

Crozet Master Plan Content Review / Update Topics

Future Land Use Chapter Discussion – 5/8/2019

○ **“Central” Crozet**

▪ Character

- There's a mix of development - blending old and new. How do we preserve existing buildings while developing in a manner consistent with their character?
- Support for a downtown feel with buildings that meet the street and are interesting to walk by.
- The Square will be built out, but there is a desire for more public spaces to sit and recreate for free/not affiliated with a business.

▪ Connectivity

- Need for sidewalks/trail connections between adjacent neighborhoods, Crozet Park, Downtown. These should be a key part of all development projects moving forward.
- There is concern about parking supply downtown with infill development. "Park-once" with other options could be a way to manage this.

○ **“Western” Crozet**

▪ Character

• Old Trail

- Old Trail seems to be a distinct center from Downtown - it doesn't take away from its vitality.
- Support for interconnected street network in Old Trail/Ballard Field and access to green space; mixture of uses and housing types, walkability near the Village Center.

- Older neighborhoods including Grayrock, Wayland's Grant, White Oaks have mature trees and open space, a variety of housing types.
- People like the schools as a community space.

▪ Connectivity

- Many like the walkability of this area to Downtown including prior streetscape improvements to Jarman's Gap Road.
- There is interest in access to green space and the rural area from Crozet - close to places like Mint Springs Park, Chiles Peach Orchard, King Family Vineyards.
- Traffic is becoming a problem - near the schools, at Jarman's Gap & Crozet Avenue intersection.

○ **“Eastern” Crozet**

▪ Character

- Neighborhoods like Parkside Village, Westhall, and Wickham Pond are good examples of how denser development could work well. Mature neighborhoods like Cory Farm and Highlands have good access to nature, green space but are not conducive to walkability.
- The light industrial section along Three Notch'd Road (Rt. 240) seems underdeveloped. This could be a good opportunity for a gateway to Downtown and to bring businesses to Crozet.

▪ Connectivity

- Completion of sidewalk and roadway projects will improve pedestrian connectivity for Eastern Crozet.
- Eastern Avenue's completion remains a major concern - opening of the middle connection between Westhall Dr and Park Ridge Rd will create second points of ingress/egress for existing neighborhoods, but completion of the southern connection will be vital to complete the link between 240 and 250.
- The railroad poses difficulties & safety issues for north-south access across the tracks and east-west pedestrian access.

○ **General Themes**

- There is support for Downtown as the commercial and cultural heart of Crozet. However, the relationship between Downtown, Old Trail, and Clover Lawn as centers and surrounding development remains unclear.
- Transitions: There aren't always transitions between existing neighborhoods - in Eastern Crozet and adjacent to Downtown. There is a lack of clarity regarding the tapering of density and development near Route 250 between the map & the text.