



Source: Albemarle County Parks and Recreation 2013

**PARKS AND
RECREATION,
GREENWAYS,
BLUEWAYS,
GREEN SYSTEMS**

GOAL:

Albemarle will have a system of high quality parks and recreational facilities throughout the County that is interconnected by greenways and paths.

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VISION:

Albemarle County envisions a community with abundant natural, rural, historic, and scenic resources • healthy ecosystems • active and vibrant development areas • a physical environment that supports healthy lifestyles • a thriving economy • and exceptional educational opportunity for present and future generations.

Relationship to the Vision

Vibrant communities are places where residents enjoy living. Key components of enjoyable places are parks and recreational areas located within a short walk from homes and work. Greenways in natural areas help connect places and, when complete with trails, can provide an alternative to driving. Parks and play areas provide places for school children to play and adults to enjoy the outdoors. In the Rural Area, parks preserve natural and scenic beauty. All of these things are important to the economy because of their strong contribution to quality of life for existing and new County residents.

Parks and Recreation, Greenways, Blueways, and Green Systems

Introduction

Parks, recreation, greenways, and blueways, and natural areas are resources that work together to create the County's green systems. Green systems are the interconnected features of vegetated critical slopes, streams and stream buffers, wetlands, floodplains, parks, trails, and recreational amenities that provide a variety of benefits to residents and preserve the natural environment. Parks and recreation facilities provide people with formal and informal places to be physically active, socialize, relax, build community, and connect with the natural world. They make the County's Development Areas attractive places to live and work. Rural parks provide places for residents to enjoy nature and the scenic beauty of Albemarle County's outdoors. Green systems also provide environmental benefits, such as protection of sensitive natural features, buffers between built and natural environments, and wildlife habitat.

Greenways, blueways, and other green systems add value to our County by connecting residents and visitors to parks and other popular destinations throughout the region. Greenways can add economic value by increasing property values, tourism, and recreation-related revenues. In addition, greenway paths can offer transportation alternatives by connecting homes, workplaces, schools, parks, and attractions through transportation corridors that link centers and neighborhoods. The protection of sensitive natural areas, especially riparian areas, also protects people and property from flood damage by buffering the natural floodplains along rivers and streams.

Albemarle County is committed to provide a high quality system of public parks, recreation facilities, and recreational programming to meet the needs of County residents. The County's high quality public parks must be responsive and adaptable to a growing population with changing user demands and interests. Parks and recreational amenities must reflect the broad range of values and services needed by the general

public. A high quality parks system also requires standards and guidelines for operations, maintenance, development, and acquisition. Parks should also be safe, enjoyable, and provide for meaningful use by all sectors of the general public.

The goal and objectives in this Chapter are to be achieved on public lands, and voluntarily on private lands. Standards for parks, greenways, blueways, and trails are found in the Parks and Recreation Appendix. Proposed locations for greenways and greenway trails, places for greenway crossings over rivers, and access points are found later in this Chapter. More detailed information is provided in the [Appendix](#).

Existing Facilities

Parks and recreation services are managed by the County Parks and Recreation Department. The Department offers over 75 different programmatic activities each year. The City of Charlottesville's parks and recreational facilities are available to County residents; Pen and McIntire Parks are two of those most frequently visited. County parks are also used by City and other residents. Private facilities within residential developments, as well as on the UVA campus, also play a vital role in meeting the recreational needs of County residents. Facilities belonging to these groups provide many of the area's privately owned tennis courts, basketball courts, tot lots, swimming pools, and other recreational facilities. County and State parks are listed in Figure 1. Current recreational programs at County parks are found in the [Reference Documents](#).

National and State Parks

The National Park Service maintains Shenandoah National Park, which is owned by the Federal Government and is located in the Rural Area along the County's western boundary with Augusta and Nelson Counties. Skyline Drive, which is an extension of the Blue Ridge Parkway, runs the length of Shenandoah National Park; it is the only north-south public road through Shenandoah National Park.

The Appalachian Trail runs through the western portion of Albemarle County, primarily through the Shenandoah National Park. The Trail is a 2,175-mile long unit of the National Park System that gives opportunities for visitors to traverse and experience a wide variety of wild, scenic, natural, and pastoral settings that represent the landscape of the Appalachian Mountains. A public-private partnership, the Appalachian Trail Conservancy, is engaged in the conservation and management of this nationally significant resource. The Trail is an existing National Scenic Trail and affords opportunities for backcountry recreation and long distance hiking. It also incorporates a legacy of natural and cultural resources.

A future State park, Biscuit Run State Park, will be developed south of Interstate 64. The County has been a major participant in developing the master plan for that park. The land for Biscuit Run State Park contains over 1,200 acres of woodlands, streams, and mountain views and is located in the County's Southern urban neighborhood. It is identified as an area for future study on the Greenway Plan.

Existing County-owned Parks

County-owned parks are categorized as follows:

- **Pocket Parks** are small parks in neighborhoods in the Development Areas with a size of 1/4 acre to 5 acres. The use of the park depends on the size and location. Larger pocket parks are expected to have playgrounds with play equipment.
- **Neighborhood Parks** are parks of 5 – 25 acres in the Development Areas. Playgrounds, play equipment, and recreational amenities are expected. Playing fields are expected in larger

neighborhood parks. Neighborhood parks should be located such that nearby residents have no more than a 15-minute walk to the park.

- **Community Parks** are parks of 25 – 50 acres. When located in the Development Areas, they can be walked to by residents of nearby neighborhoods. However, the service area for a community park is larger than that of a neighborhood park and many patrons will need to drive, ride a bus, or bicycle to the park.
- **District Parks** serve different parts of the County and are typically located in the Rural Area. Park size is expected to be 50 – 100 acres with a service area radius of up to 10 miles.
- **Regional Parks** have over 100 acres and serve all County residents. These parks have a service area radius of up to 25 miles.
- **Trail Parks** have no size standard, may be found in the Development Areas and the Rural Area, are available for hiking, walking, and bicycling, and are most often associated with greenways.

Details on expected features in each park are found in the [Appendix](#). In addition to listing existing parks in the County, Figure 1 provides a list of parks by acreage and classifications. Most of the public parks are located in the County's Rural Area where almost 4,000 acres of land is preserved in the Rural Area Parks.

The Development Areas have only 3 public parks, but there are many residential developments with private parks and amenity areas. The Crozet Park in Crozet is owned by the Community, but the County has participated in building several features of the park which it also maintains. These include 3 baseball fields and 1 soccer field. Additional improvements may be made in the future. Several new public parks and greenways have been proffered by developers during rezoning of land and they will be publicly available in the future.

New Park Facilities

There is a fundamental difference in the expectations for parks, recreational facilities, and green systems in the Development Areas and in the Rural Area. In the Rural Area, the County seeks to create scenic recreational areas or provide trails and trail parks in areas with significant resources (mountain ridges, stream valleys, and wildlife habitat). In the Development Areas, where growth and development is expected, smaller parks and preserved natural areas are expected. These places are shown on the Development Area Master Plans and designated as parks and green systems. Important environmental resources are to be preserved. In addition, other amenities, such as neighborhood parks, playgrounds, playing fields, indoor sports and recreation facilities are expected in Development Areas. New public neighborhood parks will be needed where there are no privately owned parks and amenities available to residents.

Parts of the Rural Area are not currently served by County park facilities, and eventually parks are to be located to serve all geographic areas of the County. However, as indicated in the Growth Management Policy, the **residents of the outlying Rural Area should not anticipate a level of park service that is equal to that provided in and around Development Areas**. The County expects that parks and green systems will be designated, developed, and maintained in accordance with the guidelines, standards, and locations shown on the Development Area Master Plans and as indicated in this Chapter. A list of new parks and park improvements may be found in the [Appendix](#).

Figure 1: Parks in Albemarle County by Type and Acreage

Name	Park Classification	Acres
Dorrier Park	Pocket Park in Scottsville	2
Yancey ES	Park at School in RA	6
Murray HS	Neighborhood Park	6
Stony Point ES	Park at School in RA	9
Broadus Wood ES	Park at School in RA	10
Woodbrook ES	Neighborhood Park	11
Red Hill ES	Park at School in RA	12
Cale ES	Neighborhood Park	13
Simpson Park	Park in RA	13
Scottsville ES	Neighborhood Park	14
Meriwether-Lewis ES	Park at School in RA	14
Burley MS	Neighborhood Park	16
Agnor-Hurt ES	Neighborhood Park	17
Crozet ES	Neighborhood Park	19
Murray ES	Park at School in RA	20
Stone-Robinson ES	Park at School in RA	22
Charlotte Humphris Park	Community Park	25
Hollymead ES/Sutherland MS	Community Park	30
Brownsville ES/ Henley MS	Community Park	40
Baker-Butler ES	Community Park	45
Walton MS	Community Park	46
Monticello HS	District Park	58
Western Albemarle HS	District Park	66
Buck Island Park*	Regional Park	112
Darden Towe Park	Regional Park	113
Albemarle HS/Greer ES/ Jouett MS	Regional Park	186
Totier Creek Park	Regional Park	209
Ivy Creek Natural Area	Trail Park	215
Beaver Creek Lake Park	Regional Park	219
Chris Greene Lake	Regional Park	253
Heyward Park	Trail Park	340
William S.D. Woods Heritage Preserve	Regional Park	410
Mint Springs Valley Park	Regional Park	520
Walnut Creek Park	Regional Park	525
Preddy Creek Trail Park	Trail Park	571
Patricia Byrom Forest Preserve Park	Trail Park	600

Source: Albemarle County Parks and Recreation Department 2015

Objective 1: Preserve and maintain important natural areas, rivers, and lakes in County-owned parks in the Development Areas and the Rural Area, in parks jointly owned with the City, and in City-owned land surrounding drinking water reservoirs in the County.

The County owns and maintains a large amount of public park land. Some of the parks are in the Development Areas and some are in the Rural Area. Two parks are jointly owned with the City of Charlottesville. Rural Area parks contain many natural features and important environmental resources.

Strategy 1a: Continue to preserve and maintain the County's Rural Area parks: William S.D. Woods Heritage Preserve, Beaver Creek Lake Park, Chris Greene Lake Park, Heyward Park, Mint Springs Valley Park, Patricia Ann Byrom Forest Preserve, Preddy Creek Trail Park, Totier Park, and Walnut Creek Park.

The County Parks and Recreation Department maintains these nine large, natural area parks comprising a total of 3862 acres. The parks range in size from 209 acres to 600 acres; they preserve water resources and provide valuable habitat for plants and animals. Some of the rural parks provide opportunities for active recreation, others for passive recreation, and a few provide for both. These important County-owned facilities provide walking trails, scenic views, and resource preservation and should be maintained for current residents and preserved for future residents.

Strategy 1b: Continue to maintain and enhance existing smaller parks and recreational facilities in the County.

In addition to the large Countywide parks described in Strategy 1a, the County owns and maintains Humphris Park and Darden Towe Park in the Development Areas, Dorrier Park in Scottsville, and Simpson Park in the Rural Area. The County also considers the outdoor recreational facilities of County schools as parkland and maintains these facilities for public use outside of school hours. The County should continue to assist with maintenance of these facilities since they contribute to the high quality of life experienced by County residents who use these smaller parks and the recreational programs offered in them. As the Development Areas continue to build out, more emphasis may be needed on indoor facilities and programs.

Livability Project

Charlottesville and Albemarle County will continue to provide a system of high quality public parks, recreation facilities and programming to meet the needs of all residents of the community. To do this, the County will:

Share community visions

- Explore shared-use facilities as a first option when contemplating new or replacement recreation facilities within either jurisdiction.
- Explore the possibility of a Regional Park Authority to manage shared resources including, but not limited to Ivy Creek Natural Area and Darden Towe Park.
- Develop and implementing a shared vision for parks, trails, and recreation opportunities associated with the Rivanna River.
- Work with the Virginia Department of Conservation and Recreation (DCR) to develop a shared vision for recreation opportunities associated with Biscuit Run State Park.

Encourage healthy choices among all of our residents.

- Create multi-modal connections to and between parks and recreation areas and employment centers.

Coordinate shared parks and recreation resources.

- Utilize existing Needs Assessment documents to initiate a dialogue on meeting recreation needs.
- Evaluate existing user fees associated with all parks, facilities, and programs to explore reciprocity programs.
- Coordinate with UVA to identify both active and passive recreation opportunities that may be shared with the larger community.
- Create a common City-County park, recreation and programming "amenity matrix," and an associated map of amenity locations.
- Create a regional plan to address need for additional recreational fields.

Standards for parks and recreational facilities found in the [Appendix](#) should be used when new facilities are proposed and existing facilities are upgraded.

Strategy 1c: Continue to allow and manage recreational uses of drinking water reservoirs and adjacent public land only as incidental uses to the primary function of water supply and in such a manner as to prevent cumulative impacts that may impair that primary function.

The County's water supply reservoirs and adjoining land are used for various active and passive recreational purposes. These uses are considered incidental to the reservoirs' chief function of providing a source of public drinking water. Beaver Creek Reservoir, Totier Creek Reservoir, and Chris Greene Lake are managed for public fishing and picnicking by the Parks and Recreation Department. Chris Greene Lake also has a public swimming beach. The South Fork Rivanna Reservoir is utilized for competitive and community rowing by UVA-affiliated and community rowing organizations. The South Fork Reservoir is also used extensively for fishing and canoeing.

Land around the drinking water reservoirs is also used recreationally. Two boat ramps currently exist (South Fork Rivanna Water Treatment Plant land and the Route 676 Bridge), although fishing and boating access at these sites is accepted rather than actively managed. The Ivy Creek Foundation has developed a system of hiking trails on land surrounding the Ragged Mountain Reservoir. Finally, the land adjacent to and upstream from the Sugar Hollow Reservoir, owned by the City of Charlottesville and Shenandoah National Park, is heavily used for hiking, fishing, and mountain biking.

Sections 11-200 through 11-306 of the Albemarle County Code contain some regulations for recreational use of waters owned or controlled by the County and use of water supply reservoirs managed by the Rivanna Water and Sewer Authority (RWSA). The regulations pertain to boating (prohibition of internal combustion engines in most cases), prohibited uses on reservoirs (swimming, hunting, camping, and other uses specific to each reservoir), vehicular traffic, and hours of operation. Section 11-300 states that permits pertaining to recreational use of reservoirs and reservoir land addressed in the Code are to be administered by the RWSA.

As recreational demand increases in, or adjacent to, water supply reservoirs, it will be necessary to adhere to the County's policy that, most importantly, provides for the continued protection of reservoirs and adjacent public land for their principal water supply function. As long as current recreational demands do not compete with the primary use of the reservoirs for water supply and activities do not degrade the resources, recreational use can be compatible with the drinking water reservoirs. Decisions regarding recreational uses on reservoirs should be consistent with the Growth Management Policy. Restoration of areas previously degraded from over-use should also occur.

If recreational demands become so great as to threaten the public water supply or result in confusion over the appropriate level of recreational use, the County should take a lead role in developing a recreation and water supply protection plan for each reservoir. Each plan should address incidental recreational uses of drinking water reservoirs and adjacent public land. This effort should be coordinated with the RWSA, the City of Charlottesville, Shenandoah National Park, and other relevant agencies.

Strategy 1d: Work with the City and the RWSA on ways to make City and RWSA owned land around reservoirs in the County’s Rural Area available for greater public enjoyment of these natural areas and resolve misuse of resources

Ragged Mountain Reservoir and Sugar Hollow Reservoir are public water supply reservoirs that are owned by the City but located in the County. Land surrounding these reservoirs provides important habitat and natural areas. Joint work among the City, RWSA, and County could help enhance access so that the public can enjoy these natural areas.

