- The placement of the **short elevation to the adjacent neighborhoods** in lieu of rotating the building 90 degrees allows for minimal views from surrounding areas.

- The only time this facade is experienced is along the entrance drive from park road.

SLIDE INFORMATION:

1. FACADE PLACEMENT

- The placement of the **short elevation to the adjacent neighborhoods** in lieu of rotating the building 90 degrees allows for minimal views from surrounding areas.

- From Parkside Village and Indigo Road, the **building is set back significantly from the road and will be heavily screened by proposed landscaping.**

SLIDE INFORMATION:

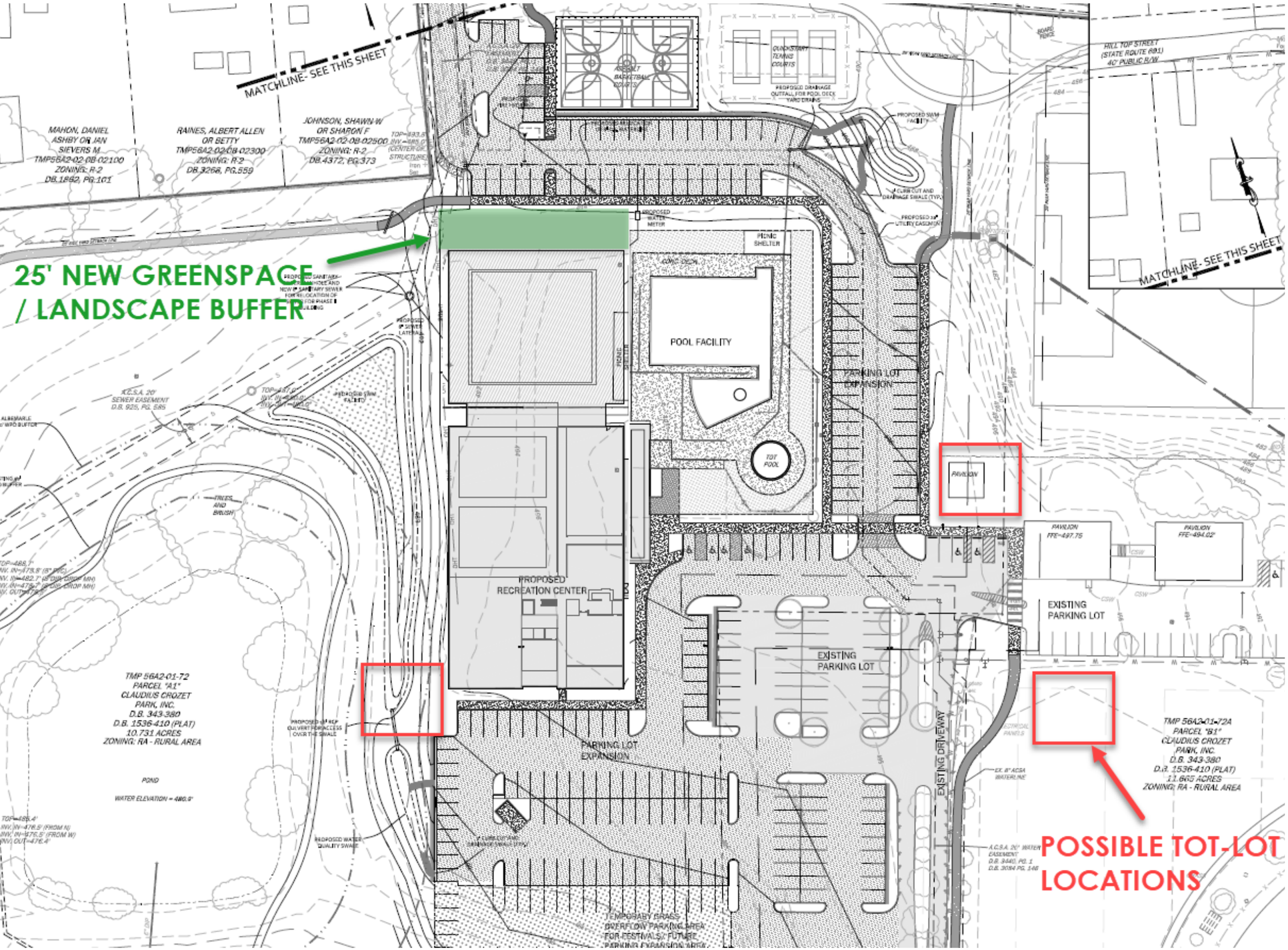
1. BUILDING PLACEMENT

- **Shifting the building south 25 feet away from Parkside Village** and the adjacent residential lot to the project's north addresses several of the commission's comments.

