

CROZET PARK

CPAFC Expansion

Project + Campaign



Crozet Park is a community-owned, volunteer Board-run nonprofit Park. Our aquatics and fitness facilities are a critical piece of our service to the community, and we are investing in the future.

The CPAFC Today

Management + Membership

- Owned by Crozet Park + operated by acac via a lease agreement
- Managed by acac + Park Board
- Over 3,000 members in peak summer months representing 10 zip codes

Facilities

- Proud home of the WAHS swim team and Crozet Gators
- Pool and locker room facilities, supporting lap swimmers, Aquafit classes, youth swim teams require significant maintenance + repair
- Year-round use of the pool supported only by the dome, with a limited useful life (estimated 1-2 years)



Youth + Community Programs

- Childcare capacity limited to 70 children
- Community building + outdoor pavilions available for community use do not meet the Park's full potential for serving the community

The Next Generation of the CPAFC



Why the Park? Why Now?

Ensuring Crozet Park's future as the central hub of recreation in
Western Albemarle

Our current facilities are reaching the end of their useful life and they are consistently at capacity. It is our mission to provide for a growing Crozet, Western Albemarle, and the communities that have called the Park home for 65+ years

Acting now is an imperative

Existing CPAFC facilities are at capacity

- Crozet Park is the second most visited Park in the County, second only to Darden Towe.
- Current pressure on swim lanes, pavilion space, group exercise classes are significant and felt by all users
- Demand on facilities will only continue to increase: the service area population continues to exceed projections

The status quo would require its own significant investments

- The CPAFC faces urgent infrastructure needs: its aging facilities (dome, pool, locker rooms) will require costly improvements even without expansion to remain safe and useful

We can meet the needs of the community on our terms

- By acting now, we can keep the Park as the heart of recreation in Western Albemarle and design a CPAFC that is more than a fitness and aquatics center, but a gathering place for families, kids, and seniors
- With the Park in the driver's seat, we have the opportunity to ensure our mission stays front and center of this project: high-quality, affordable recreation for all

The CPAFC is uniquely positioned to build both community and recreational opportunities

A facility designed for everyone

- Expands recreation to support all ages, abilities, and interests
- Crozet has 25% more children and teens than the national average—this ensures they have an affordable, local place to play and grow
- Seniors make up 24% of our population and need year-round and tailored fitness, wellness, and social programming

Investing in our community

- The expanded CPAFC will create new spaces for gathering: summer and after-school programs, youth sports, clubs, walking groups, and more
- This is an opportunity to design our community's future intentionally—with health, belonging, and shared purpose at the center

Keeping recreation affordable and close to home

- Surrounded by neighborhoods and interconnected trails, Crozet Park is easily accessible on foot, bicycle, or a reasonable car ride to an estimated 17,350 households
- Fundraising allows the Park to set community-oriented pricing, expand scholarships, and protect access for those who need it most



The Future CPAFC

Management + Membership

- Owned by Crozet Park + operated by acac via a lease agreement
- Managed by acac + *Park Board committee and staff* focused on community programs

Facilities

- An indoor pool, additional fitness space, indoor walking track, multipurpose hardcourt gym, and additional group exercise room
- Dedicated classes + space for senior training and wellness
- Additional activities and sports in the exercise rooms and indoor, deep water pool
- Multipurpose hardcourt creates space for pickleball and basketball inside



Youth + Community Programs

- Childcare capacity for 120+ in afterschool care + summer camp
- Partnership with The Center to provide senior specific programming
- Community room + lobby open spaces open join the community building + outdoor pavilions available for community use