At present, these City-owned areas are not developed for public use. However, residents and non-residents are currently overwhelming this resource. Unmanaged parking is causing safety concerns and erosion. Emergency service to Sugar Hollow is often impaired by the quantity of vehicles. Sugar Hollow Road is not sufficient for the volume of traffic travelling to Sugar Hollow Reservoir. Because Sugar Hollow is a drinking water supply reservoir, protection of the resource is essential for public health. Issues related to Sugar Hollow Reservoir should be resolved through cooperation and collaboration with City officials and the National Park Service.

Strategy 1e: Preserve important natural areas shown on the Development Area Master Plans.

Each of the Development Area Master Plans designates areas for preservation of important natural resources, such as steep slopes, wooded slopes, and streams. In addition, the Master Plans show existing and proposed areas for public parks. Both types of areas are important and need to be preserved and/or acquired. Where environmentally sensitive areas are shown as greenways on Master Plans, staff should ask for conservation of these areas and, potentially, a dedication of land or easement during rezonings, special use permit requests, subdivision reviews, and site plan reviews.

Strategy 1f: Develop criteria for reviewing offers of park land and accept donations that will help achieve the goals of the Comprehensive Plan.

From time to time, residents offer land to the County for preservation or use as a County-owned park; however, at present, no standard criteria exist for accepting park land. County staff provides a general review of the benefits the offered parkland could provide and makes a recommendation to the Board of Supervisors. Some of the issues staff evaluates are whether the offered land could provide for greenway connections and trails, whether it has access and could provide opportunities for active recreation, and whether the land is in an underserved part of the County. Because of the number of offers that the County receives, a more formalized review process is needed.

Strategy 1g: Consider whether the County should adopt a new policy for acceptance of Rural Area land for rural park preserves.

There are many stewards of rural land in Albemarle County, some of whom wish to dedicate land to the County to preserve in perpetuity. Although there are other options available, such as placing conservation easements on land or dedicating land to other conservation entities, some property owners believe that the County would provide better long-term protection of resources. While, this strategy is not intended to imply that the County wishes to obtain numerous rural park preserves, it will help provide guidance for future decision-making.

Staff should draft a policy for consideration by the Board of Supervisors. This policy should contain standards for rural park preserves, criteria for acceptance, and funding options for maintenance. The

Natural Heritage Committee should assist in development of the proposed policy. Once it is presented to the Board of Supervisors, the Board will decide whether to adopt such a policy.

Objective 2: Develop parks for active recreation.

Parks in both the Development Areas and the Rural Area are expected to have active and passive recreation features. Neighborhood parks, community parks, and some regional parks with play equipment and fields are expected in the Development Areas. Larger regional, County, State and national parks are in the Rural Area. Multi-purpose fields are needed in both places.

In planning for park and recreation facilities for the County, it is important to incorporate broad public participation to determine needs, expectations, and priorities. Meaningful public participation allows an opportunity for the general public and stakeholders to become informed, to understand possible impacts and benefits, and to allow for evaluation and accountability for expected expenditures. Public participation is important to the success and longevity of the parks and recreation system.

Strategy 2a: Update the County's parks and recreation needs assessment. As part of this assessment, determine whether the needs of all age groups are being met with existing outdoor parks as well as recreational facilities.

The County last conducted a needs assessment in 2004 where it learned about the community's desires for more recreational trails and paths, dog parks, and playing fields. As the Development Areas are becoming more built out, these needs may be changing. In addition, as adults become more senior, accessibility and age appropriate activities are needed. Other types of recreation, such as public swimming pools or indoor facilities may be needed. Without an updated survey, it is difficult to know how to best address the recreation needs of and accessibility for all age groups.

Strategy 2b: Provide a full range of recreational opportunities within specific service areas.

Albemarle County strives to make efficient use of its resources, and when providing parks and recreational facilities, works to have a full range of opportunities across the County. From very small parks to large parks, facilities include playgrounds, playing fields, swimming, beaches, a spray park, mountain biking, and trails. Numerous programs take place within school gymnasiums and at the parks. Depending on the size of the park, the location, and area needs, the County accommodates many of the community's desired amenities. Provision of facilities and programs should continue.

Strategy 2c: Study the parks and recreational needs of residents of existing neighborhoods in the Development Areas to determine whether parkland for public neighborhood parks should be acquired and developed.

Neighborhoods in the Development Areas reflect the development style of the decade in which they were built. Homes built during the 1970s and 1980s were typically built on $\frac{1}{4}$ to $\frac{3}{4}$ acre lots. Some were built on streets that had curbs and gutters; many of the streets lacked these improvements. A few residential developments provided recreational amenities such as small playgrounds. During the 1990s new lots became smaller, and more developers provided outdoor activity areas such as trails and swimming pools for new subdivisions. From 2000 to the present, more compact development has occurred on smaller lots, sidewalks have been built, and recreational facilities have become more varied. Indoor athletic clubs and outdoor socializing areas are more common than outdoor tennis courts, basketball courts, and swimming pools. More information on the importance of parks and recreational areas can be found in the [Development Areas Chapter](#).

Until recently, the County has expected parks and recreational facilities to be built by developers and turned over to owners associations for operation and maintenance. Almost all of the recreational facilities provided in new developments are owned and operated privately to serve specific developments. However, in the older neighborhoods, there are few owners associations and even fewer recreational amenities available. To help create and maintain the Development Areas as the places where new residents want to live, recreational amenities must be provided. A study is needed to see whether and how new public parkland could be provided to serve the needs of existing residents in areas that are currently underserved with parks and recreational facilities.

Strategy 2d: Acquire the sites for and develop public parks shown for active recreation on Development Area Master Plans.

Each Development Area Master Plan shows land intended to be, preserved as a natural area, developed with greenway trails, or, in a few cases, acquired and built as a future public park. During rezonings, special use permit applications, site plans and subdivision plat review County staff should work with owners of the land under review to ask for voluntary donations of land, improvements, or both. Proffer credits for donation of land can be obtained in rezoning. Density bonuses can be applied with site plans and subdivision plats. The Parks and Recreation Department should continue to monitor development activities in these areas so that discussions with developers take place before the land can be developed without the desired park, playing field, or greenway shown on the Master Plan. Park land and playing fields should be privately owned and maintained until the County is able to accept them for ownership and maintenance.

Strategy 2e: Obtain and develop additional public multi-purpose athletic field facilities and/or park land, where needed and appropriate in the Rural Area to ensure a balance of athletic fields throughout the County.

In Albemarle County, the demand from organized sports for playing fields is very strong. At present, needs exist for fields near the Route 250 West Corridor, the Route 29 North Corridor, and the southern part of the County. Proffered field space exists on Route 250 East. Some of these needs can be met on Development Area land.

Decisions to acquire and develop playing fields in the Rural Area should be in keeping with the goals, objectives, and strategies for the Rural Area. Assessment of impacts on rural resources and infrastructure should continue to be a key feature. Because land acquisition for parks in the Rural Area typically occurs by gift, additional criteria are needed, as mentioned earlier in this Chapter, to help determine whether the offered land is appropriate and should be accepted to help meet the identified need.

Strategy 2f: Ensure that all improvements and upgrades to park and recreational facilities meet the standards provided in the Americans with Disabilities Act (ADA). Permit individuals with mobility disabilities to use other power-driven mobility devices (OPDMDs).

ADA requirements should be met in all new park and recreational facilities. A recent determination by the United States Department of Justice found that all park and greenway trails should be accessible by “other power-driven mobility devices” or OPDMDs, unless it can be demonstrated that legitimate safety concerns preclude their usage. OPDMDs should be accommodated unless it can be demonstrated that a particular class of OPDMD cannot be operated in accordance with legitimate safety requirements.

Strategy 2g: Continue to use County school facilities as an integral part of recreational opportunities for County residents.

As mentioned earlier, playing fields for all public schools are considered public parks and are to be available for public use after schools meet their responsibilities to their students. For elementary schools, the minimum playing fields needed are those fields that serve the school's use only. When adding playing fields for parks and recreational use, it is important to know how the size and number of fields relate to pedestrian accessibility to the schools. Extra playing fields are not essential at all sites if these fields can be obtained nearby. As provided in the Community Facilities and Services Chapter, anytime a new school is constructed, the School Division and the Parks and Recreation Department should collaborate and coordinate to ensure that school, park, and recreational facilities are available.

Strategy 2h: Work to make school park facilities more user-friendly.

Although most of the County's small outdoor recreational facilities are located at public schools, much of the public does not know that outdoor school facilities are public parks and open to the public for use after school hours. Providing on-site information, such as signage, could help the public know that the facilities are publicly available. Working with school principals will be an important part of this activity.

Objective 3: Complete the greenway trail system and provide access to blueways.

Greenways are areas of vegetated open space, usually linear in nature, that connect places. They are often, though not always, located along streams and rivers, utility easements, abandoned railroads, and sometimes along roadways. Many greenways include trails but not all do. Blueways are waterways or trails along waterways that provide access to the water for boating, fishing, camping, or educational opportunities. Blueway trails, like greenway trails, help to preserve the rivers and streams along which they are developed. Figure 2 shows the locations of the County's Rural Area parks and existing and proposed greenways. Figure 3 contains the Greenway Plan for the Development Areas. Standards for development and construction of greenway trails are found in the [Appendix](#).

Greenways and greenway trails have several functions. Specifically, they can:

- **Protect important and sensitive resources.** Greenway corridors preserve streamside forests and buffer areas. These areas are highly productive and diverse systems that provide many important benefits, such as improved water quality and habitat.

Greenways also absorb storm runoff and prevent flood damage, recharge aquifers, and preserve the settings of natural and historic features. More information on greenways and stream buffers is in the [Natural Resources Chapter](#).

- **Provide recreational and educational opportunities.** Greenways provide recreational opportunities, such as hiking, bicycling, fishing, picnicking, and canoeing. Also, greenways can function as "living classrooms" for nature studies of the life histories and behavior of plants, animals, and fish. These areas also have a great variety of birds making them favorite sites for bird watchers. Greenways increase the public's awareness of the environment.
- **Provide an alternative transportation system.** Greenways can provide pedestrian and, in some cases, bicycle connections to natural, recreational, commercial, and cultural resources. Portions of the planned greenway system are located near a large segment of the County's population,

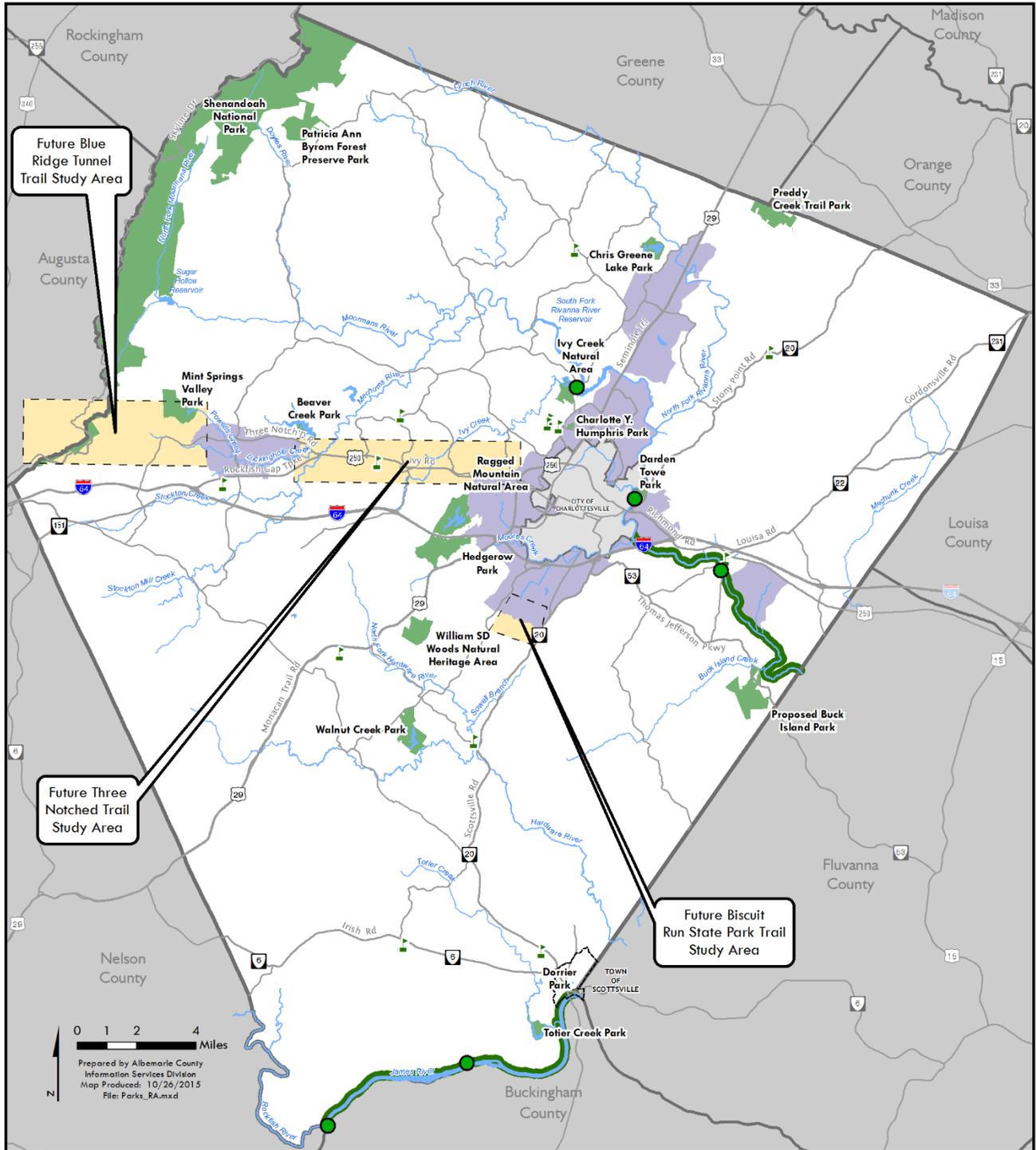
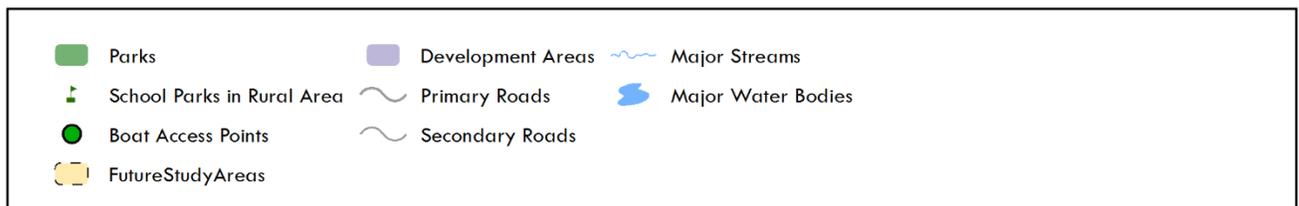