SLIDE INFORMATION:

1. PREVIOUS SUBMISSION

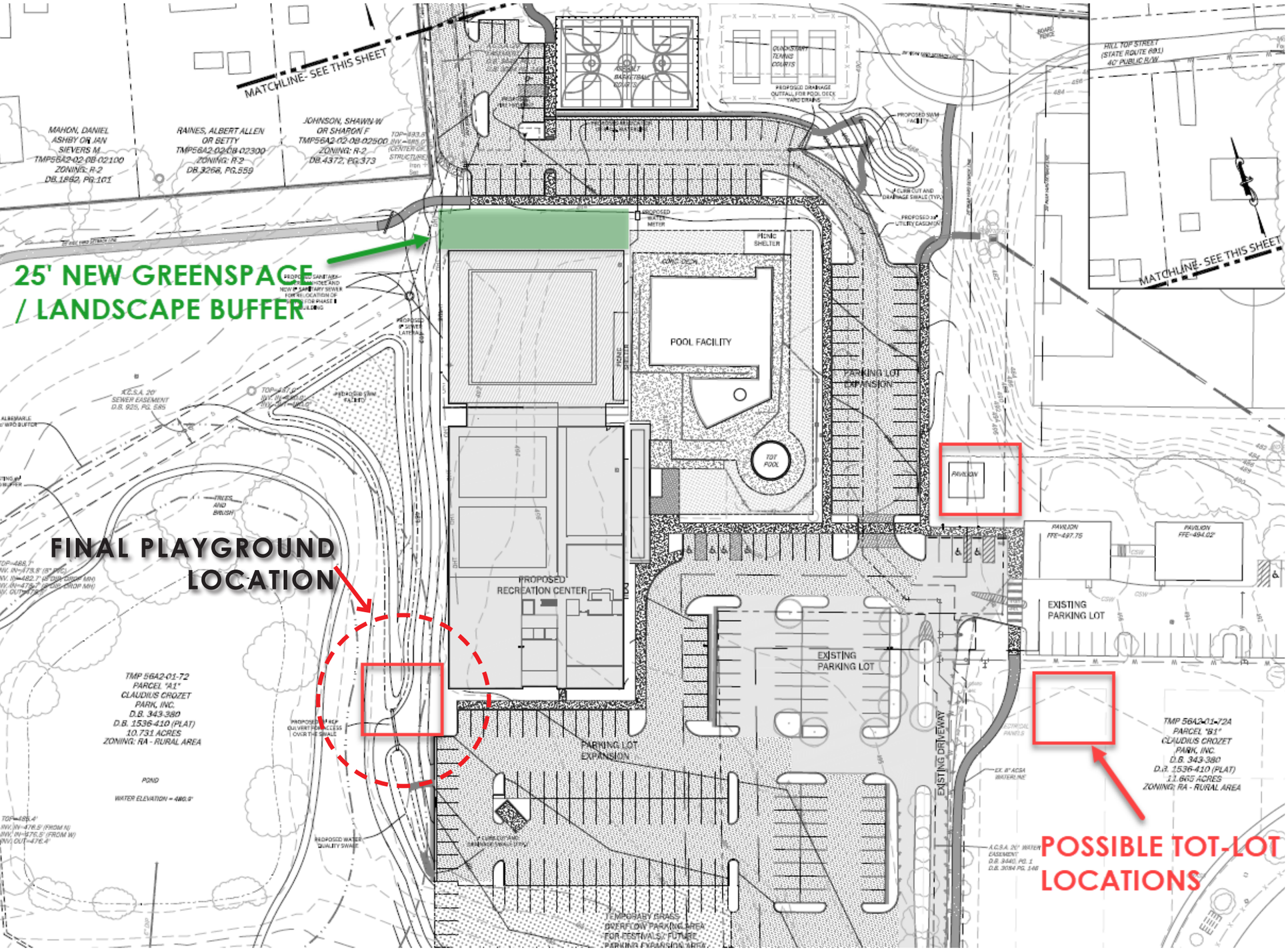
- This shows the location of the building in the previous submission versus where the building has been shifted forward into what was previously a playground.