Capacity at-a-Glance

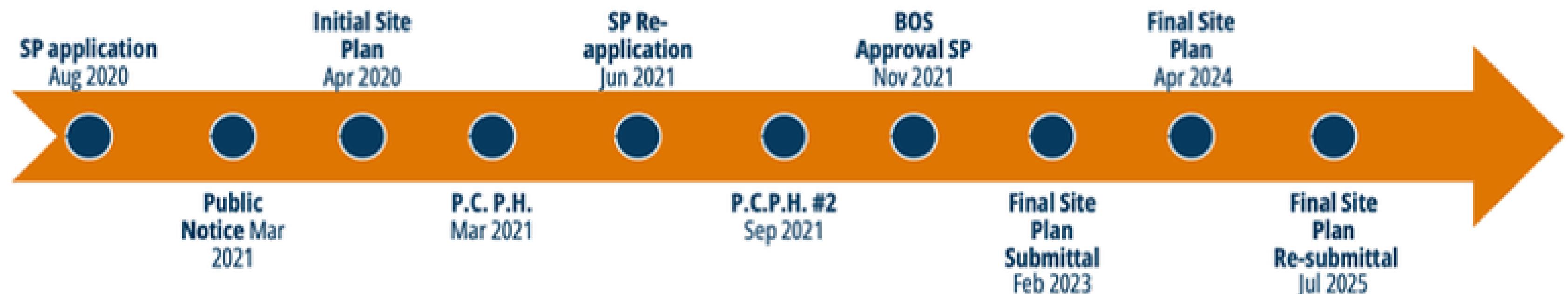
	CPAFC Today	CPAFC Future
Aquatics		
Pool Capacity	8 lanes	16 lanes
Pool Availability	May-Oct without dome, Outdoor	Year-Round, Indoor May-Oct, Outdoor
Fitness		
Group Ex	1 room; ~ 17 classes per week	2 rooms; expanded weekly classes
Fitness Space	Small cardio space + free weights	Greatly expanded cardio/machine and free weights; dedicated space for functional fitness + senior strength training
Gym + Track	N/A	Hardcourt multi-purpose gym lined for basketball + pickleball; suspended indoor walking track
Youth + Community Programs		
Childcare	Capacity for 70 in afterschool + summer camp	Capacity for 120+ in afterschool + summer camp KidZone drop-off
Community Spaces	Community building + pavilions	Community room + lobby open spaces Community building + pavilions

