

Crozet Implementation Projects

Implementation Strategy	Estimated Cost/Funding	Responsible Department/ Division	Issues to Be Addressed Actions Required	Milestones	Timing Short-term (FY11 to FY14) Mid-term (FY15 to FY19) Long-term (FY19 and out)
COMMUNITY LIFE					
Crozet Community Advisory Council	Included in Community Relations/CDD budget for staff time	Crozet Planner/Community Relations	<ul style="list-style-type: none"> Continue community-County dialogue and community involvement in master plan implementation 	<ul style="list-style-type: none"> Periodic meetings of CCAC 	Ongoing
Crozet Neighborhood Planner	Included in CDD budget for staff time	CDD	<ul style="list-style-type: none"> Monitor plan implementation Staff facilitates plan implementation initiatives (ZTAs, studies, capital project planning, etc.), as necessary Staff pursues new federal, state, and other funding sources for transportation projects and other projects, as needed Staff conducts five-year plan review and update, in conjunction with the Planning Commission and the CCAC. Staff monitors development review projects for conformity with the Plan. 	<ul style="list-style-type: none"> Administration/management begins when Master Plan is adopted Periodic written reports on progress will be prepared for the Planning Commission Planning for five-year review will begin in year 4 of each five-year cycle 	Ongoing
Fairs/Festivals/Events	Community initiative	Community	<ul style="list-style-type: none"> Continue community tradition of events Celebrate Crozet history 	<ul style="list-style-type: none"> Ongoing 	Ongoing
Historic/Cultural Resources programs Interpretation Opportunities	not known at this time	Community/Historic Pres Committee	<ul style="list-style-type: none"> Evaluate opportunities for interpretation of area history 	<ul style="list-style-type: none"> Investigate support to provide locate history interpretation at local institutions 	Short to mid-term
TRANSPORTATION					
Jarman's Gap Road	\$16 million	VDOT and County-OFD	<ul style="list-style-type: none"> Provide a safer & efficient vehicle, bicycle, and pedestrian corridor between Crozet Avenue and Old Trail Drive Improvements include curb, gutter, bike lanes, and sidewalks on north side only 	<ul style="list-style-type: none"> Design/ROW complete Utility relocation Bid Construct 	<i>UNDERWAY</i> Short-term-Advertisement date January 2011
Crozet Streetscape Enhancement Project-Phase 2 Includes Main Street at Crozet Avenue	\$3. million (\$550,000 VDOT grants) \$ 760,000	County-OFD	<ul style="list-style-type: none"> Relocation of overhead utilities New Stormwater drainage system A portion of New Main Street to library entrance, design to High Street Pedestrian/Vehicular improvements to Crozet Avenue from the Square to Tabor Street This project will include alley improvements between Main Street and The Square. 	<ul style="list-style-type: none"> Design Bid Construct 	<i>UNDERWAY</i> Short-term Construction – mid to long term; construction prior to improvement to US 250 in Pantops
Crozet North Sidewalk	\$610,000 (\$190,000 grant)	County-OFD and VDOT	<ul style="list-style-type: none"> Pedestrian safety and drainage improvements on west side of Crozet Avenue from St. George Avenue to Crozet Elementary School and continue to Ballard Drive (crosswalks at school) Safe Routes to School grant received to extend to Ballard Drive (\$190,000) 	<ul style="list-style-type: none"> Final Design plans under review Design completion Construct Expect to Fall 2010 	<i>UNDERWAY</i> Short -term