Figure 2: Albemarle County Rural Parks and Greenway Plan



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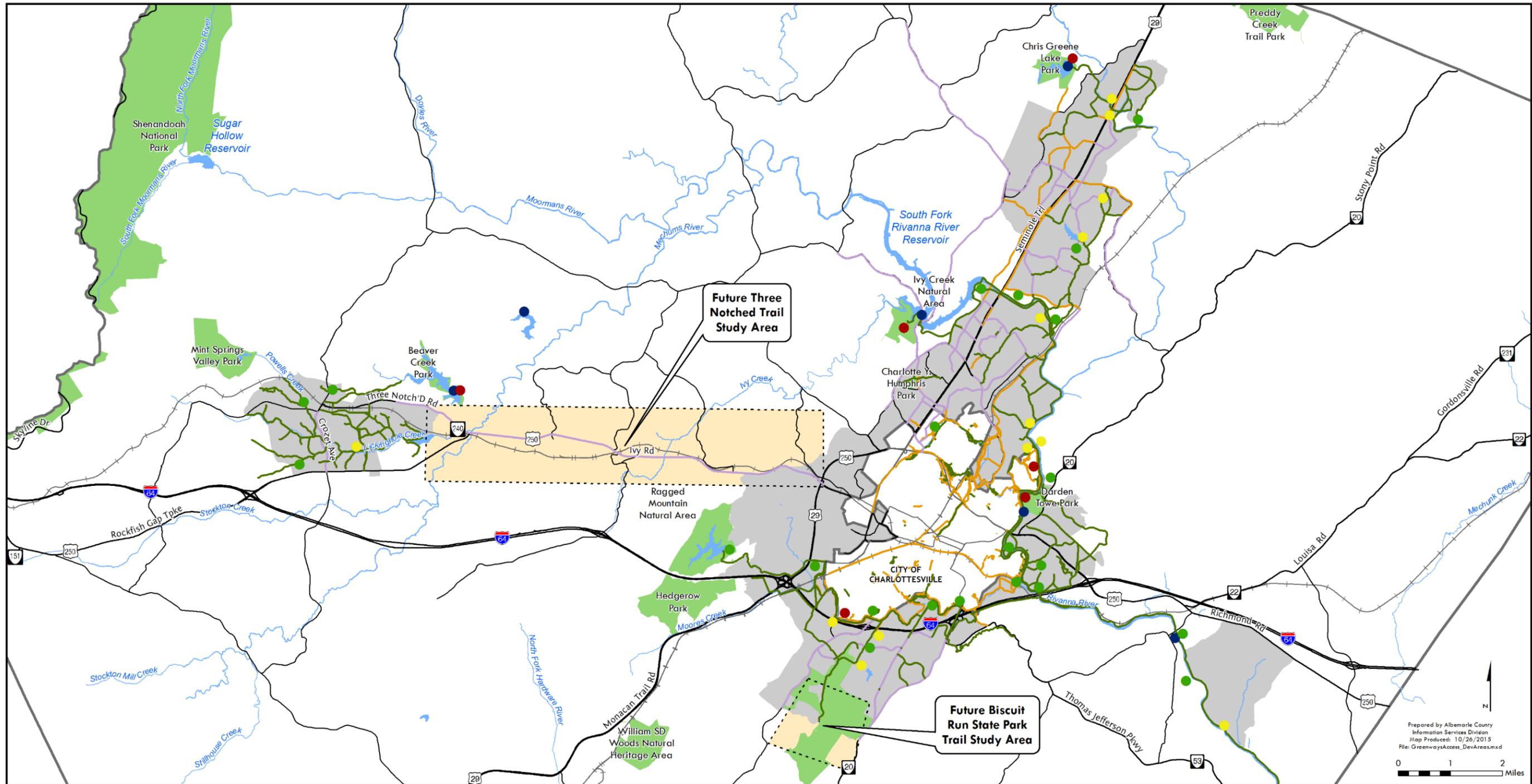
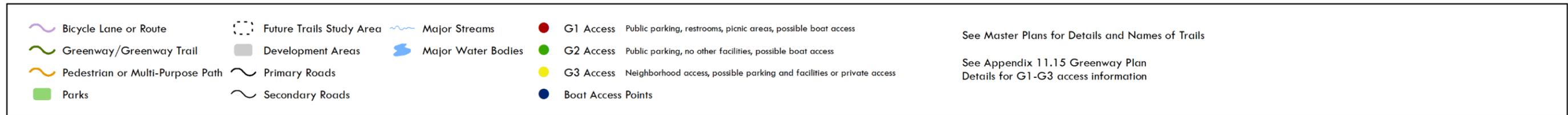


Figure 3: Greenway Plan for the Development Areas



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allowing citizens to travel by foot and bicycle instead of by automobile to parks, activity centers, and commercial areas. Greenways provide important connections between County neighborhoods, provide an excellent opportunity to promote public access to rivers and streams, and improve the overall environment of the neighborhood. Greenways can help build Albemarle County's sustainable future by connecting people and land in a manner that helps reestablish the close connections between the environment, economy, and society.

- **Provide an economic benefit.** Greenways promote the area's economy by providing attractive, outdoor places for residents and visitors. At the same time, greenways preserve environmental assets, which support eco-tourism and can increase property values. Commercial ventures, especially restaurants, can consider greenway and river-oriented locations. Greenway design could encourage trail users to come up to the shopping and commercial area and encourage shoppers to visit the river.

Strategy 3a: Enhance, protect, and maintain stream and river corridor vegetation, water quality, and wildlife habitats by acquiring greenways and blueways and, in some instances, improving designated greenways by adding trails.

A connected greenway system is a recreational amenity that can provide great benefits to Development Areas and Rural Area residents by making it more pleasant and easier to live in both areas. The importance of habitat and stream corridor protection is discussed in detail in the [Natural Resources Chapter](#). Connecting the greenway system to blueways will help complete the greenway system.

Strategy 3b: Continue to develop the County's greenway system as shown in the Development Area Master Plans and on the Greenway Plan.

The County's existing and proposed greenway system for the Development Areas is shown on the Greenway Plan, in Figure 3. The map shows the existing 28 miles of trails and calls for building 52 more miles. In addition, the Plan shows conceptual study areas, which are places for future trails. It also shows transportation connections to other parks and trails. Since 2004, the County has added trails to the greenway system at the rate of approximately 3.5 miles per year. These greenway trails are not contiguous, but represent pieces of the larger greenway system shown on the Greenway Plan. Within public parks, there are 60 miles of continuous trails. The County has received commitments from many property owners, especially in the Development Areas, for many more miles of trails. Detailed information on elements of the Greenway Plan can be found in the Appendix to the Greenway Plan.

The City of Charlottesville and Albemarle County's Parks and Recreation Departments have worked for many years to connect City and County greenways and greenway trails. Many of the City trails have been created and are maintained by the Rivanna Trails Foundation, a nonprofit organization that creates and protects footpaths, trails, and greenways within the Rivanna River watershed. Since 2004, individuals and groups have provided over 19,000 hours of volunteer labor to create and maintain the trails system. The newest greenway trail is the Old Mills Trail system in the Pantops community. This trail, located along the Rivanna River, added three miles of new trail to the system. These three miles represent the most urban and visible section of the County's greenway system.

The Greenway Plan shows expected public trails and expected future pedestrian and bicycle connections in the County. A hierarchy of trail types is described in the Appendix, which describes the distinctions among tourist trails, regional trails, and neighborhood trails. Greenway trails through neighborhoods are typically owned by homeowner's associations, are privately maintained, and are

intended for smaller, more localized hiking and biking trips. Because they are usually only open to residents of the neighborhood in which they are located, these trails are not shown on maps for tourists. Certain trail segments within the total greenway network are considered high priority projects, so resources should initially be targeted to construct these trail segments. It is also expected that the greenway system will be built by different groups, as opportunities present themselves. Some trails will be built by the County. Trails will also be built by developers as part of development projects, by civic organizations, or by a combination of these groups.

It is important to note that trail locations shown on the Greenway Plan are conceptual in nature. A trail's ultimate location may not be along a river or stream corridor due to steep slopes, soil types, sensitive resources, environmental resources, or other community concerns. Also, there may be areas identified in this section for a greenway trail that, for various reasons, do not lend themselves to trail construction.

Specific guidelines on greenway and greenway trail development standards, as well as guidance on the location of future trails, bridges, connections, and access points can be found in the specific Development Area Master Plans and in the [Parks, Recreation, Greenways, Blueways and Green Systems Appendix](#).

Strategy 3c: Continue to upgrade and maintain parks and greenway trails using the resources of public and private entities.

Several of the County's park facilities are being upgraded to meet ADA standards at Totier Creek Park and at several County schools. Specific expectations for these facilities are listed in the Parks and Recreation Appendix.

Administrative overhead can be reduced if portions of the greenway can be maintained by private organizations. Neighborhood groups, church groups, scout troops, garden clubs, civic clubs, and other organizations may wish to participate in an "Adopt-a-Greenway" program to maintain a section of the greenway network. A Greenway Trail Advisory Committee, discussed later in this Chapter, is recommended to publicize greenways, to build citizens' support for them, and to support citizen volunteer maintenance programs.

Often, when a trail project is promoted, people assume that it will be completed in a short period of time. It is imperative that people understand that the greenway system is a long-term project. It is essential to maintain contact with local interest groups and keep them apprised of the project's status in order to cultivate support. Encouraging citizen participation in the development of the future Greenway Plan can give the community a stake in the success of the greenway system.

Strategy 3d: Secure funding for greenways, greenway trails, blueways, and blueway improvements.

Creating, maintaining, and constructing greenway trails and blueway improvements all require both money and volunteers. However, funding for greenways and trail development has waned in recent years, so public investment is needed through the Capital Improvement Program to ensure that the trails expected and desired by the public are constructed and maintained. Exploring and obtaining different sources of funding will help greenway trail development occur sooner rather than later.

Strategy 3e: Set up a Greenway Trail Advisory Committee to assist the County in designing, implementing, promoting, and maintaining a greenway system.

Public input, prioritization, and other direction are needed to implement a greenway trail system. For this reason, a Greenway Trail Advisory Committee is recommended. This Committee would work with various stakeholders to oversee and coordinate greenway implementation and maintenance. Implementing and maintaining a greenway system may require public-private partnerships involving many different groups and agencies. An oversight entity, such as this Advisory Committee, would assist Parks and Recreation staff in facilitating communications and coordinating activities among the agencies, organizations, and citizens groups involved.

Committee membership should be representative of the many organizations with an interest in greenway trails. Membership should be diverse and contain representation from the City of Charlottesville, UVA, PVCC, the development community, landowners, running and bicycling clubs, equestrian clubs, the environmental community, civic groups, the historic preservation community, naturalists, and the business community. Also, at least one person with a background in such areas as botany, ornithology, and/or mammals should be on the committee. This Committee should assist Parks and Recreation staff to:

- Prioritize the various greenway projects;
- Determine methods to promote and fund the greenway system;
- Review trail plans to ensure that they are designed in a manner that adheres to agreed-upon locations and standards;
- Provide advice during the development process and suggest methods in which a site can connect or be integrated into the greenway system.
- Make recommendations to amend current zoning and subdivision regulations to facilitate implementation;
- Refer landowners to appropriate land trusts; be pro-active in acquiring right-of-way or donation of land for greenways;
- Work with the community and facilitate citizen input on trail related issues;
- Arrange and coordinate operation and maintenance of the greenway system with volunteers and cooperating organizations; and
- Establish methods to address the safety and maintenance concerns of adjacent property owners.

A Greenway Trail Advisory Committee will help ensure successful construction and maintenance of the greenway system.

Strategy 3f: Work with volunteers and greenway partners from the State to the local level to complete the greenway system.

The process of turning a plan for the greenway system into a reality is a complex, but exciting challenge that requires a cooperative effort among many different people and organizations. While the total land area of the proposed greenway system is relatively small, its benefits will be widely felt. It is unlikely that a single entity, such as Albemarle County, will have the means to acquire and manage the extensive system proposed in this section. Therefore, the network of greenways should be coordinated

through a partnership effort. The greenway system is most likely to be established piece by piece by a number of groups. The Greenway Trail Advisory Committee should coordinate the activities of the partners in implementing the greenway system.

Strategy 3g: Continue to encourage developers to contribute to the greenway system by dedicating land, donating easements or funds, and/or constructing portions of the trails identified on the Greenway Plan.

Developers may increase the marketability of their developments and provide amenities by contributing to the greenway system. Protected scenic views and trails in wooded areas or near streams are valuable amenities; economic studies indicate that such amenities increase the value of the development. During the development review process, staff should make applicants aware of proposed greenway locations, and seek, through dedication, donation, or open space easement, the preservation of these corridors and the development of trails.

Strategy 3h: Continue to demonstrate the benefits and values of greenways to individual landowners whose land, or parts thereof, could be made a part of the greenway system through donation of the land or an easement.

The County rarely purchases land specifically for greenways. As a rule, the greenway system is developed on donated land. For this reason, staff should continue to work with landowners to provide information on the County's proposed greenway system and how an individual property may contribute to that system. Landowners can provide greenway land through a variety of voluntary methods. The most common way is a conservation easement. Easements may provide permanent protection and may be tailored to the landowner's needs and wishes. Also, landowners may wish to donate or sell their land for the establishment of the greenway.

Strategy 3i: Increase public awareness of greenways and provide educational opportunities, such as nature hikes, species and plant identification, and interpretation of historic, architectural, and natural resources.

Local awareness of and interest in the development of a greenway system is critical to its success. Promotion and marketing are key ingredients of a successful greenway system. To help increase community awareness of the existing and planned segments, it is important to provide a brochure with maps, trail lengths, photographs, directions, and park logos. This resource can be useful with regular events on the trail, such as nature walks, bird watching trips, trail and river clean-up days, photo competitions, and walk-a-thons.

Strategy 3j: Coordinate adjacent land development with the greenway, so that existing and future development can be integrated into and harmonious with the greenway system.

Greenway trail sections are often built at different times, such that trail segments on adjoining parcels may not connect for many years. However long it will take, it is important to plan ahead for trail development. In particular, attention is needed to the ways in which people will access greenway trails and what can be seen along a greenway trail. For example, if a greenway trail is proposed next to a commercial development that will have a tall retaining wall or stormwater outfall, the result may be an uninviting section of trail. In addition, new and existing residential and nonresidential developments should consider providing internal trails that link their development to an adjoining greenway.

Strategy 3k: Improve the functionality of Greenway Plan maps so that they are more accessible to the public and can be more easily understood.

Greenways in Albemarle County are a valuable asset; however, clear maps of greenways are not currently available. Such maps are difficult to create because of the large land area covered by greenways, especially in the Rural Area. In addition, a map showing County parks, school parks, trails that connect to transportation systems, and specific trail segments is difficult to read because it shows multiple layers of information that can be confusing. A better way to illustrate greenways is needed for both the public and for the Comprehensive Plan. Coordination with the staff working on the transportation plan and County-owned stormwater facilities will be important to help create a comprehensive, yet functional Greenways Plan map.

Objective 4: Provide access points to greenways and blueways.

Reliable and frequent access to greenways is important to ensure safety and constant use of facilities. Constant use helps to reduce maintenance because walkers are able to keep weeds down and notify maintenance workers of trail maintenance issues before they become problems. Public access to blueways helps to keep boaters from trespassing on private property. Planned access points for both greenways and blueways are provided in the Appendix.

Strategy 4a: Provide access to public greenways at locations shown in Development Area Master Plans and in places listed in the Greenway Plan.

Access points are important because they make it possible for residents and visitors to get to community destinations by trail. Details on expected locations are provided in the [Appendix](#). Neighborhood connections are important so residents can access trails that lead from their neighborhood to key places in the community. Access points for the larger community can become destinations for tourists, such as the Old Mills Trail along the Rivanna River. A hierarchy of trail access points exists for the trails identified in the Appendix.

Strategy 4b: Provide boat access at appropriate locations along the Rivanna River, the Rivanna Reservoir, and the James River. Target access or improvements to access points at the locations listed in the Greenway Plan. Details are provided in the Appendix to this Plan.

