

CROZET COMMUNITY ADVISORY COMMITTEE

Wednesday, September 21, 2016

Crozet Library

CCAC Members present:

Dave Stoner (Chair), Kim Guenther, John Savage, Leslie Burns, Lisa Marshall, James King, Mike Kunkel, Ann Mallek (Board of Supervisors), Phil Best, Mary Gallo, Jon McKeon, Dean Eliason, Beth Bassett, Jennie More (Planning Commission), Martin Violette, Kostas Alibertas

CCAC Members absent:

Alice Lucan

Public Attendees:

Mike Marshall, Frank Stoner, Valerie Long, Skyler Kitchen, Steve Walsworth, Joe Fore, Karen D., Paul Grady, Tim Tolson, Tome Loach, Bill Schraeder

Agenda Review

Approval of Minutes:

Moved to approve by John Savage- with any changes to be communicated not later than 7 days from this date.

Phil Best seconded this move.

Voted to be approved. None opposed.

Crozet Express:

Brad Sheffield and Becca White are here to present:

JAUNT is putting together a program that will allow UVA employees to ride for free from Crozet to UVA. They did research in the Monticello and Crozet areas to determine the density of UVA employees in those two areas.

The background of where this came from is because there is a surplus of Federal funding- which will allow for 19 more vehicles.

In March or April the proposal has to go before County.

Anne will champion this cause in the county and JAUNT is willing to throw a lot of resources at the project to make it happen.

Chris Roland operating supervisor of JAUNT has vested interest in making this work- as he is a Crozet resident! (Joking)

Initial steps- they are working on a survey to see who is target audience.

The trip to and from would have to take less than 45 minutes or they may lose potential riders.

They will need to figure out how many stops and where? Ammenities?

Bring concepts back and add to that UVA knows where density is as far as stops...

The Challenges JAUNT has in putting this service in place:

Travel time

Stop location
Destinations
Frequency

“29 Express” stops at 5 locations. Need to run limited stops.
Frequency: They have been running this route since this summer.
Crozet resident, Becca White has been working on this project to understand how many University employees share the 22932 address.
An intern and Becca are working on the survey.
They are looking for data that they could ultimately share with other large scale employers in Charlottesville, etc.
Also they are thinking about Midday Mobility- how to get people around once they are “there” in Cville.
Another concern is that First and Last mile....How far is it to the park and ride?
Lake Monticello is also on there the survey as well.
Survey is ready to go out.
Likened to speed dating- it will give them an overview. They are trying to get this going fast.
Branding and design is very important: JAUNT doesn't want people to think of this as a JAUNT service.
They want to create consistent brand to be used with 29 Express and Crozet Express. Each area will have their own twist on it.
They want to throw ideas down.....they will have more than 18 passenger busses.
May use 28-30 passenger busses.

Around 1000 UVA employees.
Some work for Medical. Some work for Academic.

Phil Best- asked if Jaunt is a service for handicap only? Can Jaunt advertise their regular buses?
Jaunt is not just for people with handicap...
Jaunt is part of Service Corp
Has a board made up of all localities.
Multiple jurisdictions can have a share in services
Board is made up from shareholder representatives from all localities.
Investment by the localities.
More rural areas like Louisa/Nelson, etc are not so able to donate as much money.

Park and ride over by the post office.
Jaunt would provide shelters
Smart card or iphone could be used
Commuter focused.
Growth in transit will happen in counties. Jaunt steps in
CAT is different.

29 Express is already in place although not heavily advertised.

Crozet Express will be the name of this service.

The goal is that if this service gets large enough that they could run "bendy-busses". Could be run by CAT and branded the same.

Employers with large numbers of employees may look at this option as a way to save offering parking place. Work place supported.

29 North Express- Started in May typically has 11 passengers.

Ridership has tripled in two months time.

UVA employees don't really know yet about this service yet.

They an envision going to a 28 person bus soon.

UVA employees can ride for free

The County Community Development in review by Elaine Echols and David Bemish
Elaine starts out by saying that David was here for pre-master plan and she was here for the development as the Master Plan as it exists today.

Before the recession...there were neighborhood planners for seven urban areas.

They had someone in Crozet as the planner for this area and a liaison to the community and they worked reviewing by right development.

Also present at almost all meetings...first one person, then Rebecca Ragsdale, Elaine, etc.

Now staffing is limited although the good news is that the county did just hire a new planning director.

They want to have a good relationship with the community.

Pantops is next up for master plan revision. Then Crozet.

The senior staff have had concerns for younger staff at meetings, they are feeling like they are being heckled.

The community support staff are asking for us to let the young staffers know that we trust them and want to work with them.

Please work together as neighbors, colleagues and friends

GROWTH IN CROZET

What is our current population?

6,854 as of Feb 2016

2753 dwelling units

persons/unit factor ppu (2.49 including vacancy 2.41)

Pre 2004 Census Blocks for Census Years + additional units annually from C.O.s x ppu by unit type. And geographic area. Derived from latest census.

Post 2004 On ground inventory + add'l units annually from C.O.s x ppu Countywide from latest American Community Survey

Latest 6,854

1985- 1,576

How much land is left to be developed?

Capacity analysis. Buildable vacant residential acreage x low high/density range from existing zoning and land use plan= number of units possible on vacant buildable land + un-built properties in the pipeline = future housing capacity.

County does not call it a new lot until there is approval.

Proffer data base that keeps track.

Properties, ownership, Hyperlinks to parcel characteristics

Look at parcels

Separate constrained or unconstrained areas- stream buffers, etc taken out of equations so they see what the developable numbers could be.