Designing the Future CPAFC

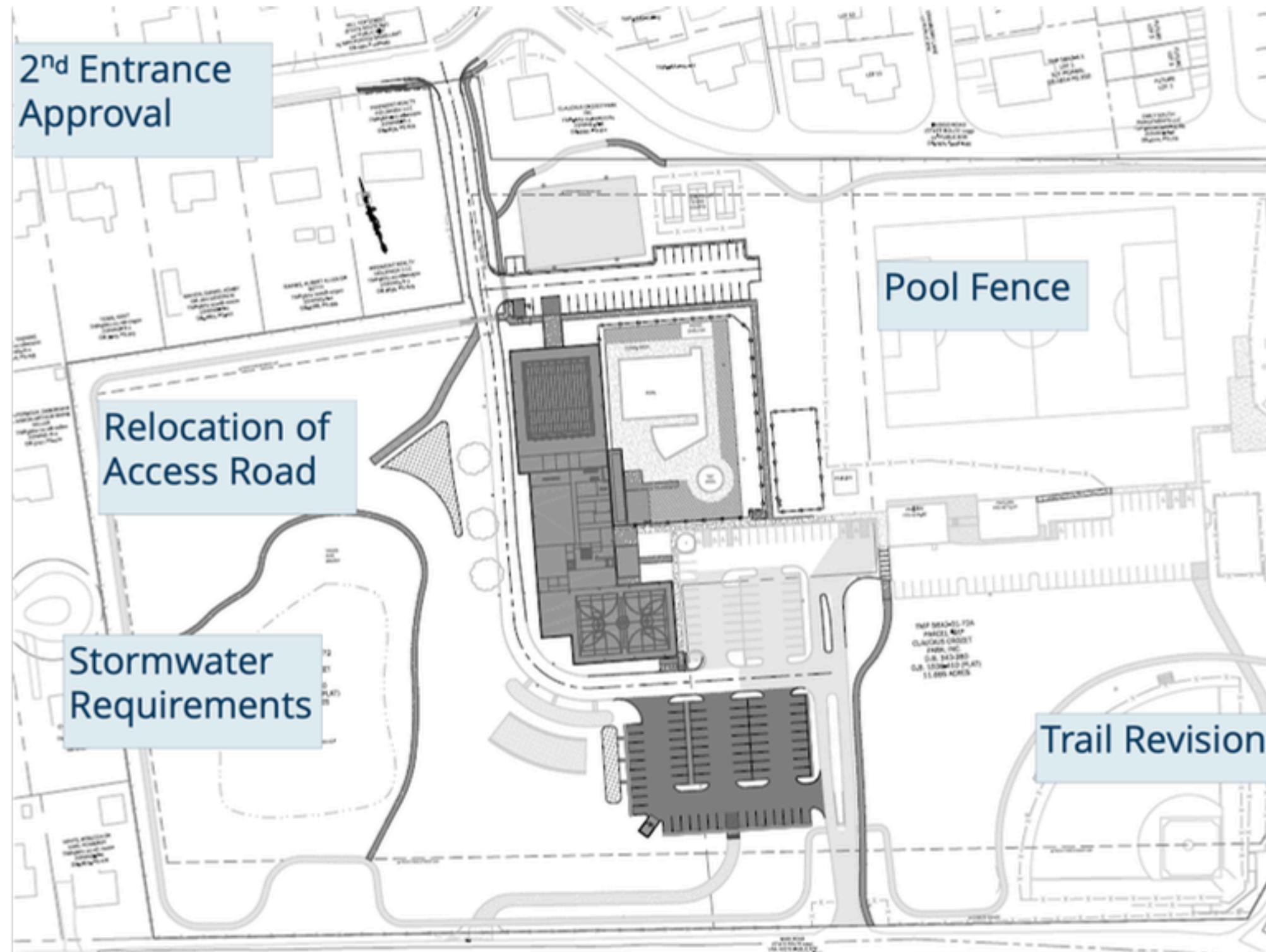
A deliberate and thoughtful process

Site Plan Design

A 5-year process from special use permit application (Aug 2020) to final site plan resubmittal (Jul 2025).



Final Site Plan: Resubmitted July 2025



Floor Plan Design

- Architecture led by Design Develop
- Designs based on several surveys (Albemarle County Parks & Rec community needs assessments, acac member surveys) and critical conversations with Park stakeholders and CPAFC users
- Outstanding aspects of the floor plan include consideration of deep water space, community/open spaces, and childcare areas

Building the Future CPAFC

The time is now

**We envision a CPAFC that provides one
of the most affordable aquatics and fitness
experiences of its kind
in the County**

Project Financing

Our current estimate for project costs is \$18M. The goal is to finance the project via a hybrid model of banking + fundraising.

Equity + Construction Loan

Exploring collateral (Park land parcel) and financing options with local banks

Capital Fundraising Campaign

An estimated \$13M will be required to cover remaining construction costs and contingencies, a modest operational and programming endowment, and campaign costs

What Campaign Contributions Make Possible

Donations are critical to bringing this project to life. Beyond construction, campaign support ensures the Park can own this space, keep it affordable, and program it meaningfully—so it truly serves as both a community gathering place as well as an intergenerational recreational hub.

- The first \$5M in fundraising will provide the Park the equity it needs to secure a bank loan independently
- Additional fundraising will allow the Park to ensure member rates are affordable and accessible
- Further fundraising will guarantee space and time for key stakeholders: ensuring space for community (non-member) use, senior-specific training and activities, expanded childcare, and niche recreational activities

The vision for the new CPAFC requires more than funding—it needs a community champion. We are looking for partners who believe in what Crozet Park means to this community and are willing to speak boldly on the Park's behalf, help shape the programs and experiences that will serve Western Albemarle for generations, and inspire others to step forward alongside them.

Help make this a place built for the community, by the community

From championing the project to shaping programming and supporting fundraising efforts,
every contribution brings us closer

- Help us build momentum: share the vision of the CPAFC with friends and neighbors
- Provide guidance that strengthens our financial, operational, or programmatic plans
- Help us design programs for families, kids, and seniors that reflect real community needs
- Connect the campaign to folks who may want to learn more or be involved
- Provide candid insight—your perspective helps us get this right

Naming Opportunities

LEAVING A LASTING LEGACY – NAMING OPPORTUNITIES

Facility Naming Rights	\$5,000,000
Aquatics Complex	\$3,000,000
Mezzanine Walking Track	\$1,500,000
Multi-Purpose Gymnasium	\$1,000,000
Childcare Center	\$500,000
Community Room	\$500,000
Large Exercise Room	\$250,000
Wellness Fitness Area (3)	\$200,000
Lobby	\$150,000
Community Room Kitchen	\$150,000
Medium Exercise Room	\$100,000
Administrative Offices (4)	\$25,000

With sufficient early fundraising, the Park would be well-positioned to break ground by the end of 2026 and open the new CPAFC in mid-2028.



Thank You

Our Park. Our Future.

Contact the Campaign
Committee at

CPAFC-CAMPAIGN@CROZETPARK.ORG

or reach out to campaign
manager Missy Boucher directly

MELISSA@BOUCHERIMPACTCO.COM