Many residents enjoy boating on the County's rivers; however, parking areas at access points are very limited. Safe boat access to the Rivanna Reservoir is needed to help alleviate the unmanaged and unsafe access currently in use. In some cases, the safety of boat launches is very poor. A plan for better maintenance of public boat launches and adjacent parking areas is needed.

Objective 5: Provide bicycle and pedestrian connections from City and County parks and schools in the Development Areas to neighborhoods, employment centers, shopping areas, public parks, and public schools.

The [Neighborhood Model](#) emphasizes the need to connect important places with sidewalks and bicycle paths. These paths can make it possible to walk to schools, parks, and other important places.

Strategy 5a: With the City of Charlottesville, continue to coordinate connections to City and County parks, using sidewalks, multipurpose paths along roads, and greenway trails.

The City of Charlottesville and Albemarle County Development Area parks are connected with trails and sidewalks. Additional connections continue to be needed and existing ones strengthened to help provide all community residents with easy access to nearby public parks. The City and County have committed to this strategy through the [Livability Project Goals](#) listed in the Introduction of this Plan.

Strategy 5b: Coordinate with the Albemarle County School Board to connect multipurpose paths and greenway trails to public school sites throughout the County. In the Development Areas, sidewalks should provide access to school sites.

Students and the public should be able to reach nearby school sites on sidewalks, by bicycle or pedestrian paths, or on greenway trails in the Development Areas. Walking and bicycling help improve health and can reduce obesity. Sidewalks, paths, and trails help provide all community residents with easy access to nearby schools and public parks. More information on this strategy is provided in the [Community Facilities Chapter](#).

Strategy 5c: Coordinate the transportation improvements identified in the Transportation Plan with greenway trails to further develop a pedestrian and bicycle network in the Development Areas.

The County's Transportation Plan recognizes that a system of pedestrian and bicycle improvements is needed to provide for multimodal access throughout the County and, especially, throughout the Development Areas. Making connections to important centers in the Development Areas and to City-County-owned parks means that sidewalks and paths along streets will be needed to complete the pedestrian system. The County's [Transportation Plan](#) also relies on off road paths, which are shown on the Greenway Plan.

Objective 6: Connect Rural Area parks to each other and to other nearby parks.

Albemarle County is the second largest County in Virginia in land area. The County's Rural Area encompasses 690 square miles and there are many scenic vistas and natural resources. County Rural Area parks, of which there are 10, provide places for residents and visitors to enjoy the outdoors in the Rural Area. More and more, residents and visitors are expressing a desire to walk or bicycle from one recreational area to another. For this reason, connecting the parks throughout the County has become a long-term goal.

Strategy 6a: Develop a detailed plan and strategies for interconnecting public parks in the Rural Area.

As shown on the Greenway Plan, County-owned parks in the Rural Area are widely dispersed. In the future, connecting those parks can be beneficial to residents wishing to travel from one rural park to another or to City parks, State parks, or national parks. Having these kinds of connections will support tourism in the County.

Connecting rural parks to the rural communities can improve safety by providing alternatives to on road bicycle and pedestrian travel on rural roads. This concept of connecting rural parks is a long-range plan; obtaining connections may take many years. Developing the plan and strategy is the essential first step to making this happen.

The Greenway Plan shows potential bicycle and pedestrian connections in the Development Areas and the Rural Area that will help residents reach the parks. A future opportunity may exist for using railroad rights-of-way, if a railroad line is abandoned. Grant money may also be available to help fund these kinds of trails.

Objective 7: Work with the City of Charlottesville on joint projects to improve parks and recreation services, greenways, blueways, and green systems.

The City's and County's urban area parks are connected by greenway trails, and the City and the County share several parks and recreation facilities. The arrangement to share facilities enhances the quality of life for both City and County residents. Through the Livability Project, several other recommendations have been made to encourage additional cooperative efforts.

Strategy 7a: Create a plan that incorporates a unified vision for land adjacent to the Rivanna River.

Through the Livability Project, the City and County recommend development of a unified vision for the land adjacent to the Rivanna River in the Pantops and Woolen Mills area is a top priority. Along with creating a plan to coordinate building sidewalks across City-County boundaries, this strategy was chosen as one of the top two projects for the communities to work on in the future. Both localities believe that the Rivanna River is a shared resource. Coordinating land use and recreation planning efforts can benefit County and City residents. Coordinated land use efforts can also ensure that future land uses do not further degrade water quality. Coordinating land uses adjacent to the River under a joint vision can also lead to land uses that transition well between the City and County and across the River. A shared vision for parks, trails, and recreational opportunities associated with the river can make the Rivanna River an enjoyable destination for residents and tourists. Ultimately, City and County residents, their economies, and the health of the Rivanna River should benefit from a shared City-County plan for the river. The Development Areas Chapter and the Natural Resources Chapter contain recommendations for development of this Plan. The Rivanna River Basin Commission provided suggestions on how a plan might be developed are provided in the Reference Documents. These recommendations should be reviewed as part of development of the plan for the Rivanna River in Pantops and Woolen Mills.

Strategy 7b: With the City of Charlottesville, continue to develop ways in which residents may more easily use the parks, recreational facilities, and programs of the other locality.

At present, both the City and County charge fees for use of their parks. Both localities provide season passes to some facilities. However fees are different for City and County residents. Because these facilities are used so much by residents of both communities, work is needed to see if and how fees could be adjusted to make access more convenient for both groups.

This topic was discussed as part of the Livability Project. Specific actions were recommended to improve coordination of parks and recreation resources between the City and the County. They were to:

- Use the existing Needs Assessment documents to initiate a dialogue on meeting recreation needs;
- Evaluate existing user fees associated with all parks, facilities, and programs to explore reciprocity programs;

- Coordinate with UVA to identify both active and passive recreation opportunities that may be shared with the larger community;
- Create a common City-County park, recreation, and programming amenity matrix, similar to the matrix found in the [Reference Documents](#), and an associated map of amenity locations; and
- Create a regional plan to address the need for additional recreational fields.

Jointly, the City and County can work to improve parks and recreational opportunities for the full community.

Strategy 7c: Pursue joint partnerships for ownership and maintenance of regional resources.

Opportunities exist for the City and County to partner for ownership and operation of new parks for cost savings to both. Strategies were developed as part of the Livability Project. Creating new partnerships could make parks and recreation programs and facilities more effective and cost-efficient. Ways to do this could include:

- Explore shared use facilities as a first option when contemplating new or replacement recreational facilities within the County.
- Explore the possibility of a Regional Park Authority or Joint Advisory Committee to manage and coordinate shared resources including, but not limited to, Ivy Creek Natural Area and Darden Towe Park.
- Develop and implement a shared vision for parks, trails, and recreational opportunities associated with the Ragged Mountains, Rivanna River, Rivanna Reservoir, and Sugar Hollow.
- Continue to work with the Virginia Department of Conservation and Recreation to develop a shared vision for recreational opportunities associated with Biscuit Run State Park. Ensure active recreation facilities are considered for park users.

By partnering, the two communities may be able to provide their residents with more access to parks and recreational amenities in a more cost-effective manner.

Strategy 7d: Work with the City to prepare and apply for grants to fund the greenway system.

Grants often require leveraging funds and are sometimes more available to partnerships than to single entities. The City and the County should work together to leverage grant funding to improve the region's interconnected greenway system. Because of potential joint benefits, the County and City should coordinate and work together in applying for grants concerning the greenway system.

Strategy 7e: Encourage the maintenance and enhancement of existing public access points to Shenandoah National Park and the Appalachian Trail. Provide for public trail connections to Biscuit Run State Park.

Enhancing and improving existing access points to Shenandoah National Park, the Appalachian Trail, and the future Biscuit Run State Park will make it easier for County and City residents to access these parks and recreational resources. Access points to federal and State parks and trails will allow the

County's and City's local greenway system to connect to a larger network of parks and green systems. Continued attention and activities designed to physically connect the City and County to State and national parks could make access more convenient to residents and visitors and improve opportunities for tourists.

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Source: Albemarle County 2011

COMMUNITY FACILITIES

GOAL:

Albemarle County's facilities and services will be of high-quality and delivered in an environmentally responsible and cost-effective manner.

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VISION:

Albemarle County envisions a community with abundant natural, rural, historic, and scenic resources • healthy ecosystems • active and vibrant development areas • a physical environment that supports healthy lifestyles • a thriving economy • and exceptional educational opportunity for present and future generations.

Relationship to the Vision

The County's excellent educational system is both a product of and contributor to its strong economy. The County's investment in schools, libraries, and other public facilities and services has made it a leader in the State. The Development Areas are places where investment in community facilities and services is made, which helps to create attractive and vibrant communities. Building and maintaining public facilities in the Development Areas means that the County's rural heritage and natural, scenic, and historic resources can be preserved.

Community Facilities

Introduction

Community facilities are provided in a locality to help protect the public health, safety, and welfare of the community, as well as to enhance the quality of life for residents. In Albemarle County, services and facilities are provided to residents in a variety of ways. Some facilities and services are provided entirely by the County, such as County police stations and police service. Other facilities and services are provided entirely by volunteers, such as the Scottsville Rescue Squad and Fire Department. Some facilities and services represent a combination of County and volunteers, such as the Seminole Trail Volunteer Fire Department.

Some facilities, like libraries, are regional in scope, while others are provided jointly by the County and City, such as solid waste disposal facilities. In the case of parks and recreation, most parks are owned by the City or County, but facilities and services are available for use by all residents of the area, including outlying counties. Some parks are owned jointly by the City and County, such as Darden Towe Park and the Ivy Creek Natural Area.

The facilities and services covered within this Chapter include police, fire rescue, schools, libraries, government administration services, water and wastewater utilities, and solid waste. Information on transportation and parks and recreation are found in other chapters of the Plan.

Albemarle County Facility Planning

Residents of the County expect high quality facilities and services. Providing these facilities and services significantly affects the location, timing, and extent of development. Because of the high cost of providing government facilities and the potential impact on the County's growth pattern, it is important to have a comprehensive and systematic planning process. This process should promote an efficient provision of services and facilities that is consistent with current needs and with the goals of the Comprehensive Plan for future development. This Plan serves as a framework for government facility development decisions. It permits a better evaluation of service and facility needs and performance. It will also provide opportunity for a more objective review of competing demands for new and expanded

facilities, so that the County's resources are used to meet the highest need. It is to be used to assist agency administrators and elected officials in determining the capital project needs, priorities, and timing for facility development. It establishes what the County determines to be the adequate level of service for government functions. "Level of service" defines what the County considers necessary and desirable. Service objectives and standards for providing these facilities and services are established in this Chapter and also provided in the [Appendix](#).

Paying for facilities and services is also important to the success of the Plan. Although State and federal funding continues to diminish, the demand for high quality services and facilities does not diminish. Local funding is necessary now and in the future to meet service expectations. Planning for capital improvements starts with the Comprehensive Plan, and all capital projects should be tied back to the Comprehensive Plan during the capital improvements programming process.

Objective 1: Continue to provide public facilities and services in a fiscally responsible and equitable manner.

Albemarle County's Growth Management Policy calls for efficient and fiscally responsible use of County resources by channeling growth and development into the Development Areas so that the majority of services and facilities are provided in a concentrated area. This practice also helps to protect the Rural Area from development.

The primary way in which growth is directed to Development Areas is through public service delivery. In Albemarle County, services and facilities are provided at a much higher level in the Development Areas than in the Rural Area. This occurs because provision of police, schools, fire, rescue, roads, and other governmental activities and functions to a dispersed rural population is inefficient and contrary to goals for rural land protection. Provision of public water and sewer service, especially, helps to promote development in the Development Areas,

The provision of government facilities must be carefully coordinated with the Future Land Use Plan, which is found in detail in the Development Area Master Plans, to ensure the adequate provision of facilities and services to accommodate existing and anticipated development. The primary focus of the Land Use Plan is to encourage development in the Development Areas and provide facilities and services to support this pattern of growth. Due to the nature of some County services or other unique circumstances, it may not be possible or appropriate to provide certain facilities solely in the Development Areas. However, the priority is to provide the highest level of service to the Development Areas.

The County's approach to providing facilities and services has already been stated in the [Growth Management](#), [Rural Area](#), [Development Areas](#), and [Transportation](#) Chapters of this Plan. It is restated below as:

The nature of public service delivery:

- ***The location of new public facilities should be within the County's Development Areas per County land use policies.***
- ***Residents in the Rural Area should not anticipate levels of service delivery equal to those provided in the Development Area.***
- ***Development Areas serve as service center locations for the Rural Area.***
- ***Public facilities are allowed in the Rural Area only in cases where it is not possible in the Development Areas due to physical constraints, the nature of the facility, and/or the service(s) provided.***

Strategy 1a: Give priority to facilities and services that address emergency needs, health and safety concerns, and provide the greatest cost-benefit ratio to the population served.

Emergency services, such as fire, rescue, and police address urgent needs. They are essential services for the community and, along with schools, should have the highest priority for funding. Provision of facilities to address emergency needs and health and safety concerns are a priority because they can provide the greatest cost-benefit ratio to County residents.

Strategy 1b: Give priority to the maintenance and expansion of existing facilities to meet service needs.

Maintaining existing facilities is of primary importance. No benefit is gained if new facilities are provided while existing facilities deteriorate and become substandard. Also, in meeting new service needs, consideration should be given to whether the existing facilities can be modified to provide an adequate level of service.

Strategy 1c: Continue to design all buildings, structures and other facilities to permit expansion as necessary. Sites should be able to accommodate existing and future service needs.

Raw land in Albemarle County is often very expensive, so the most efficient use of the land must be achieved. It is often more cost-effective to expand existing facilities than to locate and build facilities on new sites. For that reason, building design should factor in future growth.

Strategy 1d: Continue to locate related or complementary services and facilities together when possible and when other goals of the Comprehensive Plan can be met.

There are distinct advantages for both the service providers and the public when related and supporting facilities are in a central location. Operational economies can be achieved, capital facility and development costs can be reduced (buildings, parking, and sharing of accessory facilities), and, in some cases, cooperation and support between personnel can be provided. For example, a training academy for fire and rescue may also be appropriate for police in order to allow both of these public safety agencies to conduct emergency operations training together. However, if important County goals, such as walkability in the Development Areas, would be lost by locating complementary uses together, then, this strategy may not take priority.

Strategy 1e: Schedule funding of government facilities through the Capital Improvements Program, based on the needs identified in the Development Area Master Plans, other chapters of this Plan, and other adopted County Plans.

By their very nature, public facilities are capital-intensive, requiring significant funding not only for the initial development of the facility, but also for its continual maintenance and operation. It is becoming increasingly difficult for communities to find adequate fiscal resources to pay for new or improved facilities, as well as to maintain existing facilities. Therefore, to provide facilities in a fiscally responsible and equitable manner, adequate planning is necessary to ensure that the highest benefit is provided to the citizens in exchange for the cost required to provide the service. The policies, objectives, and strategies presented in this Chapter outline an active process to assure this success.

Strategy 1f: Look for opportunities to join in public-private partnerships and use volunteers to help provide cost effective facilities and services.

Public-private partnerships are ways to help leverage public money with private capital for needed services and facilities for the community. For example, the County might want to partner with the Senior Center to help build a facility for seniors or supplement programming needs. The County might want to partner with a private athletic facility to provide additional recreational opportunities for residents. Volunteers can also help provide needed services such as building trails as part of greenway projects. Volunteer activities are very beneficial to the County and recruitment should be continued.