SLIDE INFORMATION:

1. LANDSCAPE BUFFER

- The building has moved into the center of the park, **allowing for dense landscape screening on the northern facade. This limits visibility for the Parkside Village neighborhood.**

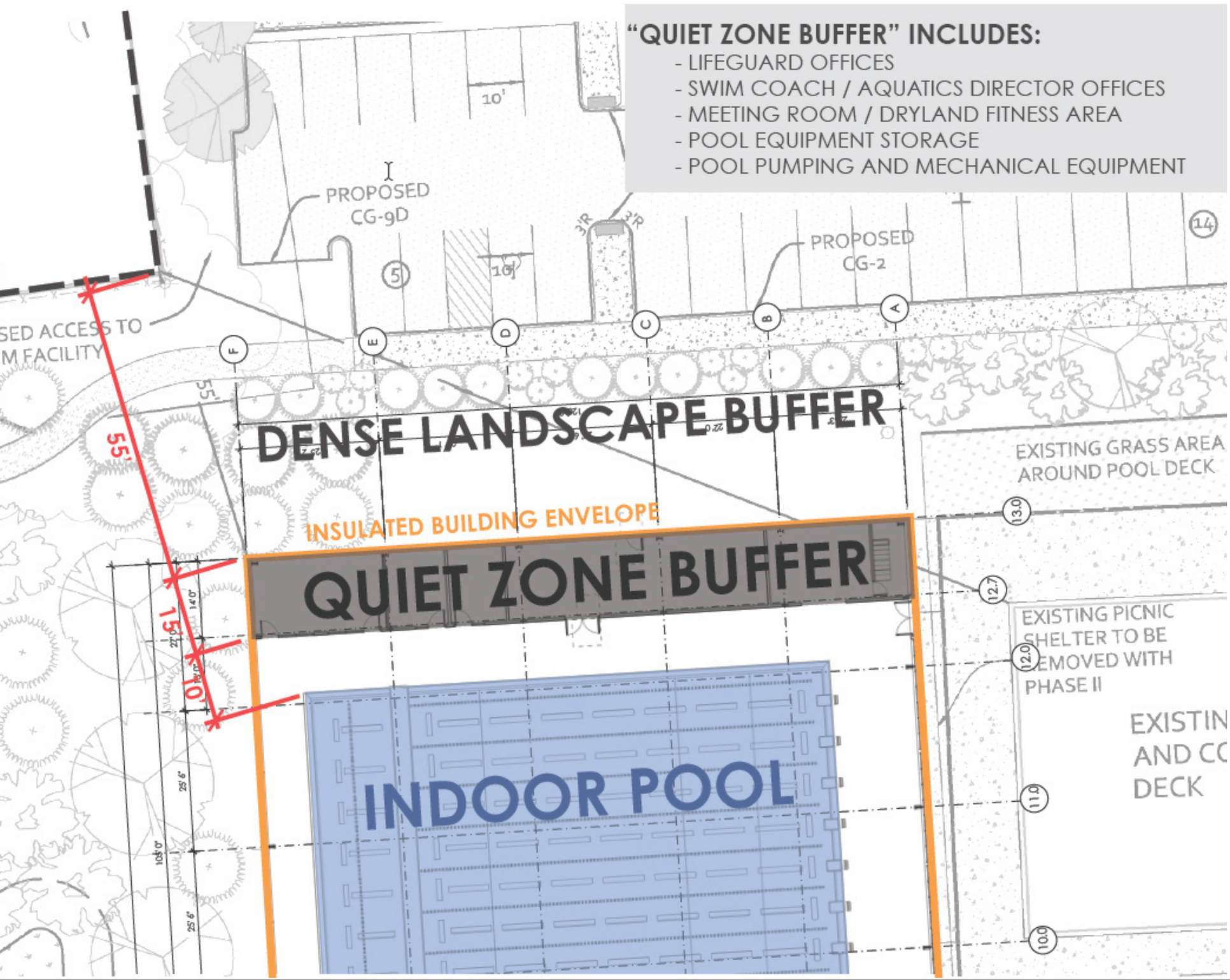


SLIDE INFORMATION:

1. PLAYGROUND LOCATION

- The playground has shifted west, and is to be located between the bioswales.

- It will incorporate e**ducational signage about rainwater gardens, native pollinator habitats, and ecological education opportunities.**



SLIDE INFORMATION:

1. SOUND MITIGATION STRATEGIES

- There is a 1**5 foot bank of offices, storage areas, and coaches rooms** between the edge of the pool and exterior edge of the building.