Eastern Avenue-Alignment	Currently unfunded	County-OFD	<ul style="list-style-type: none"> Location and cross-section concept completed Refine the alignment and cross-section for the north-south connector road "Eastern Avenue" Explore funding opportunities for the road, including proffer funds 	<ul style="list-style-type: none"> Hire surveyor to provide boundary and topographic survey as basis for official map of road alignment 	Short-mid-term

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Eastern Avenue Construction	\$9.5million ('04)	Private Development/ County-OFD	<ul style="list-style-type: none"> Evaluate function/capacity benefit of roundabout over signal 	<ul style="list-style-type: none"> Periodic monitoring and evaluation of intersection 	Long - term
Crozet Plaza Streetscape Study <i>Provides for recommended Downtown Community Green</i>	\$350,000 <i>(design and construct)</i>	Private Development/ County-OFD	<ul style="list-style-type: none"> Provides Downtown community green/plaza 	<ul style="list-style-type: none"> Location Design study Construct Improvements 	Short-term-mid-term
Main Street Extensions	\$2.5 million ('04 estimate)	County/Private development	<ul style="list-style-type: none"> Determine alignment from library site/alley to connect to Park Ridge Drive (Foothill Crossing Roads) Provide additional east-west access in Downtown area as an alternative to Three Notch'd Road 	<ul style="list-style-type: none"> Design for road sections Construct 	Design – mid-term Construction – mid to long term; depends on pace of new development
Crozet Avenue walkway/bikeways	Unfunded	OFD/Private Development	<ul style="list-style-type: none"> Improve pedestrian and bicycle safety 	<ul style="list-style-type: none"> Design Obtain any needed easements Construct 	Long-term
Bike Network All new streets include bike facilities or accommodate bike travel Priority upgrades to existing streets: -Crozet Avenue -Railroad Avenue -Route 810/Crozet Avenue -Three Notch'd Road -Route 684/Mint Springs	Variable	Private development/VDOT/ OFD	<ul style="list-style-type: none"> Add/upgrade bike lanes and sidewalks as components of all new and expanded public road projects. Correct existing gaps in bicycle and pedestrian facilities and improve existing crosswalks Require construction of bike and pedestrian connections with development projects 	<ul style="list-style-type: none"> Completed segments of bike improvements 	Ongoing
Park and Ride Lots -Upgrade Downtown lot -Route 250 West/near I-64 -Three Notch'd Road near employment area	Variable depending on location, property ownership, etc.	RideShare/TJPDC/ County-Crozet Planner	<ul style="list-style-type: none"> Lots provide an option for single occupant vehicle travel/commuting Reduces demand on existing road networks 	<ul style="list-style-type: none"> Identify new locations Establish as designated park/ride lot 	Short to mid-term-Provide additional park and ride lots Ongoing-Rideshare
“Regional” Transit-Express Bus (to CTS) - Regional – but includes Village	Capital: \$305,000 to \$575,000 Operation: \$200,000 to \$400,000/yr	County/CTS/possibly JAUNT or future Transit Authority or equivalent organization	<ul style="list-style-type: none"> Provide alternatives to auto travel, reduce future auto trips on Rt 250 	<ul style="list-style-type: none"> Establish RTA or an equivalent planning/management organization Implement service Pursue commuter service through JAUNT when viable 	Short term – establish regional planning/management process (RTA) Short to Mid-term priority (w/in next 5-10 years), next regional transit plan update. Long-term Implementation (after 2017) depending on study results.