Strategy 1g: Ensure that all government facilities conform to County regulations, site development standards, and policies.

County projects are expected to meet all County development regulations and procedures, just like any other development project. County projects should strive to meet or exceed all other appropriate development standards and policies established and encouraged by the County (stormwater and water quality, water supply and waste water disposal, critical slope management, building form and orientation, amount and location of parking, pedestrian and bike accessibility, and others). Public projects should be examples of good development and should be models of the type of development the County wants to see.

Strategy 1h: Prior to the disposal of any existing but obsolete facilities and sites, determine the value of maintaining them for potential reuse by other services and facilities.

Consideration should be given to the reuse of public facilities and sites for other public uses, if these facilities are no longer viable for their original use. It is costly and often difficult to purchase property and site public facilities in new locations. Prior to disposing of public properties, a review of the site and facility and the potential for other public uses or reservation of the property for future use should be considered.

Strategy 1i: Continue to design and construct public facilities that are energy efficient and environmentally responsible.

Conserving energy is a fiscally and environmentally responsible activity of government. This strategy can be accomplished by:

- Continuing to demonstrate leadership by reducing energy demand and consumption in all County-owned buildings and by promoting energy conservation throughout the County;
- Continuing to improve fuel efficiencies to reduce energy consumption and emissions;
- Promoting and pursuing the reduction of waste that goes to a landfill; and
- Continuing to build on existing synergies with community partners to integrate the role of energy conservation and carbon emissions in planning and projects and, in general, to help equip the community at all levels to make informed decisions about the impacts of energy efficiencies.

By addressing environmental responsibility in the design and development of government facilities, the County will create facilities that protect ecosystems, enhance biodiversity, improve air and water quality, reduce solid waste, and conserve natural resources.

In 2005, the County began participating in the Energy Star Courthouse Campaign using Energy Star guidelines and made a commitment to reduce energy consumption by 30% by 2012. The County achieved that goal and is now working towards another 10% reduction in energy consumption in its buildings. More details on methods for accomplishing this strategy, along with the County's Environmental Management Policy, and the Environmental Management Strategic Plan can be found in the [Appendix](#).

Strategy 1j: Continue to design and construct buildings with a commitment to occupant health and government benefits.

In 2004, the County updated its community facility expectations and recognized the importance of occupant health in County buildings. The County believes that, by addressing occupant health and community benefits in the design and development of government facilities, it will create facilities with improved indoor air quality and improved thermal and acoustic environments. These facilities will enhance occupant comfort and health and contribute to the overall quality of life.

Strategy 1k: Ensure that public buildings and spaces provided in the Development Areas conform to the principles of the [Neighborhood Model](#).

The County's Neighborhood Model provides guidance on the form of development expected in the Development Areas. It represents an urban form, which is the preferred form for new development and redevelopment, to help achieve the residential densities recommended in the Land Use Plan. To achieve that density and desired form, government facilities provided by the County should adhere to the principles of the Neighborhood Model. It is understood that, due to physical constraints, or the nature of the facility and/or service(s) provided, not every County facility will be able to meet all of these principles. Efforts should be made, however, to meet as many of those principles as possible.

The Neighborhood Model affects government facility planning and development in varied ways, but, for the most part, it affects the relative location of the facility within the designated Development Area and the location and design of the facility onsite. The Neighborhood Model has relatively limited impact on the management and operation of the service.

New development and redevelopment in the Development Areas, including public facilities construction, is expected to have sidewalks to encourage walking. Sidewalks are expected along all streets, along with street trees and interconnected streets and paths.

Neighborhood centers are expected in the Development Areas, and they are to provide for a mixture of uses; for example, a public facility such as a school or library can be a neighborhood center. Parks, amenities, and public spaces are expected to support neighborhood residents. Redevelopment is strongly encouraged. Working with terrain is preferred to leveling sites; however, when major grading takes place, finished grades should not be so steep as to prevent constructing sidewalks between sites or other connections to adjoining properties.

The following Neighborhood Model Principles are applicable to public facilities and services:

- All public facilities should be designed and/or located to accommodate multimodal transportation options, including walkways, bike facilities, and transit access, if available or proposed.
- Recreational and natural areas are amenities and should be sited so that residents and workers can walk to a public park, use greenway trails, experience preserved natural areas, and enjoy public gathering spaces.
- Building size and orientation on the site (and to the street and neighborhood) should be in keeping with the character of the neighborhood to the extent possible and appropriate. As a general rule, buildings should have their front entrance oriented to the street, with parking relegated internal to the site and away from the street.

- Take existing and proposed density of nearby areas into account with public building locations. Avoid sprawling site development, which underutilizes sites and does not create or contribute to compact, walkable neighborhood development.
- Recognize that public facilities contribute to the mixed-use character of neighborhoods. Therefore, strategic location and siting of facilities can contribute to mixed-use neighborhoods.
- Provide for sidewalk systems to give pedestrians an easy walk to many destinations, to provide alternative routes for traffic, and to reduce the number and length of car trips.
- Create on street parking and place parking lots behind buildings so pedestrians do not have to cross major parking areas when walking along sidewalks to reach facilities.
- Consider whether mixing housing and public building would be appropriate with new building construction. While public facility sites do not need to be mixed-use in character, the County should take full advantage of beneficial arrangements and opportunities to participate in mixed use developments. Public and private partnerships, publicly developed sites with leasable space, or private developments with long term lease arrangements for public facilities are examples of some of the potential arrangements and opportunities. If opportunities to provide housing as part of a facility development should be offered or presented they should be considered. Mixing of housing and public facilities is not necessarily discouraged.
- Reuse and/or redevelop existing sites.
- When planning new facilities or modifying existing sites, work *with* rather than *against* the natural grade to the greatest extent feasible. This principle should be given strong consideration in site selection and site/building design. Even though grading and site alterations will occur with facility construction, efforts need to be made to seek a sustainable balance between better grading and preserving natural topography. Protecting important environmental resources, such as steep slopes along streams, stream buffers, significant wooded areas, wetlands, and the like, is important. The character of the finished grading should avoid massive and tall retaining walls and take into account the ability to maintain slopes and vegetation, and to avoid erosion.
- Maintain a clear boundary between the Development Areas and the Rural Area when public facilities are located at the boundary between the Development Areas and the Rural Area.
- Establish public facilities as neighborhood centers (when possible) to bring diverse activities to a neighborhood. Public facilities may be established and function as neighborhood centers or open space areas; parks, libraries, and schools are obvious choices for such centers, but facilities like fire departments and county offices may also serve as centers because of their meeting rooms and public gathering function. New public facilities will be encouraged to locate in existing neighborhood centers, if feasible.

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Objective 2: Provide high quality police services in the County.

The Albemarle County Police Department has the primary responsibility for law enforcement in the County. The police are headquartered in a single, centralized location in the County Office Building on Fifth Street Extended, south of the City of Charlottesville. All patrol units are headquartered at this location. Presently, there are no substations located in the County. Instead, the Department uses satellite offices within its service sectors to provide support space for officers to address administrative functions. Each officer is assigned a police car on a take-home basis. This policy increases police visibility throughout the County and improves response time to emergency calls and other public safety responsibilities. The County's has a service standard of 1.5 officers per 1,000. Currently, there are 131 sworn officers for a population of 103,707. The service standard is not being met.

Strategy 2a: Use the Police Service Model for Geographic Policing to provide service to the County.

The Albemarle County Police Department has recently transitioned from a centralized policing operation to one that operates under a geographic policing model. Geographic policing means that officers are assigned to specific geographic areas for providing service, rather than providing service anywhere in the County from which a call might be made. This model provides tremendous potential for increased effectiveness in crime-fighting strategies where officers are better able to cultivate relationships within the community and employ crime prevention and problem solving initiatives. To align with this philosophy, the Police Department has restructured its operations into two districts which are further broken down into four sectors. Each district incorporates a structured command: a Commanding Lieutenant, Sergeants and Corporals providing shift supervision, and officers that are consistently assigned to a specific sector. This new model allows officers and residents of the community to partner to create a safer, positive environment. It will be important to maintain this practice to achieve effective and efficient response times. The Police Service Model for Geographic Policing may be found in the [Appendix](#).

Strategy 2b: Locate Police District Stations within all designated police service areas of the County and ensure facilities are available for use.

When the County implemented the Geographic Policing Model, it created two new districts - the northern Jefferson district and the southwestern Blue Ridge district which are shown in Figure 1. The Blue Ridge District Station operates from the existing COB - 5th Street location. Until a new facility is provided for the Jefferson district, it will use existing facilities at the Fifth Street Extended. When a new or redeveloped facility is constructed, adequate support services for police officers working in that area will also be needed.

It is important that district stations be located within a designated Development Area whenever possible or at a well-defined existing rural crossroad, commercial or residential concentration, or in a neighborhood and be located in a central location to support meeting response time standards. The County will need to provide a third district station as the population increases. When this occurs, the Blue Ridge District boundaries would likely be redrawn to create two separate districts--a southern district and a western district.

Strategy 2c: Evaluate the need for a County-owned public safety training facility. If deemed appropriate, locate the training facility in a central location to provide convenient access for all regional members (see Strategy 4c).

The County does not currently own or operate a public safety training center and, at present, County personnel travel outside of the County to acquire necessary training at private facilities. A County-owned public safety training facility would serve law enforcement needs by providing space for firearms and vehicle training to meet the Department of Criminal Justice Service certifications. The facility would also provide firefighting training, including a burn building and an area for hazardous material training. A locally-managed public safety training facility would also allow for community public safety agencies to train together in an operational and scenario-based training environment as well as during annual in-service training events. Constructing such a facility in a central location would make it easier and more convenient for police and fire and rescue employees to attend training activities. The County should identify options for meeting training requirements, evaluate the benefits and liabilities of constructing a local public safety training facility, and, if appropriate, consider future locations for these facilities within the County.

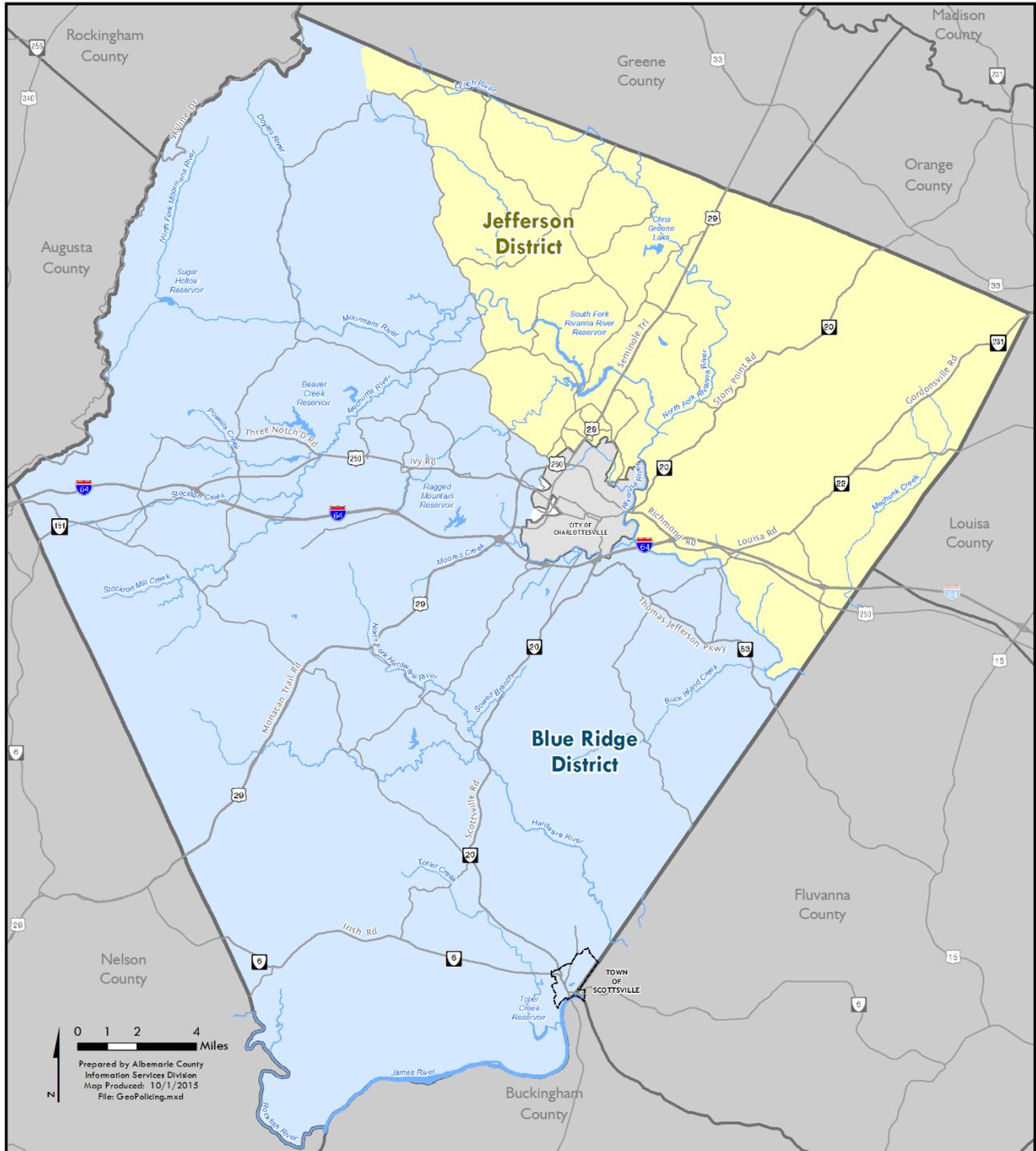


Figure 1: Police Service Districts



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Objective 3: Provide physical facilities that enable the School Division to provide a high quality educational system for students in Albemarle County.

There are 26 kindergarten through 12th grade public schools (K-12) in Albemarle County, including 16 elementary schools, 5 middle schools, and 3 high schools, in addition to the Community Public Charter School for middle school students and Murray High School (which provides alternative educational opportunities). The Charlottesville-Albemarle Technical Center (CATEC) provides vocational training for students. A separate K-12 school, the Ivy Creek School, exists for students with special needs. At present, approximately 13,000 students are enrolled in Albemarle County Schools.

The individual schools have different capacities. At this time, some schools are over capacity, while others are under capacity. When enrollment and building capacity do not match, the School Board determines either to change school district boundaries or to request funding for new schools. Each school facility also provides a public park available for use during non-school hours. The vision, mission, and goals that guide educational attainment are set by the School Board; however the County Board of Supervisors oversees funding and maintenance of school facilities.

Figure 2: Existing Public Schools

Elementary		Middle	High
Agnor-Hurt	Meriwether Lewis	Jackson P. Burley	Albemarle
Baker-Butler	Virginia L. Murray	Leslie H. Walton	Monticello
Broadus Wood	Red Hill	Joseph T. Henley	Western Albemarle
Brownsville	Scottsville	Jack Jouett	Murray - Charter School
Paul H. Cale	Stone-Robinson	Mortimer Y. Sutherland	Other
Crozet	Stony Point	Community Public Charter School	CATEC (Charlottesville Albemarle Technical Center)
Mary C. Greer	Woodbrook		
Hollymead	Benjamin F. Yancey		Ivy Creek School – for children with special needs

Source: Albemarle County 2013

Strategy 3a: Locate new schools in the Development Areas. Only locate new schools in the Rural Area by exception when either physical constraints, land area needs or availability, or service considerations may necessitate it.

