

Crozet Community Advisory Council

**Thursday, October 21, 2010
7:00 pm-9:00 pm
The Meadows Community Center**

CCAC members present:

Nancy Virginia Bain
Jon Mikalson
Bill Schrader
David Mellen
Mary Gallo
Jessica Mauzy
Mike Marshall
Kelly Strickland (after meeting had begun)

County staff/ representatives present: Ann Mallek, Tom Loach

Guests: Mac Lafferty, Priscilla Harris, Jenny Martin, Thomas Oakley, Daniel Shea, Mary Jane Ritchie, Delores Baber, Teresa Pirkey, Sara Maupin, Jim Baber, Scott Baber, Jim Ward, Peter Loach

Minutes prepared by: Jessica Mauzy

Agenda review (Mike Marshall) and approval of minutes: There was not a quorum (over half the members) present at the beginning of the meeting, so it was decided that there would be no voting and the meeting did not need to be called to order.

Piedmont Housing Alliance presentation of West Village (Peter Loach, PHA):

Peter Loach from the Piedmont Housing Alliance (PHA) presented the plans for, and background of, the proposed West Village. See West Village Update handout and FY2010 Area Median Income handout at end of Minutes.

The plan has been submitted to VDOT and the County for approval.

See proposed Site Plan at end of Minutes.

Concerns from CCAC and Crozet residents are as follows (PHA reply in parenthesis):

- Location of Artists Way along Blue Ridge Avenue (Road has been moved due to VDOT request). There are already traffic issues on Blue Ridge Avenue—it functions as a one-way street in many vehicular situations (VDOT is not requiring any improvements to Blue Ridge Avenue).
- Road inadequacy and danger to motorists—especially dangerous in bad weather.

- The 4 large houses getting built first in order to make a profit to fund the next phases of the project (Phasing of the project is important for financing; building the bigger/ more expensive homes first in order to fund the affordable housing in phases 3-5. The infrastructure will be installed in phases as well).
- Overall location of the new development—neighbors present dislike the plan and claim it will “ruin the neighborhood”.
- The length of the planning process, “decades long”.
- Is PHA accommodating the desires of the neighborhood?
- Can there be low income houses that are nicer (Old Trail attached homes were offered as an example) and with a lower density?
- (2/3 of the units will be market rate with the remaining 1/3 as affordable houses.)
- (PHA may not begin construction for 3-4 years, if ever).

Potential Development of former J&J Apartments site on Railroad Avenue (Bob Beard-Property Owner):

Bob Beard asked the CCAC for any ideas on what to do with his property, where J&J apartment building used to stand (which was demo'd over the last few weeks). The parcel is zoned “downtown commercial” and about 1 acre in size. Ann M. said that some 40+ families with adult children with special needs. There has been a request for a communal home for these young adults—costs would be subsidized and there would be transportation via JAUNT.

The building will need to be fairly close to the street, with just the sidewalk as a buffer. Other suggestions included: an antique store, art gallery, or shared studio spaces; a County Office Building “West”; 2-story building with retail/ offices below and apartments on top; specialty building supply shop. Neighbor would like the new building not to exceed 2-stories because of obstructing views.

Name for “new main street” and town welcome signs:

There is some dissatisfaction with the name “New Main Street” for the proposed street that will run from the new Library on Crozet Avenue to the east. Suggestions for a different name are requested. Nothing has been decided yet. The CCAC request to wait on making the New Main Street signs until a name has been decided upon.

The proposed location of the 3 “Welcome to Crozet” signs: At the water treatment plant on Rt. 240, At Clover Lawn on Rt. 250, and one other place- yet to be determined (Old Trail Drive and 250? Davis Drive and Crozet Avenue?).

Other items:

There will be a library committee meeting before the November CCAC meeting, so updates will be shared in November.

Jon Mikalson has submitted to the CCAC a resolution adopted by Carter street and Blue Ridge Avenue community (See end of Minutes).

Paul Clark has resigned from the CCAC—he will need to be replaced.

There will be a fundraiser for the Crozet Park on November 12th—Party for the PARC”

Next Priorities for the CCAC:

Third location of “Welcome to Crozet” sign

Discussion of new street name

BOS to select a new CCAC member

There was no official adjourn, since the meeting was not officially called to order.

WEST VILLAGE UPDATE
AS OF OCTOBER 21, 2010

I. HOUSING NEEDS IN CROZET

A. Crozet Demographic Data: (based on Sperling's 2010)

- Median Household Income: \$61,623
- 37.66% of households make less than \$50K (less than 80% AMI)
- 38.04% of population is between 25 and 50 years old, home buying ages

B. Crozet Housing Data: (based on Sperling's 2010)

- Median home age: 26 years
- Homes Owned: 71.76%
- Homes Rented: 18.76%
- Homes Vacant: 9.48%

C. Crozet Housing Needs Survey (done by PHA April-June 2010):

- A total of 4,000 surveys were distributed in the April edition of the Crozet Gazette and at many local Crozet businesses.
- The response rate was approximately 4%.
- The results were share with Planning Commissioner Tom Loach.
- The Preliminary Site Plan for West Village was adjusted to reflect, as closely as possible, the needs of survey participants.
- 8% need a home with less than 2 bedrooms.
- **33% need a 2-bedroom home (6 currently listed in MLS).**
- 31% indicated a need for a 3-bedroom home (38 listed).
- 28% indicated a need for more than 3-bedroom home (47 listed).
- 61% indicated a desire for flexibly such as a home office or bonus room.

