



Albemarle County

Legislation Text

File #: 19-439, **Version:** 1

AGENDA DATE: 8/21/2019

TITLE:

Claudius Crozet Park Aquatic and Fitness Center

SUBJECT/PROPOSAL/REQUEST: Claudius Crozet Aquatics and Fitness Center
Presentation/Discussion

ITEM TYPE: Regular Action Item

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

PRESENTER (S): Bob Crickenberger, Drew Holzwarth

LEGAL REVIEW: Not Required

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Claudius Crozet Park (CCP) is a 23-acre community, non-profit recreational facility open for public use that has been serving the Crozet and Western Albemarle community since 1958. CCP is the home to the ever-expanding Peachtree Baseball program, the Crozet Gators swim team, soccer and baseball fields, Quick Start tennis courts, playgrounds, a community pool and recreation center open year-round through a joint venture agreement with the Piedmont Family YMCA, Arts and Crafts Festivals, walking trails, dog park and the Crozet Independence Day Celebration.

History of Cooperative Agreements

On November 6, 1985, CCP and the County entered into a Restrictive Covenant Agreement for 13.62 acres of park. This agreement establishes that the property be used solely for recreational and public purposes. The County agreed to consider funding park improvements as part of its Capital Improvement Plan (CIP) process and to have County staff assume responsibility for the maintenance of these improvements. This agreement allowed the CCP Board to place all of its resources toward the operation and maintenance of the pool, and to retire its pool debt of \$50,000 in 1988.

In the mid 90's, the CCP swimming pool was deteriorating rapidly, and the options before CCP were to either renovate the pool for \$200,000 (with no warranty) or to build a new pool for \$330,000. The CCP asked the County to assist with funding the construction of a new swimming facility and to assist with master planning and funding additional recreational facilities at the Park. Recognizing the County's critical need for athletic fields and other recreational amenities and that a very vital part of Crozet's history and future was in jeopardy, the County agreed to enter into a joint operating agreement with CCP for the Park's operation in 1997. Under the 1997 Crozet Park Agreement and Restrictive Covenant, the County agreed to contribute \$200,000 to be used solely for the construction of a new swimming facility while the CCP agreed that the entire 23-acre park would be solely used for recreational and public purposes in perpetuity and would be open for public use, and if CCP ever ceases to exist as a legal entity, the fee simple title to the park and all improvements will transfer to the County at no cost upon the County's request. This operating agreement provided CCP and the County,

as partners, the opportunity to provide needed recreational improvements and opportunities to serve the Crozet community and citizens of Western Albemarle.

STRATEGIC PLAN: Infrastructure Investment: Prioritize, plan, and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs

DISCUSSION: At present, CCP in partnership with the YMCA operates an Aquatic and Fitness/Wellness Center in an existing facility, which was completely renovated several years ago. The current facility is now inadequate due to its membership growth and size to meet the recreational needs/desires of the steady growth in the Crozet/Western Albemarle community. The 2018, Community Recreation Needs Assessment acknowledged that recreational opportunities need to keep pace with the growing population, especially in the high growth areas. Through private and public partnerships, the CCP envisions a state of the art facility by constructing a new facility with an overall square footage of 47,360 +/- which includes a multi-purpose gymnasium, fitness and wellness area, indoor walking track, community room, a stay and play area, after school and summer activities for elementary children and more. The County has enjoyed a long successful working relationship with CCP, which has generated positive benefits for the citizens of Crozet and the entire western region of the County. CCP has a dedicated, energetic and enthusiastic group to volunteers. The County has emphasized the need and desire to pursue and promote community/volunteer partnerships to the greatest extent possible to ensure the County's vibrancy. The proposal by CCP, as well as its passion and commitment to raising private donations for this project, are truly reflective of the spirit and intent of the CCP Board's strategic plan goal.

BUDGET IMPACT: There is no formal action required at this time.

RECOMMENDATION:

Staff is requesting that the Board provide direction regarding this matter.

ATTACHMENTS: N/A