The County’s Growth Management policy directs that new schools should be located in the Development Areas and not the Rural Area; however, this policy can affect the value of land in the County. Typically, land in the Rural Area is less expensive than land in the Development Areas, and public school officials are always looking to provide for new schools at the lowest cost to taxpayers. As a result there can be a tendency to look for land for new schools outside of the designated Development Areas. Even though land may be more expensive in the Development Areas, new schools should be located within the County’s Development Areas in support of the County’s [Growth Management Policy](#) and the [Neighborhood Model](#). Schools serve as important centers in their communities. They should be walkable, while still secure. In cases where it is not possible to locate a new school in the Development Areas due to physical constraints, land area needs or availability, or service considerations, they may

be located adjacent to or in very close proximity to the Development Areas where infrastructure and utilities can feasibly be provided.

It should also be noted that when the Neighborhood Model was adopted, shifts occurred in expectations for park facilities in conjunction with elementary schools. Formerly, extra playing fields were expected with new elementary schools which increased the size of sites needed for the school. After adoption of the Neighborhood Model, the County recognized these playing fields could be provided at other locations, which reduced the minimum size requirements for new elementary school sites. Having smaller size requirements should also improve affordability of new sites in the Development Areas.

When siting new schools, as many of the characteristics below as possible should be met:

- Elementary schools should be located within neighborhoods or at the edge of neighborhoods to promote walkability;
- Middle schools and high schools should be located in a central location relative to elementary schools, which feed these schools, to support the feeder pattern policy of the School Board;
- Safe and convenient access should be provided between the schools and pedestrian and road networks;
- Compatibility with adjoining planned and existing land uses should be achieved. Though not preferred, locations near industrial and major commercial developments are not prohibited;
- Public water and sewer service should be provided;
- Police and fire rescue service should be in close proximity; and
- The site should be developed with respect for environmental features such as topography, soils, floodplains, and wetlands and final design should result in aesthetically pleasing physical qualities.

Strategy 3b: Maintain and upgrade existing schools in the Rural Area, as necessary, in order to continue to serve rural residents.

About half of Albemarle County's existing schools are located in the Rural Area. These often support rural communities and act as community centers for Rural Area residents. Such school facilities should be properly maintained and upgraded in order to continue serving Rural Area residents.

Strategy 3c: Provide facilities in locations that are appropriate for the projected enrollment in order to ensure educational parity for all students. Ensure school location and facility design are based on the recommendations of the Long-Range Plan for Albemarle County Schools and Development Area Master Plans, to the greatest extent possible.

Providing appropriate education facilities for all students—current and future—is a priority for the County. The School Division monitors enrollment figures on a frequent basis to ensure schools can meet enrollment needs. School district boundaries are drawn to balance the numbers of students, as well as to ensure consistency of school facilities and offerings. Appropriate new locations for schools in the Development Areas are places where growth is occurring or projected to occur quickly.

Identifying and acquiring the sites that will be needed for future schools and expanded schools can ensure that these sites are secured and available when the need arises. Such planning ahead helps

ensure cost-effective use of County funds. Obtaining school sites through proffers helps to offset costs for the County. Planning and land acquisition should be done early enough to avoid overcrowding in schools.

In order to ensure that all students have adequate facilities to meet their educational needs, and that facilities will continue to meet the needs of future students, County decision makers should continue to evaluate enrollment numbers. When existing educational facilities need to be expanded to continue to provide high quality education opportunities, the County should explore constructing new facilities in a location that best serves the projected enrollment and adheres to the Neighborhood Model principles.

The Long Range Plan for Albemarle County Schools should identify land needed for school expansion and new schools, and recommend acquisition of these sites as soon as feasible. Development Area Master Plans are created with a great amount of public input and feedback. Potential school sites are identified based on locations of undeveloped land near residential areas. Future school sites identified on such Master Plans and these recommendations are important to understand the needs of that particular community.

Strategy 3d: Ensure capital funding is programmed to achieve parity in the provision of all levels of school facilities.

Proper long-range facility planning is needed to ensure elementary, middle, and high schools can provide for the future needs of students. The Long-Range Plan for Albemarle County Schools should continue to be used to guide capital programming for new school facilities and the expansion of existing facilities over the next ten years.

Strategy 3e: Provide adequate recreational and athletic facilities on a school site to serve the students of the school and to provide park facilities as identified in the Parks and Recreation Chapter of this Plan.

In past years, combining school and park locations was viewed as creating a good economy of scale. By increasing the size of playing fields, maintenance and sharing of existing parking lots was less expensive to the public. Public buy-in of sites helped pave the way for new construction. This sharing, however, had the downside of creating school sites that were so large as to make walking to school very inconvenient. Schools were intended to be accessed predominately by cars. The parcel size also increased the purchase cost of the land.

With the Neighborhood Model, requiring larger recreational land than needed for the school use became less important than creating walkable neighborhood centers. Through rezoning, the County can receive park and school sites on smaller parcels, separate from each other, which is more palatable to the property owners who are proffering the land. In collaboration with the Parks and Recreation Department, school, park, and recreational facilities will be available for public use after schools meet their responsibilities to students.

Strategy 3f: Give preference to locating schools on individual sites rather than having multiple schools on one site.

Locating schools together on a single site can be less expensive for land purchase, construction, maintenance, and shared facilities such as parking lots. However, smaller school sites for individual schools can provide for ease of walking to, from, and on the school site and create multimodal

transportation options for teachers and students to get to schools. Single-school sites allow for more community and neighborhood-based connections. Multi-school sites may be considered where co-location will reduce individual school land area demands.

Strategy 3g: Use modular facilities only during periods of enrollment fluctuations or prior to expansion or development.

Modular facilities are temporary classrooms that can be used for short periods of time to deal with transitions between redistricting and construction of a new school. They are intended to be temporary and are not an appropriate long-term solution to overcrowding or a substitute for permanent facilities.

Strategy 3h: Encourage innovative alternatives to address new school facility needs, including potential cooperation with the City of Charlottesville.

Costs for new school construction can be very high, especially when land costs are added. Alternative methods of providing new facilities, such as working with the City, can be a cost-effective method of stretching limited County resources. In the urban neighborhoods, especially creative alternatives provided in conjunction with the City may prove beneficial to both the City and the County.

Strategy 3i: Promote walking and bicycling to school where schools are accessible from pedestrian and bicycle facilities.

In the Development Areas, the County is trying to create a pedestrian-oriented community. For schools, this means that walking to school should be a realistic alternative to car or bus transportation. Promoting walking and biking to school helps to reduce school transportation costs and prevent childhood obesity. This strategy must be achieved in conjunction with and not counter to school safety and security measures.

Strategy 3j: Program necessary funding in the Capital Improvements Program (CIP) to provide for bikeway and walkway linkages to schools.

Many of the schools in the Development Areas were built without sidewalks or walking and bicycling paths, which limits mobility. To make walking to school an option, the County should program in the Capital Improvements Program necessary bikeway and walkway improvements within a ¼ mile radius of the site. This can provide adequate bicycle and pedestrian linkages between nearby neighborhoods and schools.

Objective 4: Provide firefighting and rescue facilities and equipment as needed to meet the characteristics of particular service areas.

Albemarle County has a unique emergency services system. Both volunteer and career personnel cooperatively provide fire, rescue, hazard mitigation, and emergency medical services to the community, while partnering with other local and regional emergency services organizations. The County Department provides emergency fire, rescue, hazard mitigation, and medical services for the County. Stations serve response areas that are both urban and rural.

Albemarle County maintains a centralized headquarters to oversee the provision of fire, rescue, hazard mitigation, and emergency medical services. Commonly referred to as ACFR (Albemarle County Fire Rescue), the Department has staff that handle administrative tasks, training, volunteer programs, fire prevention and life safety programs. The Department also provides career operations staffing to supplement volunteer staffing. Albemarle County has 14 fire and rescue stations. Of the 14, five fire and rescue stations provide fire protection, fire suppression, and emergency medical transport and rescue services. Five fire and rescue stations provide fire protection and suppression, as well as emergency medical non-transport (Crozet Volunteer Fire Department does not provide Emergency Medical Service non-transport). Emergency medical non-transport means that emergency medical personnel, such as an Emergency Medical Technician working for a fire station, can provide service but not transportation to the hospital. The remaining four rescue squad stations (three organizations) provide emergency medical transport and rescue services. The 14 are listed below:

Rescue Station 1	-	Charlottesville-Albemarle Rescue Squad
Fire Station 2	-	East Rivanna Volunteer Fire Department (Rural Area)
Fire Station 3	-	North Garden Volunteer Fire Department (Rural Area)
Fire Rescue Station 4	-	Earlsville Volunteer Fire Department (Rural Area)
Fire Station 5	-	Crozet Volunteer Fire Department
Rescue Station 5	-	Western Albemarle Rescue Squad
Fire Station 6	-	Stony Point Volunteer Fire Company (Rural Area)
Fire Station 7	-	Scottsville Volunteer Fire Department
Rescue Station 7	-	Scottsville Volunteer Rescue Squad
Fire Rescue Station 8	-	Seminole Trail Volunteer Fire Department
Rescue Station 8	-	Berkmar Substation of the Charlottesville-Albemarle Rescue Squad
Fire Rescue Station 11	-	Monticello Fire Rescue (County-owned)
Fire Rescue Station 12	-	Hollymead Fire Rescue (County-owned)
Fire Rescue Station 15	-	Ivy Fire Rescue (Rural Area)
Rescue Station 16	-	Martha Jefferson Hospital

The Regional Emergency Communications Center, located on Ivy Road, dispatches all emergency calls to County fire departments, rescue squads, and the region's police departments.

Strategy 4a: Locate new fire and rescue facilities in places where the largest number of properties can be served and where ingress and egress into the station is not hindered by traffic or obstructions.

The need for safety, economy, and efficiency mandates that fire and rescue stations be located where the largest number of people can be served and where response time can be the quickest. For this reason, most of the fire and rescue facilities are located in the Development Areas. Not all facilities are in the Development Areas, however, because existing residents in the Rural Area need fire and rescue service, too. As the population grows, additional stations likely will be needed. When siting

new stations, this strategy can be followed by considering the following:

- Station sites should have direct access to a collector street or road that is located within 0.5 mile from an arterial street or road;
- Facilities should not be located on heavily traveled streets or roads that are frequently congested due to potential conflicts when emergency vehicles enter the street or road. The Fire and Rescue Departments should be able to control any traffic signal lights located at the collector or arterial street or road intersection(s) during emergency calls;
- Facilities should not be located such that equipment leaving the facility in response to an emergency would be immediately hindered by steep grades, the need to cross restricted bridges which could not accommodate the weight of the vehicle, or railroad crossings; and
- Facilities should be located in [centers](#) or commercial, service, and industrial areas. Locations near or adjacent to neighborhoods may be acceptable; however, potential noise and traffic conflicts must be adequately addressed.

Strategy 4b: Continue to assist volunteer fire and rescue stations that do not have the financial means to fund building repairs and minor building renovation projects.

Albemarle County's volunteer fire and rescue stations provide a tremendous benefit to the County. However, fundraising does not always cover the costs needed to provide the service. Because of this situation, the County established a policy in 2006 to assist volunteer stations in need of building repairs and minor building renovation. These stations can request assistance from the County if they can show that the station is unable to independently fund the project. Determining financial hardship requires that the station disclose the department's financial statements (balance sheet and income statement) to help demonstrate the station's financial need. Funding for larger projects are addressed on a case by case basis through the County's CIP process.

Strategy 4c: Evaluate the need for a County-owned public safety training facility. If deemed appropriate, locate the training facility in a central location to provide convenient access for all regional members (see Strategy 2c).

The County does not currently own or operate a public safety training center and, at present, County personnel travel outside of the County to acquire necessary training at private facilities. A County-owned public safety training facility would serve law enforcement needs by providing space for firearms and vehicle training to meet the Department of Criminal Justice Service certifications. The facility would also provide firefighting training, including a burn building and an area for hazardous material training. A locally-managed public safety training facility would also allow for community public safety agencies to train together in an operational and scenario-based training environment as well as during annual in-service training events. Constructing such a facility in a central location would make it easier and more convenient for police and fire and rescue employees to attend training activities. The County should identify options for meeting training requirements, evaluate the benefits and liabilities of constructing a local public safety training facility, and, if appropriate, consider future locations for these facilities within the County.

Objective 5: Continue to provide facilities for both local government and schools administrative services in a central location that is convenient for County residents.

Currently, there are four primary locations that provide essential Albemarle County governmental services. The County Office Building (COB-McIntire) is located on the corner of Preston Avenue and McIntire Road in the former Lane High School Building in the City of Charlottesville. The County Office Building (COB-Fifth) is located south of Interstate 64 on Fifth Street Extended. Court Square provides for judicial services and is located adjacent to the intersection of Jefferson Street and Park Street. The School Division administration is located in COB-McIntire and on the Albemarle High School campus.

The specific County services and departments located at each County Office Building are listed below:

- COB-McIntire: Community Development, County Attorney, County Executive, Finance, General Services, Human Resources, Information Technology, Office of Facilities Development, Office of Management and Budget, and School Division administration.
- COB-Fifth: Charlottesville-Albemarle Commission on Children and Families, Fire and Rescue, Housing, Police, Social Services, Virginia Cooperative Extension, and Voter Registration.

Strategy 5a: Continue to provide for local government and school division administration centers at the COB-McIntire and COB-Fifth.

The current locations of the County’s administrative offices are convenient and accessible for residents and employees. These facilities should continue to be used until such time as the space can no longer serve the need. Any new facilities should be located so they are convenient for County citizens.

Strategy 5b: Continue to provide a separate location for County court services that can accommodate County court facilities and service needs.

The specific County court services located in Court Square in the City of Charlottesville are the Circuit Court, Clerk of the Circuit Court, Commonwealth’s Attorney, General District Court, and Clerk of the General District Court. The County has recently completed a study to evaluate the long-term Court facility needs of the County. The study recommendations include options to renovate and buildout the existing Court facilities site or to relocate some court facilities to another County-owned site. Existing facilities should continue to be used until such time that the space can no longer serve the need. Any new facilities should be located so that they are convenient for County citizens.

Objective 6: Continue to operate an emergency communications center that coordinates emergency communications within the region in an expedient and professional manner.

All emergency and non-emergency calls in Albemarle County, the City of Charlottesville, and UVA are received and processed in the regional ECC located on Ivy Road. The dispatch center of the ECC is the hub of all radio transmissions for the Albemarle County Police Department, the City of Charlottesville Police Department, the UVA Police Department, the Charlottesville Fire Department, the Albemarle County Fire and Rescue Department, and the Charlottesville-Albemarle, Western Albemarle, and Scottsville Volunteer Rescue Squads.

Coordinated regional emergency communications ensure that emergency response can be handled in a quick and professional manner.

Strategy 6a: Continue to be a member of the regional Emergency Communications and Emergency Operations Center in conjunction with the City of Charlottesville and UVA in order to direct emergency calls to service providers and to coordinate a unified regional response to emergencies.

Emergency communications is coordinated at the dispatch center where all emergency and non-emergency calls in the county of Albemarle, the City of Charlottesville, or UVA are received and processed. All 911 calls for Albemarle and Charlottesville are sent to this facility, which works with surrounding jurisdictions, Virginia State Police dispatch, poison control, and language translators for non-English-speaking callers. The center is also the hub of all radio transmissions for the Albemarle County Police Department, the City of Charlottesville Police Department, the UVA Police Department, the Charlottesville Fire Department, the Albemarle County Fire and Rescue Department, and the Charlottesville-Albemarle, Western Albemarle, and Scottsville Volunteer Rescue Squads. It serves an essential function and represents an efficient way to provide services to the community. This unified regional service should be continued.