PARKS AND GREEN SYSTEMS					
Greenway completion -Connections to Downtown -Connections to Schools -Connections to Parks	Variable	Private developer contributions with rezonings Parks & Rec./Planning/Crozet volunteer trailbuilders/ neighborhood assoc.'s	<ul style="list-style-type: none"> Provide passive recreation opportunity & alternate pedestrian-bike route. Interpret cultural and natural sites 	<ul style="list-style-type: none"> Identify more precise location for trail connections Design and consider with development proposals. Easements/property obtained Complete Trail Construction Complete Connections made between neighborhoods and to greenway/public lands 	Short and mid-term timeframe. Ongoing planning/ acquisition/construction throughout length of corridor in strategic locations
Western Park	\$4.1 million total (construction will be phased; \$50,000 proffered for park improvements)	County/private developer contributions	<ul style="list-style-type: none"> Provide community park consistent with Western Park Master Plan 	<ul style="list-style-type: none"> Acquire additional land or easements Construction Western Park according to master plan for park 	Mid-term
Neighborhood Parks	Unfunded	Private Development	<ul style="list-style-type: none"> Provide amenities and greenspace within new developments in Crozet 	<ul style="list-style-type: none"> Ongoing 	Ongoing
Trailhead Park	Unfunded	County Parks & Rec/Private Development.	<ul style="list-style-type: none"> Provide access point to greenways network 	<ul style="list-style-type: none"> Determine location Design Construct 	Long-term
Neighborhood Trails	Not known at this time/variable	Private developer contributions with rezonings P&R/Planning/ neighborhood assoc.'s	<ul style="list-style-type: none"> P & R/ Crozet planner to coordinate assistance to neighborhoods to construct trails 	<ul style="list-style-type: none"> Connections made between neighborhoods and to greenway/public lands 	Ongoing, initiative; trails may be public or private

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Eastern Park	\$4 million	Private development/ Planning/Parks & Rec.	<ul style="list-style-type: none"> Provide additional public community park to serve eastern Crozet 	<ul style="list-style-type: none"> Acquire property Design Construct 	Mid-term to Long-term
LAND USE & DESIGN					
Master Plan Implementation	Included in CDD budget for staff time	County	<ul style="list-style-type: none"> Implements land use recommendations of master plan 	<ul style="list-style-type: none"> Ongoing 	Ongoing
New Development	Included in CDD budget for staff time	Private Developments/Crozet Planner/PC/BOS	<ul style="list-style-type: none"> Monitor capacity of infrastructure to support new development 	<ul style="list-style-type: none"> No additional residential units until transportation improvements are made 	Short and mid-term
"Transition" Zoning District for Mixed Use Areas	Included in CDD budget for staff time	Crozet Planner	<ul style="list-style-type: none"> Consider creating new zoning district to allow for transitional mixed use areas around Downtown Crozet 	<ul style="list-style-type: none"> Resolution of Intent Amend Zoning Ordinance 	Long-term
Water Protection Ordinance Amendment	Included in CDD budget for staff time	County Engineer/Water Resources/Crozet Planner	<ul style="list-style-type: none"> WPO amendment to allow for stream buffer modifications in certain areas identified on land use map only Allows redevelopment and reclamation/replanting of buffers 	<ul style="list-style-type: none"> Resolution of Intent Amendment process WPO Amended 	Short-term
LI Zoning Text Amendments	Included in CDD budget for staff time	BDF/County	<ul style="list-style-type: none"> Supports Crozet LI uses/employers 	<ul style="list-style-type: none"> Resolution of Intent Amend Ordinance 	Underway/Short-term
Crozet Historic District	Community initiative	Community	<ul style="list-style-type: none"> Listing potential Crozet Historic District on the State and National Register 	<ul style="list-style-type: none"> Submit for listing Listing approved 	Short-term
ARB Corridor Specific Design Guidelines		Design Planner/ARB	<ul style="list-style-type: none"> Provide design guidelines specific to Crozet's uniqueness for Route 250 and Route 240 	<ul style="list-style-type: none"> Study Design Guidelines developed Adopted 	Mid-term
