

Crozet Community Advisory Committee
Crozet Library
Wednesday, May 16, 2018 from 7:00 PM to 9:00 PM

Allie Pesch: Welcome's everyone and calls the meeting to order.

A quorum is established.

Introductions made by members of the CCAC and citizens present at the meeting.

Citizens Present: David Anhold, Sandy Hausman, Tim Tolson (CCA), Terri Miyamoto (Crozet Trails Crew), Jim Duncan, Lisa Martin, Mike Marshall (Crozet Gazette), Paul Grady, Charlie Bindig, Frank Cerrone, Bev Thierwechter, Alice Faintich, Marshall Faintich, Jim Crosby

Crozet Community Advisory Committee (CCAC) Members Present: Tom Loach, Josh Rector, Allie Pesch, Katya Spicuzza, Kostas Alibertis, David Mitchell, Valerie Long, Sandra Mears, Doug Bates, Mike Kunkel, Ann Mallek, Joe Fore, Jennie More, John McKeon, Shawn Bird

County Representatives Present: Ann Mallek, Jennie More, Jeff Richardson, Bob Crickenberger, Dan Mahon

May 2018 Agenda

1. Agenda Review (Allie Pesch – CCAC chair)
2. Approval of Minutes
3. Western Park Master Plan Update (Bob Crickenberger, Albemarle County Parks and Recreation, and David Anhold, Anhold Associates – 50 min)
4. Mini-Review of the 2017 Crozet Community Survey Method and Results (Shawn Bird – 20 min)
5. Discussion of Crozet Master Plan Update Statement to PC & BoS (All – 20 min)
6. Items Not Listed on the Agenda
7. Announcements
8. Potential Future Agenda Items
 - a. June - Crozet Drinking Water Infrastructure Plan Update (Mr. Mawyer ACSA/RWSA)
 - b. June – Little Explorers Discovery School/Crozet Baptist SUP (Christi Gillette)

Motion to approve the March and April 2018. Motion presented by Kostas Alibertis and seconded by Doug Bates. Minutes subsequently approved by all CCAC members present.

With approval of the group to move an item not listed on the agenda to the front of the meeting, Parkside Village resident Sandy Hausman was granted a few minutes to

address the group. She raised a concern regarding trees being removed by developers. She suggested that the County ask developers to pay the equivalent of what it would cost the County to plant a sapling for each tree that is removed.

Western Park Master Plan

Bob Crickenberger, Dan Mahan, and David Anhold were introduced to discuss Western Park Master Plan and related parks issues.

Bob Crickenberger noted that due to the age of the Western Park Master Plan—originally completed in 2009—there is a need to update the plan.

The parks department surveyed the community to assess the community's needs and desires for what they wanted in their parks. Walking and biking trails were the #1 need for the community, followed by athletic parks, open space, and large community parks.

Dan Mahan discussed the topic of greenways and noted that Western Park and Crozet Park are hubs of the community, and it's important to link them.

David Anhold: The purpose of tonight's meeting is to present the "Final Master Plan" based on previous input from the community.

The topography of the Western Park property helps to shape its functionality. The property includes Lickinghole Creek, as well as wetlands and small springs.

Mr. Anhold reviewed the previous, 2009 Master Plan. He then reviewed the design principles for the 2018 Master Plan, including supporting recreational programming, embracing Crozet's history and natural landscape, and promoting native plants.

Mr. Anhold then gave specifics of the 2018 Master Plan, including sports fields and passive features. There are three key nodes to the park. One is the ridge on the south side of the park, which will include a pavilion, playground. There is another activity node in the northwest part of the park, as well as the sports fields. The central and northeastern part of the park features a lawn along the creek. The western portion of the park will be more active, with the fields, while the eastern part of the park will be quieter, with gravel paths and opportunities for enjoying nature. There will be approximately 200 spaces of parking, as well as on-street parking for another 75 cars.

Mr. Anhold opened the floor up for questions.

One audience member raised several concerns that some of the elements of the park could disturb bird nesting sites. He also suggested that crushed gravel paths would be too loud to walk or bike on and would disturb wildlife. Mr. Anhold responded

that the open spaces will have vegetation that will encourage birds. And with respect to the trails, the trails will not really be in

There was a question about the size of playgrounds. Mr. Anhold said they their recommendation is that the playgrounds will have more of a natural feel to them—not just off-the-shelf commercial playground equipment. But at this stage, the playgrounds are just conceptual; they don't have specifics on size or shape.

Construction will be separated into phases. Phase 1 will be the southern part of the park and will include playgrounds, parking, and amphitheater. Phase 2 will include the playing fields. Phase 3 will be more of the natural area.

Total construction costs will be approximately \$5.5 million. Funding is not currently in place, but there are a number of funding opportunities from a range of sources, although many of them are matching grants.

Dan Mahan noted that while it may take a number of years to complete all of the phases of the park, there will be opportunities to open up greenways and trails inside the park much sooner to give people access to the park.

Mr. Crickenberger noted that he would support—and encourage—the creation of a committee to explore funding opportunities and potential public/private partnership opportunities.

Review of 2017 Crozet community survey and resolution

Shawn Bird led a discussion of the background of last year's Crozet community survey. The survey was led by a committee led by two area residents who are also experts in surveying and polling: Shawn Bird and Tom Guterbock. The public was consulted regarding the questionnaire and methodology. A random sampling of about 2000 was selected and sent letters, inviting them to take the survey; about a third of those who got letters took the survey, which is a good response rate. 2/3 of the random sample was from inside the Crozet Growth Area. On top of that, about 600 other people took the survey. The survey was open June-August 2017. The scientific survey had a margin of error of +/- 4%.

Mr. Bird provided an overview of the results of the survey and the key principles, including limiting development to the current Growth Area, making downtown Crozet the central hub of life and development, limiting development along Route 250. He also described some differences in survey responses among respondents who lived inside and outside of the Growth Area, and among residents who have lived in Crozet a longer or shorter amount of time. While there were some differences among respondents based on where they lived and how long they had been in the Crozet area, there was, generally, broad agreement about the key priorities.

Discussion then turned to the draft resolution to the Board of Supervisors. Josh Rector raised the concern that the survey data may not support the resolution's wording that the Board should reject development at the 64 and 250 interchange, since more than 50% of the survey respondents said they favored development of the area. Tom Loach responded that the older respondents may remember earlier efforts to change the zoning of that area.

David Mitchell raised a question about why the resolution was needed, since all of these items are already covered in the Master Plan. Discussion ensued on the question of the purpose of the resolution. Several members noted that the resolution would serve as a reminder to the Board of Supervisors about the need to speed up the review of the Crozet Master Plan and to reiterate key points of the Master Plan; also, it was noted that the maps in the Master Plan don't line up with the language of the Master Plan, so it is important to reiterate certain key principles from the plan.

Tom Loach moved to approve the draft resolution. The motion was approved by a roll call vote 9-4, with the following votes:

- Tom Loach - Aye
- Josh Rector - Nay
- Allie Pesch - Aye
- Katya Spicuzza - Aye
- Kostas Alibertis - Aye
- David Mitchell - Nay
- Valerie Long - Nay
- Sandra Mears - Aye
- Doug Bates - Aye
- Mike Kunkel - Aye
- Joe Fore - Nay
- John McKeon - Aye
- Shawn Bird - Aye

The meeting was adjourned at 8:55 pm.