Strategy 6b: Update the regional Emergency Operations Plan (EOP) to address historical and emerging threats and hazards including natural, accidental and intentional incidents and provide training for public safety and emergency management staff.

Albemarle County is vulnerable to a variety of emergencies, including hazardous materials incidents and terrorism. The Commonwealth of Virginia Emergency Services and Disaster Laws of 2006 (Virginia Code § 44-146.19) require that local governments develop and maintain a current Emergency Operations Plan (EOP) to be prepared for such events. Every four years, each local and interjurisdictional agency must conduct a comprehensive review and revision of its EOP to ensure that it remains current. The last revised EOP was adopted by the County in November 2013. Although the plan addresses hazardous materials generally, consideration should be given to adding operational plans or references to specific types of hazards and threats, such as addressing crude oil shipments by rail. Additionally, training will be needed for staff involved in emergency management and public safety.

Objective 7: Enable efficient and cost-effective solid waste disposal and sustainable materials management to reduce waste, conserve resources, protect human and environmental health, and decrease greenhouse emissions.

Sustainable materials management is defined by the EPA as, “An approach to serving human needs by using/reusing resources most productively and sustainably throughout their life cycles, from the point of resource extraction through material disposal. This approach seeks to minimize the amount of materials involved and all the associated environmental impacts, as well as account for economic efficiency and social considerations.” More information on this topic may be found in the Reference Documents.)

Solid waste management traditionally relates to the collection and disposal of domestic solid waste from residences, institutions, businesses, and industries, and also includes inert construction/demolition debris, brush, yard waste, and vegetative waste. It does not include management of wastewater treatment sludge. Dealing with commercial hazardous waste is a legally distinct solid waste management issue that is addressed through the Thomas Jefferson Planning District Commission’s (TJPC) Regional Solid Waste Management Plan, the policies of the Rivanna Solid Waste Authority (RSWA), and the County’s Environmental Management Policy, which are all found in the Appendix.



Source: <http://www.epa.gov/solidwaste/nonhaz/municipal/hierarchy.htm>

At present, most solid waste in the County is collected by private haulers and taken to transfer stations outside of the County. No landfills are currently operating in Albemarle County. There are two closed landfills that are currently subject to State closure permits. One is in Keene and the other is located at the Ivy Materials Utilization Center (Ivy MUC). The RSWA provides for all State and federal mandated post-closure care activities at these sites. Given the difficulty in locating and obtaining permits for a new landfill in Virginia and the current environment with a small number of large landfills in the State, it is unlikely another landfill will be permitted in Albemarle County within the next 20 years. This plan recognizes that the County will need to be responsive to evolving waste management strategies, changes in the waste stream over time, and a changing regulatory environment.

Strategy 7a: Use the waste hierarchy (reduce, reuse, recycle, dispose) to guide waste management policy.

The waste management hierarchy was developed in the latter part of the last century as a way to protect the environment and conserve resources. Use of the hierarchy includes sustainable materials management, prioritizing source reduction, reuse, and recycling over energy recovery and landfilling in order to protect the health of the environment and the safety and welfare of the citizens of Albemarle County. The County’s implementation of these plans and policies will improve access to more comprehensive services for all residents and businesses throughout the County.

Strategy 7b: Ensure that solid waste generated in the County is collected, processed, and disposed of in a manner consistent with the waste management hierarchy, the TJPDC Solid Waste Plan and the County's Environmental Management Policy.

The County participates in development of the [TJPDC Solid Waste Plan](#), which is a plan for the management of the solid waste generated by residential, industrial and commercial activities of the Thomas Jefferson Solid Waste Planning Unit (TJSWPU). It serves as the regional plan for the TJSWPU, which is made up of the Counties of Albemarle, Greene, and Fluvanna, the City of Charlottesville, and the Towns of Columbia, Scottsville, and Stanardsville. The Plan meets the solid waste planning requirements for each locality participating in the planning unit by describing existing and proposed solid waste management systems that support the hierarchy of source reduction, reuse, recycling, resource recovery, incineration, and landfilling, as set forth by Virginia Code.

In 2008, the County adopted an [Environmental Management Policy](#) that commits the County to environmental compliance, pollution prevention and continual environmental improvement within County-owned buildings and County operations. A copy of the current Policy is found in the Reference Documents.

Strategy 7c: Increase educational outreach to the community in order to communicate the benefits of reducing waste, reusing and recycling materials, and diverting useful and valuable resources from the landfill.

Educational outreach is essential to a program to reduce, reuse, and recycle materials. An education program should be based on a sustainable materials management policy involving all individuals, businesses and institutions for all aspects of the waste stream. Development of the program should be done in consultation and collaboration with Albemarle County Public Schools, the City of Charlottesville and City Schools, UVA, RSWA, the private sector, and other interested groups.

The County should promote transparency about the local waste disposal process to help residents and businesses understand where their trash goes, how much is recycled, how they can reduce waste and/or increase diversion, and should inform the community about the human and environmental benefits of responsible resource stewardship. Education efforts should include partnering with private haulers and other interested groups to ensure that uniform and correct terminology is used in marketing and educational materials, advertising and signage to accurately describe services and thereby reduce confusion about programs and claims.

Strategy 7d: Continue to identify best practices for the management of solid waste in order to provide guidance for the County.

The Albemarle County Long Range Solid Waste Solutions Advisory Committee was formed by the Albemarle County Board of Supervisors to study solid waste management as a public policy issue and to identify best practices for the management of solid waste in the County now and in the future, including the possibility of regional cooperation. Any recommended implementation strategies should be consistent with the County's Comprehensive Plan and the organizational vision of Albemarle County.

Strategy 7e: Develop local and/or regional cooperation to advance sustainable materials management.

At present, the City of Charlottesville, UVA, and the County operate independently with regard to solid waste management. The RSWA is the County's service provider and the TJPDC develops the regional plan for solid waste. The County should look for economies of scale or other benefits that could be realized through regional partnerships and cooperation with these entities. The County should take the lead in advocating for a unified approach to the multi-jurisdictional problem of waste.

Strategy 7f: Continue to provide and consider expansion of comprehensive hazardous waste disposal services for the County's citizens and businesses.

The RSWA currently provides several services at the Ivy MUC for household hazardous wastes (defined in the Code of Virginia) that are not provided by others, or not provided in a way that adequately serves community needs. Disposal services from the RSWA currently include semiannual household hazardous waste disposal days for materials such as paints, pesticides, and fluorescent lighting among other items. The RSWA also offers ongoing disposal of dead animals, motor oil, and the safe recovery of antifreeze and coolant from refrigerators and air conditioners. Hazardous waste services provided by the RSWA should be continued at the Ivy MUC until equivalent or better services are in place at other locations.

Strategy 7g: Study whether the Ivy MUC can continue or potentially expand services and programs for the County.

Currently, the RSWA holds the only waste transfer permit in Albemarle County. The RSWA operates a transfer station at the site of the Ivy Materials Utilization Center, which collects, stores, and transfers solid waste from households and businesses that do not use private haulers. It also acts as a transfer station for private haulers. Privately owned and operated transfer stations are the primary destination for most of the municipal solid waste generated in Albemarle County. The Ivy MUC provides the only alternative in Albemarle County for those households and businesses that choose not to engage private waste haulers.

The Ivy MUC also provides continuing programs for mulching wood and vegetative waste and the sale of the resulting product, onsite disposal of clean fill, disposal of tires and wheels and recycling of scrap metals including metal appliances. The RSWA provides these services to County residents for a minimal fee, with a partial subsidy by the County. Future use of the property should be studied to determine how to continue or expand services to County residents and businesses.

Strategy 7h: Develop programs to recycle electronic waste and safely dispose of pharmaceuticals.

Electronic waste comprises computers, monitors, hard drives, and other electronic devices such as televisions, cell phones, and, hand held electronic equipment. At present, recycling and disposal is provided by the private sector. The County should investigate developing programs to recycle electronic waste in an environmentally responsible manner. Considerations include developing drop-off sites, regular collection drives, encouraging extended producer responsibility policies, developing partnerships with manufacturers and distributors, or some other means of safely disposing of these materials using certified electronic waste recyclers.

Safe pharmaceutical disposal is also needed to keep unused drugs out of the landfill and water supply. The County should develop programs to help remove pharmaceuticals from the waste stream wherever possible through the development of secure “drop-off” locations, and partnerships with manufacturers and distributors, and the use of qualified pharmaceutical disposal services.

Strategy 7i: Establish benchmarks and goals for measuring waste reduction, diversion of useful materials, and the safe disposal of municipal solid waste.

State law requires that this region maintain a twenty-five percent recycling rate for the calendar year. According to TJPDC reports, the County and City together exceed the 25% rate, but this is less than occurred in years past. New benchmarks and goals are needed, and implementation of this strategy will require regular monitoring of sustainable materials management practices and data, and communication among regional TJPDC staff, local government staff, and private haulers.

Strategy 7j: Update strategies for solid waste management, if needed, after the Long Range Solid Waste Solutions Advisory Committee completes its work.

In response to the need to improve County solid waste management strategies, the Board of Supervisors formed the Albemarle County Long Range Solid Waste Solutions Advisory Committee, to develop recommendations. This committee is exploring options to present to the Board. The Committee's recommendations may result in the addition or modification of strategies that will be amended into this Comprehensive Plan.

Objective 8: Provide high quality library services for County residents.

Library services are provided through the Jefferson-Madison Regional Library (JMRL). The City of Charlottesville and Albemarle County joined with Greene, Louisa, and Nelson Counties to form the JMRL in 1972. Goals are set and operations overseen by the Jefferson-Madison Regional Library Board, which has three members appointed by the Albemarle County Board of Supervisors.

Strategy 8a: Retain existing library locations in conjunction with the Jefferson-Madison Regional Library System.

There are three libraries open in Albemarle County and five more in the surrounding localities, including the central branch in Downtown Charlottesville. Albemarle County Branch Libraries are the Crozet, Northside, and Scottsville Libraries. The new Crozet Library at the intersection of Library Avenue and Crozet Avenue opened in September 2013. Along with the other libraries in the County, operation of the Scottsville Library on Bird Street in the Town of Scottsville should continue.

Strategy 8b: Operate the recently opened Northside Library to provide better services to residents of the northern part of the Development Areas.

For a number of years, the County leased space for the Northside Library in the Albemarle Square Shopping Center on Route 29 North. In 2013, the County purchased a site for a permanent home for the Northside Regional Library. The County renovated a building on that site to permit the Northside Library to double its size from 15,000 to over 35,000 square feet. In addition, the County will be using the basement area as storage for local government and schools. When compared with the costs of the current lease agreement, the cost savings is beneficial to the County. In addition, the site will temporarily be used for a rescue squad location while the Seminole Fire Rescue Station is being renovated.

The following design guidance was provided to help the new Northside Library facility integrate into the surrounding area:

- Use the Neighborhood Model Design guidelines to improve site connectivity. Prior to site plan completion, the County should look for methods to integrate the site into the community using Neighborhood Model principles and guidelines, especially by providing pedestrian, bicycle, and transit connections; and
- Provide active public uses that support and engage the nearby community at the new Northside Library site.

These features are important with all redevelopment projects for libraries in the Development Areas.

Strategy 8c: Evaluate the feasibility of constructing a new library facility to serve the southern part of the Development Areas.

The Southern and Western Development Area Neighborhoods, as well as a large area south of I-64 between the City of Charlottesville and Scottsville, are underserved by libraries. Residents of these areas must drive to the Gordon Avenue Branch Library in downtown Charlottesville for library services. The Southern and Western Neighborhoods Master Plan recommends that consideration be given to constructing a new library facility for the Development Areas south of Charlottesville.

A prominent location is required to attract and encourage use of the library. The site shall be located where people can access it and conduct other activities in the same trip. The available street frontage, building placement on the site, and the location relative to employment, service, and activity centers, along with existing traffic volumes, shall be considered in evaluating feasibility. A County-owned site near Monticello High School may provide sufficient area and an appropriate location.

Strategy 8d: Continue to monitor the need for new library services.

As with all new public facilities, except for those that by their nature require a rural location, public library facilities should be located in the Development Areas and provide the most convenient access to residents within the designated service area. Services to Rural Area residents should be provided from facilities located within the Development Areas and by the Bookmobile service.

Alternative outlet facilities and services (such as small kiosks/outlets with network connections to the library system), which do not require significant capital outlays for buildings, should be considered as alternative methods for providing service to the Rural Area, if consistent with the County's Growth Management and Rural Area policies. Additionally, if a need is established for a new library after the Northside and Southern libraries have been completed, the following criteria should be used: 1) identify specific service areas for each library facility; and 2) ensure that service areas in the Development Areas are based on a 10-minute travel time to a library facility for 75% of Development Area residents and a 20-minute travel time for 75% of Rural Area residents in the service area.

Strategy 8e: Maintain existing Bookmobile service to the outlying areas, especially those areas that JMRL has determined require outreach services.

JMRL operates a Bookmobile service to several locations in the County. The Bookmobile has its own collection and carries 1800 to 2000 books to each stop. Patrons can place holds on materials and pick them up at their respective stops. Rural Area residents and seniors benefit from having Bookmobile service. Such service should be continued.

Strategy 8f: Continue to recognize evolving technology, such as online transactions, downloadable books, and self-checkout kiosks.

Library needs are likely to continue in the future; however online access to books and reference materials, as well as technological advances, have and will continue to change. Such changes may have major impacts on the use and configuration of future library buildings, and how services are provided. For these reasons, the Library should monitor technological changes that may offer ways to improve service for patrons in a less expensive way than constructing and operating new libraries.

Objective 9: Provide public water and sewer in the Development Areas.

Water and sewer services are essential for the County to achieve its growth management goals. Having adequate facilities in the Urban Service Area is also very important if the densities recommended in the Land Use Plan are to be realized. Available water supply and wastewater treatment capacities can limit the ultimate number of connections that can be made to either system. The strategic location and sizing of necessary water storage facilities, water distribution, and wastewater collection lines are more important to the effective use of these capacities for future growth. Providing water with adequate pressure to support necessary fire flows is equally important. Coordination of utilities and land use planning also requires the provision of utilities where they are needed. The Urban Water System Service Area includes the County's [Development Areas](#), the City of Charlottesville and UVA.

Water in Albemarle County's Development Areas and the City of Charlottesville the Crozet service area, the Town of Scottsville, and UVA is provided by five reservoirs and one river intake structure. Water in the County's Rural Area is mostly self-supplied from individual wells, though approximately 2,600 people are supplied by non-governmental community water systems through private central water supplies.

Rivanna Water and Sewer Authority (RWSA)

The RWSA is a public body created in 1972 by the concurrent resolutions of the governing bodies of the City of Charlottesville and Albemarle County. It serves as a single political entity authorized to acquire, finance, construct, operate, and maintain facilities for the interception, treatment, and disposal of wastewater. It is also responsible for the impoundment, production, storage, and transmission of potable water in the service area. In addition, the RWSA is responsible for planning improvements and facilities to meet current and future needs.

The RWSA acts as the wholesaler of water and provides sewage collection and treatment services through three separate and distinct systems - the Urban Water System (described above), the Crozet Water System, and the Scottsville Water System.