D. PHA's Services to Crozet Community to Meet Housing Needs

- In recent years, PHA has counseled 42 families in Crozet.
- 11 of these families bought their first home with PHA help.
- PHA just completed the renovation of 28 apartments, and the construction of 38 new apartments, at the Meadows, for low-income seniors.
- Meadows project generated \$5 million of construction creating 80-100 jobs.

II. WHAT'S ON THE MARKET IN CROZET: (*as of Sept. 29, 2010*)

- Total number of Listings: 101
- Average 2-bedroom listing price: \$208,000
- **2-bedroom houses currently listed: 6**
- Average 3-bedroom listing price: \$302,000
- 3-bedroom houses currently listed: 38

- Average 4-bedroom listing price: \$453,100
- 4-bedroom houses currently listed: 47
- Median home cost: \$293,150

III. PHA's COMMUNITY DESIGN PROCESS

- In 2008/2009, PHA worked with community and neighborhood members to get feedback on the project and its design. Here are the key inputs:
- Mix of houses of various prices and types together to avoid grouping by income.
- Don't get too dense, back off from 89 unit concept.
- Don't build tall buildings.
- Move entrance down toward Jarman's Gap Road to cut traffic on Blue Ridge Avenue.
- Allow easy access of current residents to amenities such as trails at Powell's creek.
- Build out trails on Powell's creek as part of County greenway.

IV. WEST VILLAGE BUILD-OUT PLAN & PRICE RANGE:

(Based on CAAR 1st Qtr. 2010 Sales Price per Square Foot)

- PHASE 1: Four new single family detached homes on Blue Ridge Avenue and 1 rehab of 1194 Blue Ridge Avenue as a single family home. All units projected to be similar in size & configuration to older existing Blue Ridge Avenue homes. *Price Range: \$367,500 to \$525,000 (3-4 bedrooms) 2012*
- PHASE 2: Twelve one to three-story single family attached homes in southwestern section of the site, between Powell's Creek and the main entry road. *Price Range: \$275,000 to \$437,000 (2-3 bedrooms) 2013*
- PHASE 3: Twenty-two single family attached units surrounding a central green. Homes will vary in size, height & configuration. *Price Range: \$190,000 to \$375,000 (1-3 bedrooms) 2014*
- PHASE 4: Eight 3-story townhouse style units (2-3 bedrooms); four 2-story (2 bedrooms); and eight elevator accessible one-story units (1 bedrooms) *Price Range: \$125,000 to \$336,000 2015*
- ALL TOTAL: 59 units. 3 units with 4 bedrooms. 20 units with 3 bedrooms. 21 units with 2 bedrooms. 15 units with 1 bedroom.