- The exterior building material is a 3 inch insulated metal panel that has foam insulation expanded into extruded metal panels. This provides **significant insulation and soundproofing between the interior and exterior.**

PART III: RESPONSE TO TRAFFIC CONSIDERATIONS

4. 4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. 5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
6. 6. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer, or designee, it is deemed necessary in order to stabilize a drainage channel.
7. 7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. 8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe –Class III.
9. 9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

PREVIOUS CONSTRUCTION ENTRANCE

EXISTING 50' WPO BUFFER

EXISTING CURBING, PAVEMENT, SIDEWALK AND DUMPSTER TO BE REMOVED WITHIN THIS AREA

EXISTING WET POND TO REMAIN

TMP 56A2-01-72
PARCEL "A1"
CLAUDIUS CROZET PARK, INC.
D.B. 343-380
D.B. 1536-410 (PLAT)
10.731 ACRES
ZONING: RA - RURAL AREA

POND
WATER ELEVATION = 480.9'

EXISTING SEPTIC TANK TO BE REMOVED

EXISTING TREES TO BE REMOVED (TYPICAL)

EXISTING UNDERDRAIN SYSTEM TO BE REMOVED

EXISTING BIOFILTERS CONSTRUCTED WITH WPO2015-00089 TO BE REMOVED WITH THE PROPOSED EXPANSION

EXISTING 100' WPO BUFFER

EXISTING PRESERVED SLOPES TO REMAIN

EXISTING SECONDARY ACCESS TO PARK

EXISTING BATHHOUSE TO BE DEMOLISHED

EXISTING PLAYGROUND/TOT LOT TO BE REMOVED

EXISTING BLDG TO BE REMOVED

EXISTING ENTRANCE ROAD AND PAVEMENT TO REMAIN

EXISTING PARK ENTRANCE ROAD

EXISTING CURBING, PAVEMENT, AND SIDEWALK TO BE REMOVED WITHIN THIS AREA

PORTION OF ASPHALT PATHWAY TO BE RELOCATED

PORTION OF THE EXISTING SAN. SWR TO BE RELOCATED

EXISTING TREES TO BE REMOVED (TYPICAL)

EXISTING SANITARY SEWER LINES TO BE REMOVED (TYPICAL)

EASEMENT TO BE REMOVED

PICNIC SHELTER TO BE REMOVED WITH PHASE II

EXISTING POOL TO REMAIN

EXISTING TREES TO BE REMOVED (TYPICAL)