Easements		Crozet Planner	<ul style="list-style-type: none"> Monitor protection of environmental, scenic, and historic resources in Crozet 	<ul style="list-style-type: none"> ID easements Develop monitoring program 	Ongoing/Long-term
BUSINESS DEVELOPMENT					
Business Development Facilitator (BDF)	Included in CDD budget for staff time	BDF	<ul style="list-style-type: none"> Continue dialogue with business community in Crozet, including CBNG and DCA, Nelson and Charlottesville-Albemarle Chambers of Commerce 	<ul style="list-style-type: none"> Ongoing 	Ongoing
Employment/ Business Tracking Attract new employers to areas designated on master plan	Included in CDD budget for staff time	BDF	<ul style="list-style-type: none"> Maintain data that is updated annually to determine business employment trends and needs in County, including Crozet Ensures jobs/housing balance and economic vitality in Crozet 	<ul style="list-style-type: none"> Ongoing 	Ongoing
Downtown/Priority Areas: Infill/New Business Downtown (including adjacent Mixed Use Area) Evaluate need to designate Three Notch'd Corridor Mixed Use	Included in CDD budget for staff time	Private developers/BDF Crozet Planner/County	<ul style="list-style-type: none"> Improve Downtown economic vitality Allows for future additional area to provide for new business development in support of Downtown and employment area 	<ul style="list-style-type: none"> Economic measures Vacancy rate/etc. Increased revenue Consider with update of master plan in 5 years 	Short-term Mid-term
Tourism/Agribusiness	Included in CDD budget for staff time	BDF/Private Developers/CBNG/DCA/Convention-Visitors Bureau	<ul style="list-style-type: none"> Expansion and promotion of tourism in Crozet and Western Albemarle 	<ul style="list-style-type: none"> Identify new products, such, emphasis on Crozet history, destinations/tours (Current Ex. Brew Ridge and Artisan Trails) 	

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Marketing Plan for targeting areas: <ul style="list-style-type: none"> ▪ Downtown ▪ Employment ▪ Tourism ▪ Adjacent Rural Areas Development of Crozet Website <p>Consider programs such as:</p> <ul style="list-style-type: none"> ▪ Virginia Main Street Program <p>Seek Grants</p> <ul style="list-style-type: none"> ▪ CDGB ▪ Other 	Variable depending on scope of project and grant funding	BDF/DCA/CBNG BDF/DCA/CBNG	<ul style="list-style-type: none"> ▪ Improve Crozet's economic vitality 	<ul style="list-style-type: none"> ▪ Complete marketing plan ▪ ID specific strategies for each targeted area ▪ Implement plan ▪ Seek funding sources/grants for promotional activities/products 	Short-term to Mid-term Ongoing
COMMUNITY FACILITIES & SERVICES					
Existing Library Service		JMRL Board, Facilities staff	<ul style="list-style-type: none"> ▪ Continue to consider facility needs w/ long range planning process of the JMRL Board. 	<ul style="list-style-type: none"> ▪ Evaluate facility needs 	Short-term
New Library site parking lot	\$750,000 (construction)	OFD	<ul style="list-style-type: none"> ▪ Provide parking for Downtown, in advance of library building construction 	<ul style="list-style-type: none"> ▪ Site Development Plan Approval ▪ Bid ▪ Construct 	Underway/Short-term
Existing Crozet Library building <ul style="list-style-type: none"> • Continue use as Crozet library until library relocates ▪ Reuse for when library moves 		JMRL/County	<ul style="list-style-type: none"> ▪ Ensure continued use and reuse of train depot 	<ul style="list-style-type: none"> ▪ Library relocates ▪ Determine future use(s) ▪ Remodel/Adapt depot 	Continue use-Short-term Re-use of depot- Mid-term-long-term
Old Crozet School <ul style="list-style-type: none"> ▪ Continue to lease to tenants for the Old School until a decision on the permanent use of the building is made. ▪ Fully renovate building for community preferred uses 	<ul style="list-style-type: none"> ▪ No cost ▪ Estimate \$6-8.3 million dollars ('08) depending on various factors and project conditions 	General Services	<ul style="list-style-type: none"> ▪ Ensure continued use and reuse of Old Crozet School consistent with Old Crozet School Reuse Study ▪ Meet long-term community needs (preferred concept for community center type uses) 	<ul style="list-style-type: none"> ▪ Lease agreements with tenants approved by Board of Supervisors ▪ Future uses identified ▪ Design ▪ Bid ▪ Construct 	Short-term Long-term