V. SITE PLAN STATUS:

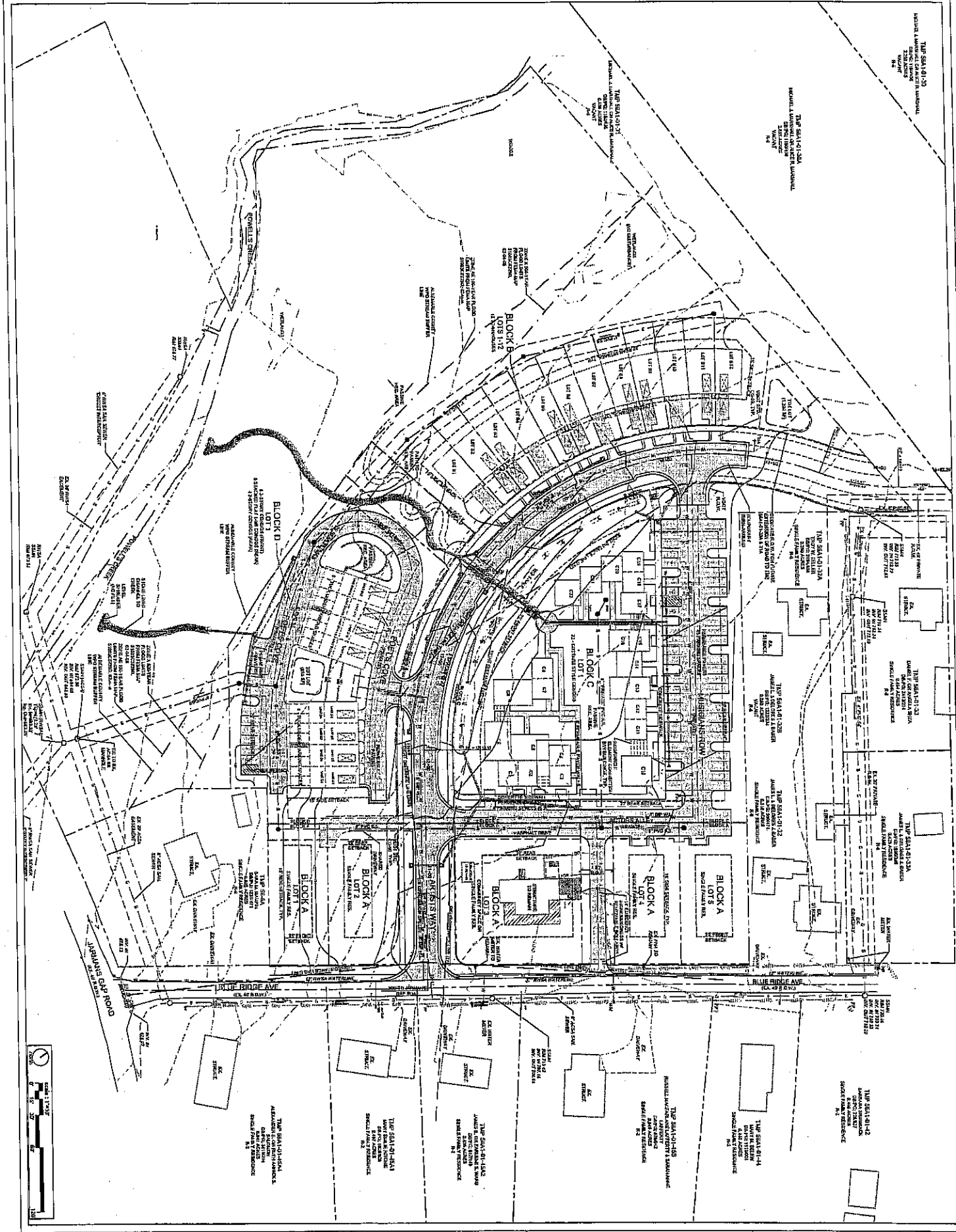
- Resubmitted Preliminary Site Plan to County on 9/2/2010.
- 59 unit, 4-Phase By-Right plan of development. Reduced from the original 89-unit concept.
- Proposed Site Plan reflects desires indicated by community design process.
- None of the homes have been designed yet.
- Homes will be environmentally efficient (green) and accessible.
- Homes will closely reflect the needs indicated by the Crozet Housing Needs Survey.
- Waiting on County staff and VDOT comments on re-submitted plan.

FY 2010 Area Median Income

Charlottesville, VA MSA

(Counties of Albemarle, Fluvanna, Greene, Nelson & the City of Charlottesville)

Area Median Income \$73,800	FY 2010 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low Income Limits	(30%)	\$15,550	\$17,750	\$19,950	\$22,150	\$23,950	\$25,700	\$27,500	\$29,250
Very Low Income Limits	(50%)	\$25,850	\$29,550	\$33,250	\$36,900	\$39,900	\$42,850	\$45,800	\$48,750
	(60%)	\$31,020	\$35,460	\$39,900	\$44,280	\$47,880	\$51,420	\$54,960	\$58,500
	(80%)	\$41,350	\$47,250	\$53,150	\$59,050	\$63,800	\$68,500	\$73,250	\$77,950
Low Income Limits	(100%)	\$51,700	\$59,100	\$66,500	\$73,800	\$79,800	\$85,700	\$91,600	\$97,500



OVERVIEW
 PRELIMINARY SITE DEVELOPMENT PLAN
 WEST VILLAGE - CROZET, VIRGINIA

08.01.2010	PSP COMMENTS
REVISIONS	

Carter Street and Blue Ridge Avenue Association

The following are some principles and ideas we of the Carter Street and Blue Ridge Avenue Association would like to have considered in the plans for the future development of our neighborhood.

1. In the plans for the development of our neighborhood, consideration should be given to the interests of the current residents.
2. Development in our neighborhood, unlike most of the development occurring in the Crozet area, will take place not in open fields or orchards but on vacant lots within a long established residential community of single family homes, and any new development should be designed to respect and integrate with the existing homes.
3. The fundamentally and predominately residential nature of the neighborhood should be preserved, and the recent designation of our neighborhood as part of the ■urban core• of Crozet should be reconsidered.
4. New buildings should not, by their size, height, density, or proximity, overwhelm the existing homes in the neighborhood.
5. Any new development should unify the existing community rather than isolate and divide the existing residences.
6. Any new development should not form an ■enclave•which turns it back on the existing homes and neighbors.
7. A plan for the infrastructure of road improvements, sidewalks, and parking should be established and implemented for the whole neighborhood before individual developments are constructed piecemeal. The increased traffic from new developments cannot simply be channeled onto the existing Carter Street and Blue Ridge Avenue with the expectation that it can all be funneled to Jarman Gap Road.
8. Vacant lots in and adjoining our neighborhood which are being held for development purposes should be sufficiently maintained so as not to be eyesores and hazards for us and our children.
9. We should receive timely notice of discussions and negotiations between developers and the County that may lead to new development in our neighborhood, and we should be given the opportunity to express our views and concerns at the earliest possible stage of the planning process.