Property has more than one designation. It is calculated by its own designation.

Each parcel is site specific....0 value does not mean it is a vacant parcel...

They have to look at each parcel and figure what type of use might come of it- say a parking lot...they have to ask "will it be developed in the future?"

Five steps to get to vacant land

Then they know what the capacity is.

Gross acreage for developable land for zoning district

How quickly are we growing

2000-100-150 units permitted every year 7% of the county went from 2004- three times that percent

2005- 29%

20% -21% now for growth out of the county.

How soon will we get to that 12000 number?

Project by building permits, percentage of the county, lots of ways to see Crozet will build out to capacity.

12,000 not happen until 2030.

Rate of growth is happening closely to what was projected.

Why are we growing so fast?

Developers looking for buildable platted land.

Builders want to build more lots at the same time.

Market of relocating population, prox to shopping and rec, schools, visually beautiful, Crozet is experiencing the results of its attractiveness.

Can we slow it down?

There are other areas being developed currently like Brookhill- an area rezoning north of town. Other developments in Pantops where there are lots available will take pressure off Crozet.

By right zoned areas can build less on the land that was zoned at a higher density. Also amenities come with rezoning So maybe that works for us as a community.

The staff is using highest zone numbers and full capacity of development so that they will not under estimate the numbers.

West Glenn Development- tried to get full density. Looked for conformity but there was a stream crossing so they looked at Master Plan for conformity.

Mike Marshall-

2.41 used as a multiplier on number of people per unit. That seems wrong to him. He believes we need to be use more sensitive criteria.

Elaine- That multiplier is based on the last census. Trying to get it broken out by unit type and by geographic areas. They would like to work from a finer grain.

Albemarle county-wide number= 2.41

Traffic and Schools are affected.

New planners- criticism of report is not criticism of staff.

David Blemish: Development has impact on rural areas between here and Charlottesville. Water usage, traffic, being impacted by growth.

Elaine:

The Village of Rivanna and Crozet have both capped growth at a certain number.

Reason for this is based in what local utilities can support.

Pantops revisits its master plan starting in January and hopefully will take only one year. Crozet is up after that.

1. Crozet survey residents and property owners
2. Hopefully community + staff + PC to develop process
3. Sheffield said he had a great problem with the difference between the what the master plan says and what the community sees as their plan.

Ann M. says we want to fully understand what the confusion is with the plan etc. We want to start to look at the plan *now* and start a survey to get feedback from residents as a whole. Be prepared for the Master Plan review.

D Stoner- we are working on a survey. We need to figure out what we should do with this information once collected.

Tim Tolson- CCA meeting agreed to start committee to work on a survey. Repeating the process that we did before when the Master Plan was originally put together.

Elaine- This action needs to be part of the whole. Part of the comprehensive plan, part of the county. The county's biggest desire is that we have a fair and open process and that the results reflect that. Ideally it is a consensus between everyone.

M Marshall- Communities may be able to help staff in the end. Crozet cannot wait two years. We have a lot of new people in Crozet. Our chance to get people involved is now.

Elaine- The update to the master plan really helped bring newer members of the community into the process. She volunteered to bring a map to look at that areas not developed now that may be developed in the future.

D Blemish- Staff does not control their work program. They are trying to expedite the work program. Board is grappling with that. Trying to beef up their resources to adequately handle all the work that they have to do. Work program is in flux as to what they should be focusing their attentions to.

Ann M- We need to work together. The community development has lost half their staff. They have a new director. Not sure of the future and how much time can be focused here.

Jennifer More- This work/survey is a grass roots level will engage a lot of people. Education....growth areas, etc how we have gotten to where we are. Way to bring people back to table.

Bill Schraeder- Can same planner be assigned to all projects in Crozet?

D Blemish- Singling out one person to be out here for Crozet is not possible. Staff is stretched too thin. The same small team. Continuity is there. Management meeting every two weeks.

CCAC October 6th. RSVP 6-8 pm

Attend!

CAC mass meetings are a good way to hook into the greater community.

There may be an opportunity to have developers present meetings other than our CCAC meetings.

Proffer recent legislation makes it illegal to make suggestions to developers for proffers. There are very negative repercussions.

Barnes Lumber Development

Elaine: Delayed until November

Civic space is something Frank Stoner is working on.

Better understanding where the civic space is specifically going to be.

Will not make staff comments.

DCI met with architects. Likely location will be determined by mid-October.

Wait until designers come out with something. May have to do proffer before the community meeting.

Community meeting first week of Nov on the 3rd.

Staff waiting until they see what they need. Transportation needs...moving rows to make the grid work. Have to see how it all works together. Frank is working on moving roads a bit.

Frank will give info to us and staff about the same time.

Staff report > planning commission.

John Savage:

A huge amount of progress. Frank has listened, adapted plans as much as possible.

Anticipating looking at final plan and see how it all plays out.

A Mallek

Adalaide in hands of developer.

Restore N Station

John Savage:

Restore n Station county attorney framed the whole thing on water usage.

Developer is done. They are not coming back. Materials are being put together.

SEND COMMENTS TO BOARD MEMBERS- need one more person to swing the vote.

West Glenn Development approved.

Lisa Marshall: How is it policy to have zoning/units able to be built based on all land including parts of sites that are unbuildable?

A Mallek- need to look at this policy.

Jennifer More: 25-28 units in The Vue are to be affordable housing.

Hopefully not all one-bedroom options.

Lack of concept plan. Benefits the owners who have property against there, for concept plan that the board will have that. Foothills ????

We will try to have the county transportation planner come in in October or November.

Meeting adjourned.