Schools -- monitor needs Additional elementary school	Undetermined	Crozet Planner/Dept of Ed., Facilities staff	<ul style="list-style-type: none"> ▪ Continue to consider facility needs w/ long range Planning Committee. 	<ul style="list-style-type: none"> ▪ Evaluate facility needs ▪ Site Acquisition ▪ Design ▪ Construct 	Ongoing yearly evaluation of school growth and facility needs with long range Planning Committee. Long-term/when needed
Downtown Stormwater Project	\$1.2 million	OFD/Water Resources	<ul style="list-style-type: none"> ▪ Provide stormwater management/water quality measures for water protection to serve the Downtown drainage area ▪ Facility will also serve as possible greenspace amenity. 	<ul style="list-style-type: none"> ▪ Property Acquisition (completed) ▪ Easements ▪ Design (completed) ▪ Establish service district ▪ Construct 	Short-term

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Water and Wastewater Expansion of water treatment plant	Need estimate from RWSA	ACSA/RWSA	<ul style="list-style-type: none"> ▪ Monitor water usage in Crozet to ensure capacity is adequate for future population ▪ When demand reaches 80% of capacity, begin design for expansion; size of the WTP expansion will be dependent on the projected demands and uses. ▪ Ensure adequate water supply for Crozet 	<ul style="list-style-type: none"> ▪ Capacity of existing water treatment plant reaches 80% ▪ Design ▪ Bid ▪ Construct 	Long-term
Wastewater	Need estimate from RWSA	ACSA/RWSA	<ul style="list-style-type: none"> ▪ Ensures adequate waste water capacity to serve Crozet. ▪ Continue long-term planning for sewer improvements based upon sewer system studies currently being conducted by the ACSA and the RWSA. New sewer connections would be based on the ACSA's first come first served basis policy. 	<ul style="list-style-type: none"> ▪ Study/Monitor ▪ Design ▪ Construction 	Mid-term-long term Mid-term
Eastern Crozet Elementary School site Construction	\$12.3 million ('04)	Crozet Planner/Dept of Ed., Facilities staff	<ul style="list-style-type: none"> ▪ To address future school capacity needs in Crozet 	<ul style="list-style-type: none"> ▪ Acquire site through proffers ▪ Determine need ▪ Design ▪ Build 	Long-term
Fire/Rescue Service	Region is served by Crozet Volunteer Fire Department and Western Albemarle Rescue Squad	Crozet Planner/Fire Rescue/ Facilities staff	<ul style="list-style-type: none"> ▪ Monitor any needs/support from County 	<ul style="list-style-type: none"> ▪ Ongoing 	Ongoing
Police Service Police Office in Downtown Area	Undetermined	Crozet Planner/Police/OFD	<ul style="list-style-type: none"> ▪ Provides improved work space for beat officer ▪ Improve response times to meet Development Area standards ▪ Provides for improved police service to Crozet/Western Albemarle 	<ul style="list-style-type: none"> ▪ Identify office space ▪ Locate police in satellite office 	Ongoing yearly evaluation of population growth and facility needs.
Recycling Programs	\$250,000-\$500,000 – to be determined on revised regional solid waste plan	RSWA/County (General Services, Planning)	<ul style="list-style-type: none"> ▪ Provide convenient drop center. RSWA Solid Waste Mgt Plan ▪ Review may indicate different approach to recycle (curbside may be considered) 	<ul style="list-style-type: none"> ▪ Review w/ RSWA during update of Solid Waste Plan. Funding requested in CIP. ▪ Construction 	Dependent on implementation recommendations of Solid Waste plan as recommended in adopted plan

- ACSA – Albemarle County Service Authority
- ARB – Architectural Review Board
- BDF – Business Development Facilitator
- BOS – Board of Supervisors
- CBNG – Crozet Business Networking Group
- CCAC – Crozet Community Advisory Council
- CDD – Community Development Department
- CTS – Charlottesville Transit Service
- DCA – Downtown Crozet Association
- JMRL- Jefferson Madison Regional Library
- OFD – Office of Facilities Development
- P&R – Parks and Recreations
- PC – Planning Commission
- RTA – Regional Transit Authority
- RWSA – Rivanna Water and Sewer Authority
- TJPDC – Thomas Jefferson Planning District Commission
- VDOT – Virginia Department of Transportation
- WPO – Water Protection Ordinance
- WTP – Water Treatment Plant
- WWTP – Wastewater Treatment Plant
- ZTA – Zoning Text Amendment