Albemarle County Service Authority (ACSA)

The ACSA was created in 1964 by the Board of Supervisors to provide Albemarle County with retail water and wastewater services to defined jurisdictional areas. Jurisdictional areas include the Development Areas and a few places outside of the Development Areas where commitments for service were made several decades ago. The ACSA is responsible for maintaining the distribution and collection lines within the jurisdictional areas, as well as determining whether proposed developments can be served adequately by the existing system. The ACSA ensures the availability of domestic water, wastewater conveyance capacity, and fire suppression capabilities in relation to development proposals. The ACSA inspects and approves the construction of new lines in private and public developments within Albemarle County. The Executive Director of the ACSA also sits on the RWSA Board of Directors.

Strategy 9a: Continue to provide public water and sewer in jurisdictional areas.

Water and sewer jurisdictional areas ensure the County's Growth Management Policy, Land Use Plan, and Develop Area Master Plans are implemented by guiding the direction of public utility placement. The areas also permit these services to be provided in a manner that can be supported by the utility's physical and financial capabilities. The jurisdictional areas are those portions of the County that can be served by water or sewer service, or both, and generally follow the Development Areas boundaries.

Delineation and adoption of utility project jurisdictional areas by a local governing body is provided for in Virginia Code §15.2-5111.

The boundaries of the Development Areas are to be followed in delineating jurisdictional areas. Change to these boundaries outside of the Development Areas should only be allowed when: (1) the area to be included is adjacent to existing lines; **and** (2) public health and/or safety is in danger.

Access to the Crozet Sewer Interceptor between the boundary of the Crozet Development Area and the Urban Service Area boundary should continue to be prohibited as well as the installation of private central water and/or sewer systems in the Development Areas. In addition, the funding of public water and sewer capital improvements should be in accordance with the recommendations of the Comprehensive Plan.

Strategy 9b: Continue coordination of water and sewer services among the ACSA, the RWSA, the City of Charlottesville, UVA, and the County.

Water is provided to the County's Development Areas and the City of Charlottesville through a public system of water intake points and distribution pipes. Wastewater collection in the County's Development Areas and the City of Charlottesville (the urban service area) is provided by a public system of sewage collection pipes. The interceptor system also serves the Crozet service area. There are also separate wastewater treatment plants for the Glenmore development in the Village of Rivanna and the Town of Scottsville. Wastewater in the County's Rural Area is mainly treated by individual private septic systems.

Coordination among the entities that provide these services ensures the planning and delivery of adequate public water and sewer services. It is important that such service be provided in an efficient and nonduplicative manner in each of the ACSA's, RWSA's and City's Capital Improvements Programs and in other planning documents, such as the [2011 Regional Water Supply Plan](#) and the 2010 RWSA Comprehensive Sanitary Sewer Interceptor Study.

Strategy 9c: Complete planned public water and sewer system upgrades for the Development Areas adjacent to the City.

In order to meet long-term water and sewer demands, new and expanded public water and sewer facilities should be designed according to the projected demand reflected in the 2011 Regional Water Supply Plan and the 2010 RWSA Comprehensive Sanitary Sewer Interceptor Study. Expanded facilities should also support the densities and uses reflected by the Future Land Use Map and the Development Area Master Plans. More information on the public water and sewer systems and their capacities can be found in the Reference Documents.

Upgrades needed for public water system treatment, storage, and transmission include:

- Construction of a New Ragged Mountain Dam (See the Regional Water Supply Plan);
- Implement a mitigation plan for the new Ragged Mountain dam (See the Regional Water Supply Plan);
- Construction of the South Fork Reservoir to Ragged Mountain Pipeline (See the Regional Water Supply Plan);
- Dredging of the South Fork Rivanna Reservoir (See the Regional Water Supply Plan);

- Complete Improvements to the Urban System Water Treatment Plants (WTPs), including the Observatory WTP, the North Rivanna WTP, and the South Rivanna WTP to optimize water quality and to expand capacity in concurrence with general urban growth;
- Provide the necessary infrastructure improvements to ensure adequate water service and storage capacity to the North Hollymead, Piney Mountain, and the Southern Urban Service Areas;
- Complete improvements and/or upgrades to finished water pump stations, including the Stillhouse and Alderman Road Pump Stations;
- Complete the South Fork Rivanna Dam – North Abutment Stabilization;
- Complete the system-wide valve repair and replacement project;
- Implement an urban water wholesale master metering program; and
- Construct portions of the eastern branch of the southern loop to improve water delivery to the Southern Neighborhoods (4 & 5).

Upgrades needed for public wastewater collection and treatment include:

- Complete system-wide sanitary sewer rehabilitation, replacement, and upgrades in concurrence with general urban growth and according to need;
- Complete an upgrade of the Rivanna Pump Station and Tunnel;
- Complete an update to the Sanitary Sewer Model;
- Provide the necessary infrastructure improvements to ensure adequate sewer service the Hollymead and Piney Mountain Development Areas; and
- Monitor demand and upgrade the Moores Creek Advanced Wastewater Treatment Plant accordingly.

These improvements should be made in accordance with RWSA and ACSA policies and standards.

Strategy 9d: For the Development Areas of Crozet and Village of Rivanna and the Town of Scottsville water and sewer systems (the nonurban system), monitor demand and plan for systems and facilities upgrades concurrent with community growth.

Crozet, the Village of Rivanna and the Town of Scottsville are communities located away from the urban network. Needed upgrades to these nonurban water systems include:

- Completion of improvements to the Crozet and Scottsville water treatment plants to optimize water quality and expand capacity in concurrence with community growth; and
- Completion of the Beaver Creek Dam alterations.

Demands on the Village of Rivanna Wastewater Treatment Plant should be monitored to ensure adequate capacity can be provided for existing and approved land uses. Additional information on the nonurban water and sewer systems capacity can be found in the Development Area Master Plans.

Strategy 9e: Continue to support and implement water demand management strategies as outlined in the 2011 Water Supply Plan by maintaining efficient water use through ordinance, by reducing water use through conservation initiatives, and by reducing water loss through system operation and maintenance.

In order to meet the projected regional water demand forecasts, the ACSA and RWSA must implement water demand management practices for efficient use of water within the planning area. These practices include completion of capital expansion projects and repair and replacement of aging infrastructure by RWSA and the ACSA. In addition, the ACSA and the City of Charlottesville will be responsible for carrying out water demand management strategies, primarily through ordinance and conservation initiatives.

The ACSA efficiently maintains public water use through ordinance requirements by requiring that all new irrigation systems have a dedicated service line and meter and be equipped with a rain sensor. These requirements will help maintain system pressure to efficiently deliver water to all parts of the distribution system. Water conservation measures used by ACSA include:

Figure 3: ACSA List of Activities Promoting Water Conservation

<ul style="list-style-type: none"> Public awareness campaign for free indoor conservation kits 	<ul style="list-style-type: none"> Educational presentations to business groups and individual businesses
<ul style="list-style-type: none"> Water conservation webpage expansion to include local xeriscaping efforts 	<ul style="list-style-type: none"> Educational presentation to neighborhood and civic groups and multifamily housing
<ul style="list-style-type: none"> Rain Barrel Rebate Program 	<ul style="list-style-type: none"> Water conservation results monitoring
<ul style="list-style-type: none"> Low Flow Toilet Rebate Program 	<ul style="list-style-type: none"> Regular ad campaign, year round
<ul style="list-style-type: none"> System leak detection 	<ul style="list-style-type: none"> Water restriction rules and regulation
<ul style="list-style-type: none"> Carwash certification 	<ul style="list-style-type: none"> Drought Public Notification Plan
<ul style="list-style-type: none"> Business outreach 	

Source: 2011 Water Supply Plan

Promoting these activities will help to prevent public water shortages in the future.

Strategy 9f: Continue to ensure that private central water and sewer systems are only used to solve potable water and/or public health or safety problems of existing Rural Area residents.

Homes and businesses located outside the County's Development Areas are almost always served by groundwater and private septic systems. Individual private wells are the expected source of the water and individual conventional private sewage systems (i.e., septic tank and subsurface drainfield) or State-approved alternative sewer systems are the expected waste water disposal systems.

Allowing the use of central water systems or central sewage disposal systems invites development of the Rural Area that is not intended. Private central water or sewer systems are the exception and not the rule. However, there are cases where use of central water or sewer systems can solve the potable water and/or public health or safety problems of existing residences. Private central water and/or private central sewer supplies should be approved only after all other alternatives have been exhausted.

In no case should a rural subdivision using a central water and/or central sewer system exceed the density achievable by using individual wells and/or individual conventional or alternative sewage systems.

The County currently follows the procedure outlined in the County Code for permitting central water and sewer facilities, a process that requires Board of Supervisors approval. The ACSA discourages County approval of central water and/or central sewer systems in the Rural Area because of the potential failure of the system. Failure might require the ACSA to take over the system, and shift the expense to other existing rate payers in the ACSA system.

More detailed information on existing public and private water systems in the Rural Area can be found in the 2011 Regional Water Supply Plan, included in the Reference Documents of the Plan. More information on the protection of surface and ground water resources can be found in the [Natural Resources Chapter](#).

County-Owned Stormwater Management Facilities

The County owns and manages 13 stormwater management facilities throughout the County. These facilities have long term maintenance needs.

Strategy 9g: Continue to manage County-owned stormwater facilities.

The facilities owned by the County are either associated with County-owned buildings or public projects, such as the Crozet stormwater/wetlands project and the Carrsbrook lagoon project, both of which were built to benefit the public. The Water Protection Ordinance provides guidance on when accepting stormwater facilities from private developments is appropriate. The County should continue to manage its facilities, but recognize that, as new facilities are taken over by the County, maintenance costs will increase.

Strategy 9h: Continue to assess ways in which the costs of stormwater maintenance can be funded.

There are over 900 stormwater facilities in the County that are privately owned and managed by nonpublic entities. Long-term maintenance, which is often neglected, is a key issue to be addressed in order to avoid future aesthetic and drainage problems. It is foreseeable that the collective maintenance burden of hundreds of privately owned stormwater facilities will require a more coordinated approach. The cost and technical expertise required suggests that a stronger role can be played by the County. Several localities in Virginia have created stormwater utilities or service districts to charge and collect fees or impose taxes to provide for the proper long-term maintenance of stormwater facilities and drainage networks, as this is becoming an increasingly important public health and safety issue within developed and developing areas.

Objective 10: Support provision of private electric, telephone, natural gas, wireless, and fiber optic service when its provision is in keeping with other aspects of the Comprehensive Plan.

Electricity, telephone, and gas service are provided by private companies. Electricity is provided by Virginia Power, Potomac Edison, and Appalachian Power Company. Two cooperatives also serve the County, the Central Virginia Electric Cooperative and the Northern Piedmont Electric Cooperative (Rappahannock). Virginia Power and Appalachian Power serve the greatest portion of the County.

Albemarle County is served by Central Telephone of Virginia (CENTEL), with the exception of the Greenwood-Afton area and the northeastern area of the County, which are served by the Chesapeake and Potomac Telephone Company. Wireless providers in the County include Verizon, Sprint, AT&T, T-Mobile, Ntelos, and others. Natural gas service is provided to the City and adjacent portions of the County by Charlottesville's municipally-owned gas system, which taps into the Columbia Gas Company's line. Other areas in the County are served by the Columbia Gas Company. Fiber optic service currently is provided by FiberLight, CenturyLink, Level3, and Blue Ridge Internetworks.

Strategy 10a: Continue to ensure the adequate provision of electricity, telephone, fiber optics, and natural gas services to support existing and anticipated development in the County through coordination with utility companies.

One of the primary issues for growth in the County is to assure that capacities are available for present and future populations and businesses. In order to achieve this objective, cooperative and coordinated planning efforts must be maintained by the County and the respective utilities. The County should continue to inform utility agencies of long-term planning goals and current development proposals, which are reviewed by the County.

Strategy 10 b: Continue to coordinate reviews of development proposals with service providers through the site development review process.

One of the primary issues with these utilities is the assurance that adequate provision and capacities are available for present and anticipated growth within the County. In order to achieve this, cooperative and coordinated planning efforts must be maintained by the County and the respective utilities. Through the development review procedure established by the County, the gas, telephone, and electric utility companies are notified of all applications requiring a site plan. The County should also continue to inform utility agencies of long-term planning goals and current development proposals, which are reviewed by the County.

Strategy 10c: Continue to require reviews for compliance with the Comprehensive Plan for requests for gas line extensions to and through the Rural Area. Require compliance reviews with the Comprehensive Plan for requests for fiber optic extension to and through the Rural Area.

Electricity and telephone service are expected for most uses in the County's Rural Area. Farms and homes have relied on these services for many years and will likely continue to do so in the future. Extension of natural gas and fiber optic lines, however, may promote additional residential development in the Rural Area. In addition, extension of such lines may have a negative impact on the County's environmental and scenic resources. For this reason, extension of natural gas lines and fiber optic lines to and through the Rural Area must be done judiciously. Requests for these types of utility

extensions should continue to be reviewed by the Planning Commission for overall compliance with the Comprehensive Plan prior to permitting the extensions to occur.

Strategy 10d: Locate utilities to minimize impacts on the visual and natural environment.

In the Development Areas, where compact urban development is expected, the location of utilities is very important. Underground electric, telephone, and fiber optic lines can improve the visual environment and the requirement to locate these utilities underground should continue. Above ground apparatuses such as electrical boxes, metering stations, and blow-off valves are sometimes installed in conjunction with a new service. These apparatuses should be located in a manner that minimizes the impact on the surrounding area and should be adequately screened when installed.

Strategy 10e: Continue to ensure that personal wireless facilities are provided in accordance with the County's personal wireless service policy.

In October 2000, the County adopted the [Personal Wireless Service Facilities Policy](#) as a component of the Comprehensive Plan. The Policy established the County's approach for locating personal wireless service facilities based on the Federal Telecommunications Act of 1996, and the importance of preserving the County's significant natural, scenic, and historical resources.

The primary concern for the location of wireless facilities is visual impact. The Policy was put in place to ensure that the construction of new and modified facilities have limited visual impact on the community. To this end, personal wireless facilities are expected to:

- Be designed to minimize visibility;
- Utilize existing structures where possible;
- Utilize ground based equipment for new facilities ;
- Mount antennas close to the supporting structure;
- Be limited in size and be designed in keeping with the character of the area;
- Not be located on ridgetops or along the ridgeline;
- Be provided with an adequate backdrop so that they are not skylined;
- Not adversely impact slopes in excess of 25%, wooded areas, streams and stream buffers, and wetlands in the Rural Area;
- Not adversely impact historic and scenic resources; and
- Not adversely impact land shown as Parks and Green Systems in the Master Plans for the Development Areas.

The full policy is provided in the [Appendix](#). It references the Open Space Plan, which has been replaced with text in the Rural Area Chapter and Natural Resources Chapter of the Comprehensive Plan and the Parks and Green Systems Plans in the Master Plans for the Development Areas. The Personal Wireless Service Facilities Policy is primarily intended to address facilities providing personal wireless service. Other types of wireless facilities are encouraged to adhere to this policy to the extent possible.

Strategy 10f: Develop a broadband policy to reflect the County’s desire to have internet service speeds appropriate for educational, business, and residential purposes in all parts of the County.

Broadband service is a form of high-speed internet in which a frequency range is divided into multiple independent channels for simultaneous transmission of signals. The Federal Communications Commission (FCC) determines the minimum internet access speeds to qualify as broadband. Access to the internet is recognized by the County as a factor that can contribute to the quality of educational opportunities for County residents. Availability of access to the internet can be a factor in attracting, retaining and growing businesses and can improve residents’ quality of life.

At present, there are areas of the County that are not served by broadband. To date, the County has worked with service providers to identify available resources and demands for service. The County should continue to study ways to match demand for internet service with availability of service. When the study is concluded, additional or modified strategies may be amended into this Comprehensive Plan.