EXISTING FENCING TO BE DEMOLISHED

EXISTING MANAGED SLOPES TO REMAIN

EXISTING COMMUNITY CENTER TO BE DEMOLISHED

EXISTING ENTRANCE ROAD AND PAVEMENT TO REMAIN

EXISTING PARK ENTRANCE ROAD

EXISTING SECONDARY ACCESS TO PARK

EXISTING BLDG TO BE REMOVED

EXISTING PLAYGROUND/TOT LOT TO BE REMOVED

EXISTING BATHHOUSE TO BE DEMOLISHED

EXISTING CURBING, PAVEMENT, SIDEWALK AND DUMPSTER TO BE REMOVED WITHIN THIS AREA

EXISTING WET POND TO REMAIN

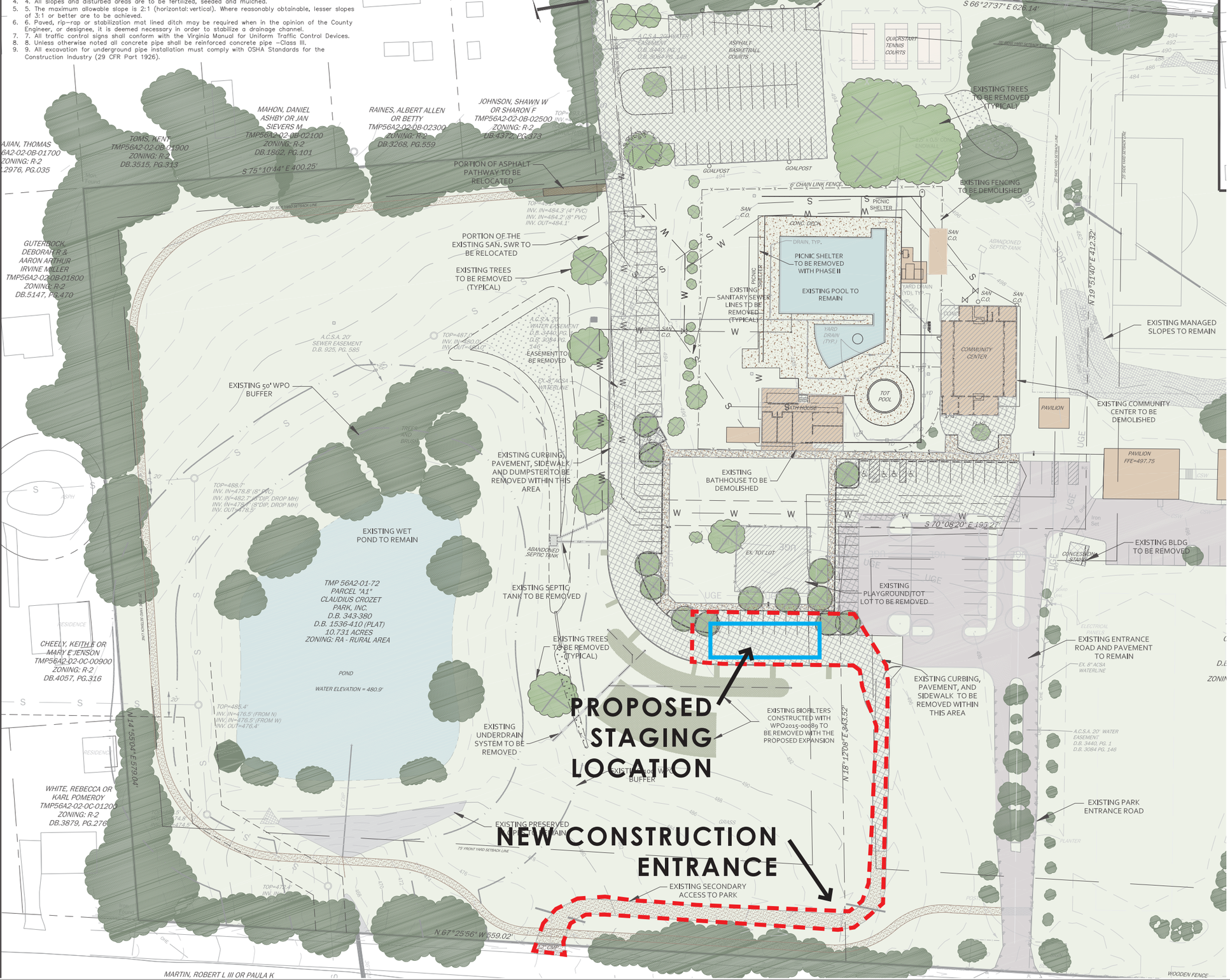
EXISTING 50' WPO BUFFER

PREVIOUS CONSTRUCTION ENTRANCE

SLIDE INFORMATION:

1. TRAFFIC CONSIDERATIONS

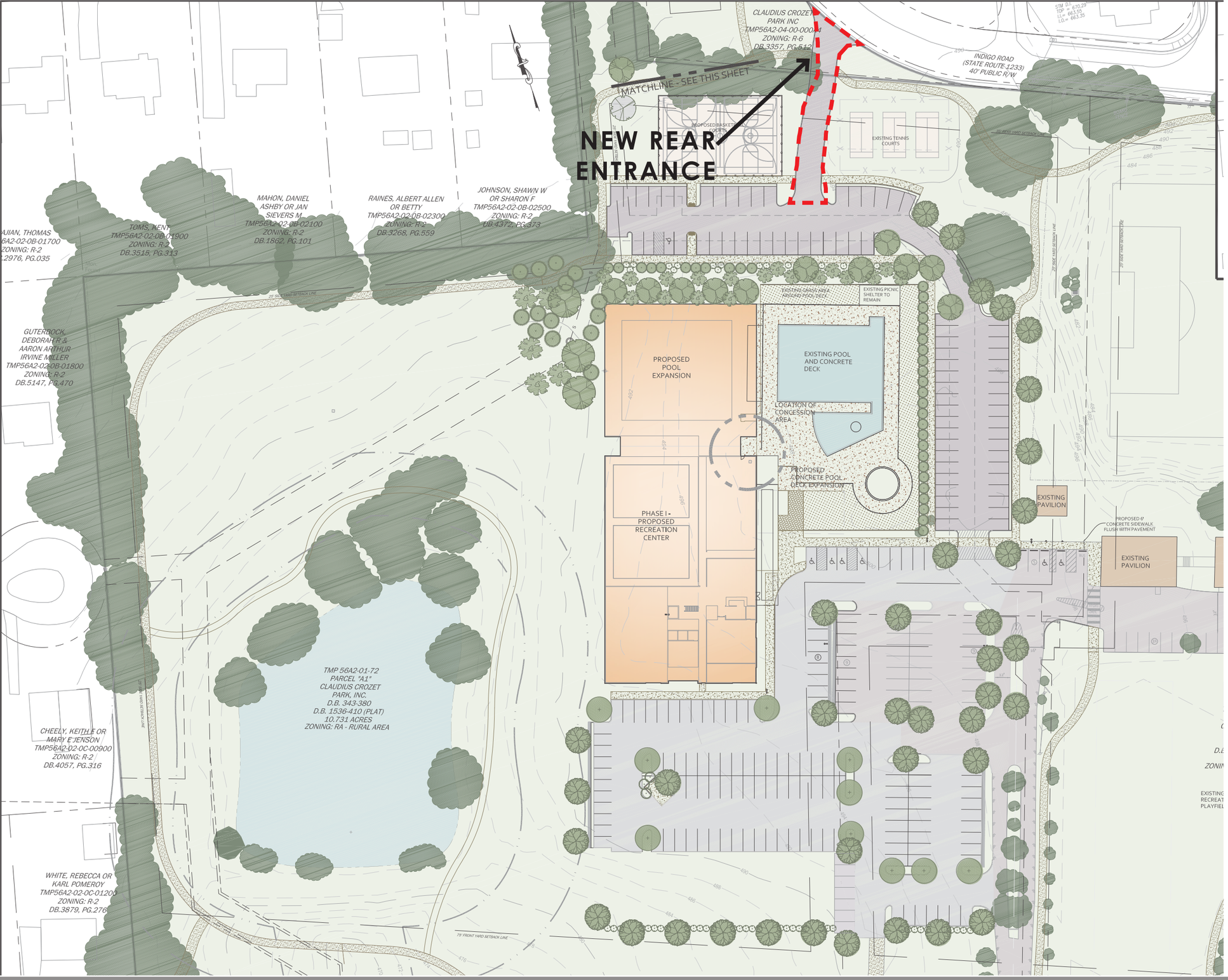
- The construction traffic will be utilizing the **secondary park entrance off of Park Road as the main point of entry.**



SLIDE INFORMATION:

1. TRAFFIC CONSIDERATIONS

