2010 Vision

“Crozet will continue to be a small town with a ‘small town feel’. It will have distinct neighborhoods, a historic downtown area...

...Downtown will be a vibrant place with a library, employment areas, shops, and housing.”

2010 Guiding Principles

• Existing neighborhoods and the Downtown area will be preserved; new or infill development will be appropriate in scale and type to these existing growth patterns.

• The housing stock in Crozet should continue to provide choices in affordability and building types, as it attracts people from many social and economic backgrounds.

• Crozet will continue to encourage a sense of community through its history, diverse activities, institutions, and interests.
**Existing Conditions**

- **Character**

**Mixed Use Centers**

**Existing Neighborhoods**

**Arts & Culture**

**Crozet Historic District**

**Centers of Activity**

**Downtown Crozet District**

- The Downtown Crozet Zoning District (also referred to as the DCD) was an early implementation step to support the 2010 Master Plan.
- The purpose of the DCD is to establish development in downtown Crozet that is consistent with the vision described in the Master Plan for a walkable, mixed-use downtown.

**Current Zoning**
Character
What We Heard

2017 Community Survey

- 90% described "protecting and buffering existing neighborhoods against new commercial and residential development" as "very important" or "somewhat important". (n=699)
- 89% described "a vibrant downtown" as "very important" or "somewhat important". (n=699)
- 86% described "tree-lined streets" as "very important" or "somewhat important". (n=696)
- 84% described "availability of culture and arts" as "very important" or "somewhat important". (n=695)
- 77% described "increasing the availability of affordable housing" as "very important" or "somewhat important". (n=691)
- 62% described "protecting and buffering existing neighborhoods against new commercial and residential development" as "very important" or "somewhat important". (n=691)

Question 24: "Below are some phrases. For each, please indicate how much you feel it describes Crozet, using a 1 to 5 scale, where 5 means it very much describes Crozet, while a 1 means it doesn’t describe Crozet much at all.

- 3.9 was the mean rating for "rich history". (n=678)
- 3.8 was the mean rating for "rural area". (n=677)
- 3.1 was the mean rating for "local arts and culture". (n=674)

Community Workshop #1

Crozetians value their “small town feel” and are interested in retaining this into the future. Some are concerned this could be lost with significant growth.

Crozetians are hoping for a vibrant Downtown supporting local jobs and businesses, with increased retail and services for residents.

They are interested in creating protections for historic neighborhoods and limiting development of fringe areas.

“People here make this a great small town. Key services are easy to get to: library, trails, schools, park, groceries, churches, pharmacy”

Community Workshop #2

Downtown Crozet is the community’s primary gathering space and center of activity. There are additional centers in Old Trail & Clover Lawn.

“Small town feel” in Crozet’s commercial centers feels like walkability, a variety of building styles, and spaces for small businesses.

Top housing concerns include preserving affordability in new and existing housing, and ensuring that infill is sensitive to adjacent areas is important.

There was strong support for “bungalow court” housing types because they provide options for smaller and more affordable units, yet fit within Crozet’s small town scale
Support Crozet’s “small town” character through development that is compatible in scale and design, offers housing choice, and respects its history.

Why this principle:

• This is a continuation of the 2010 vision: “continue to be a small town with a ‘small town feel’ with distinct neighborhoods and a historic downtown area.

• The importance of Crozet’s “small town feel” was reflected in the 2017 Community Survey & feedback from Workshops 1 & 2.

Proposed Goals

Housing variety & choice.

• This is a continuation of the 2010 Guiding Principle to provide choices in affordability and building types.

• The 2017 Community Survey indicated that increasing the availability of affordable housing was important.

• Workshop 2 provided details on types of housing that can support affordability & housing choice.

Appropriate design & scale.

• This is a continuation of the 2010 Guiding Principle to preserve existing neighborhoods and for new development to be appropriate in scale.

• The 2017 Community Survey indicated that protecting and buffering existing neighborhoods and tree lined streets was important.

Mixed-use activity centers.

• This is a continuation of the 2010 vision for a vibrant downtown.

• The 2017 Community Survey indicated that a vibrant downtown with a mix of places to live, work, and do business in the downtown area was important.

• Workshop 2 confirmed that Downtown is a main center of activity for the community, with supplemental centers at Old Trail and Clover Lawn.

Rural edges.

• The 2010 Master Plan identifies Route 250 West as the southern edge of the development area and calls out its importance as a scenic byway.

Placemaking, arts, & culture.

• The 2017 Community Survey indicated that the availability of culture and arts was important.