



# Albemarle County

## Legislation Details (With Text)

**File #:** 18-576      **Version:** 1      **Name:**  
**Type:** Work Session - Information      **Status:** Work Session  
**File created:** 11/5/2018      **In control:** Board of Supervisors  
**On agenda:** 11/14/2018      **Final action:**  
**Title:** Biscuit Run Park Master Plan.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 11/14/2018

**TITLE:**  
Biscuit Run Park Master Plan

**SUBJECT/PROPOSAL/REQUEST:** Presentation and discussion of the Biscuit Run Master Plan and phasing

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Richardson, Henry, Crickenberger, Smith, A.

**PRESENTER (S):** Bob Crickenberger, David Anhold

**LEGAL REVIEW:** Not Required

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** Biscuit Run Park is located in Albemarle County just south of the City of Charlottesville. The Park consists of approximately 1,190 acres with frontage on Routes 20 and 631. The Commonwealth acquired the land from Forest Lodge LLC in December 2009 and on January 4, 2018, Albemarle County and the Department of Conservation and Recreation (DCR) signed a 99-year lease for the property.

**The terms of the Deed of Lease and Memorandum of Understanding (MOU) are as follows:**

- 80% to remain forested (960 acres)
- No more than 20% non-forested (240 acres)
- No more than 5% impervious surface
- All sensitive natural heritage resources will be protected
- Management concerns such as invasive species will be addressed

**DCR recreational use restrictions:**

- No golf course
- No permanent stadium seating

**DCR Recommendations on:**

- Equestrian use
- Mountain bikes
- Athletic community (soccer, etc.)
- Native plants

**The lease agreement was designed to assure protection of the park's natural and culturale resources.**

**STRATEGIC PLAN:**

**Engage Citizens:** Successfully engage citizens so that local government reflects their values and aspirations.

**Natural Resources Stewardship:** Thoughtfully protect and manage Albemarle County's ecosystems and natural resources in both the rural and development areas to safeguard the quality of life of current and future generations.

**DISCUSSION:**

During the months following the execution of the Deed of Lease and MOU, a County Executive appointed Steering Committee and Project Design Team were established to develop recommendations to the Board for a draft and final Master Plan to be submitted to DCR for approval. A public engagement and design process soon followed with a focus of providing the community with urban and rural recreational and educational experiences. Two public community engagement meetings have occurred with the first on June 16, 2018, which included key/senior DCR staff, and the second on August 22, 2018 with over 150 attendees. The Project Design Team also updated the 5<sup>th</sup> and Avon Community Advisory Committee (CAC) on September 20, 2018. Key stakeholder groups were contacted and feedback was received. During this same time, an online public amenity feedback questionnaire was posted online and received over 1,200 responses which also included comments from over thirty community partners/stakeholders. The purpose of this work session is to present to the Board the proposed Biscuit Run Master Plan with phasing options based on the findings from the public engagement process and the recent Community Recreation Needs Assessment. Staff will take Board feedback and update the Master Plan and phasing in advance of a final Board Public Hearing to review the final Master plan prior to submitting to DCR for approval.

**BUDGET IMPACT:**

To be determined once the final Master Plan and related phasing options have been discussed and approved by the Board.

**RECOMMENDATION:**

Staff recommends that the Board consider the proposed Biscuit Run Master Plan and phasing options and provide direction as to the final Biscuit Run Master Plan. Staff will return to the Board for a Public Hearing and final approval of the Master plan, providing the public an opportunity to weigh in, and then submit to DCR for approval.

**ATTACHMENTS:** [Click here to enter text.](#)