- The secondary entrance, which is currently an existing emergency access road for the community park, **allows for traffic conflict with park users to be avoided while still eliminating traffic through the Parkside Village neighborhood.**



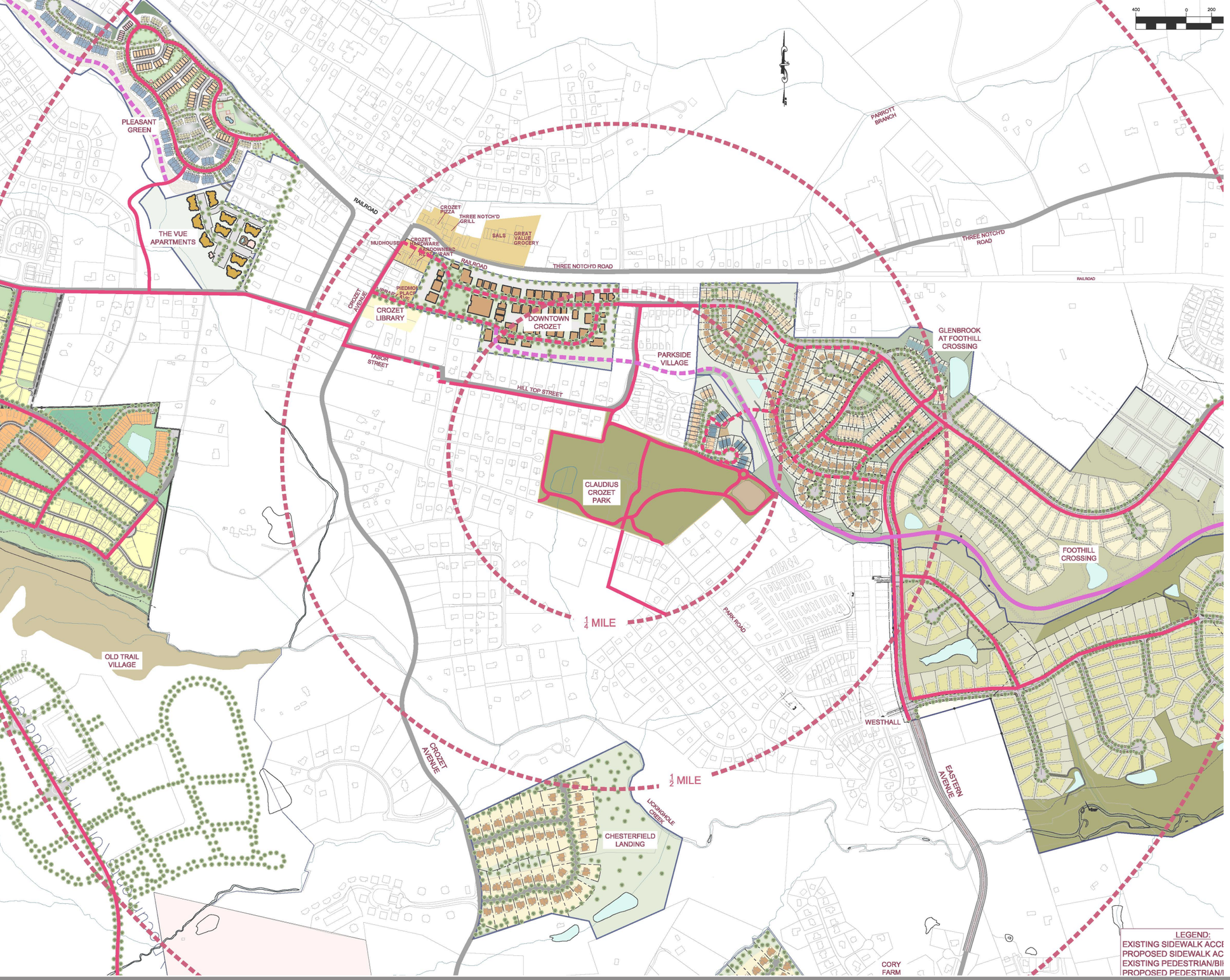
SLIDE INFORMATION:

1. REAR ENTRANCE

- Per the question prompted by Commission Chair Mr. Belvins, the rear entrance from Hill Top Street to Indigo Alley has been revised.

- The DD team has been working alongside Joel Denunzio, who is a member of the Park Board as well as a traffic engineer for VDOT.

- This entrance has been heavily screened with landscaping.

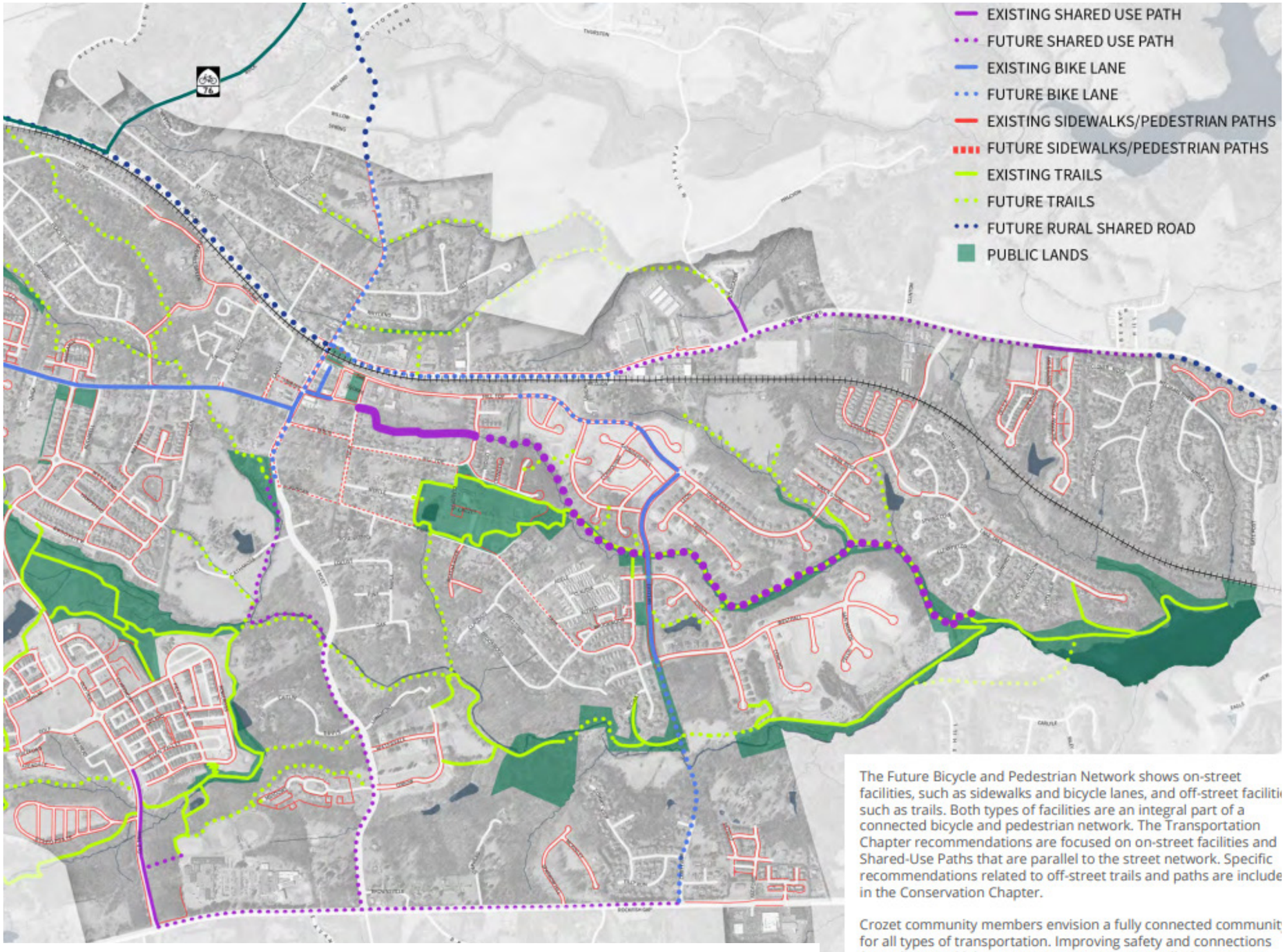


SLIDE INFORMATION:

1. INTERCONNECTIVITY OF CROZET PARK

- Crozet Park is a central location within the Crozet community with a vast amount of interconnectivity with its adjacent context.

- "Claudius Crozet Park is the cornerstone of the Crozet Master Plan's park and greenway system. If y**ou drop a pin in the center of a map of the Crozet Growth Area, it lands on Crozet Park. It has unbeatable pedestrian and bike connectivity.** The Crozet Trails Crew has designed its entire trailway system, in coordination with county planners, to have Crozet Park as its nexus. When the Albemarle comprehensive plan designated specific growth areas for development, that also applied to the development of the community spaces within them." - Allie Pesch, Chair of the Crozet Advisory Committee, to the Crozet Gazette



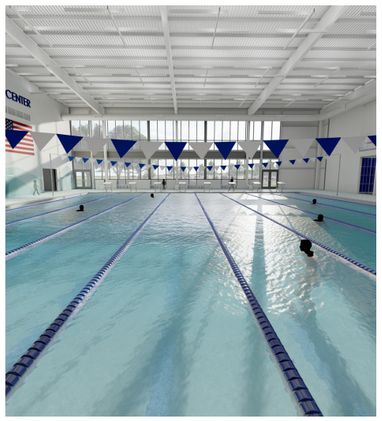
CROZET FUTURE PEDESTRIAN NETWORK

SLIDE INFORMATION:

1. GREENSPACE CONNECTIONS

- The park, as shown on the Crozet Master Plan, is designed along **a greenspace corridor. This provides alternative connections to the community park.**

CLAUDIUS CROZET PARK



SLIDE INFORMATION:

1. CLOSING STATEMENTS

- Crozet Park is a non-profit organization who is here to **serve the Crozet Community by putting in place much needed facilities for indoor swimming, health and wellness, community gathering, after-school childcare and day camp programs, facilities for senior citizen health and gathering on hot summer days, a location for physical therapy, youth outreach programs, and many other programs.**

- Already on site is a recreation and exercise facility, an indoor pool (when the bubble is installed), and community gathering facilities. This **modification of an existing special use permit is to provide better facilities than exist currently, not radically alter the use of the park.**

- As Crozet continues to grow as has been designated by this Commission, it needs **new facilities to serve this growing population.** This project helps to provide these much needed facilities.

SLIDE INFORMATION:

1. CLOSING STATEMENTS

- This project is a valuable resource for Albemarle County.

- There have been significant resources devoted to this effort, both in personal time and efforts and financial burden that the park has taken on in an effort to provide Crozet and Western Albemarle County with **a much needed community and recreation facility.**

- The Design Develop team and Crozet Park Board urge that the modifications of the existing special use permit be approved in order to provide the much needed facilities for the Crozet community.