

# CROZET COMMUNITY ADVISORY COUNCIL

The Meadows, Crozet  
Thursday, June 16, 2011

**CCAC Members Present:** Chuck Johnson, John Savage, Tim Tolson, Nancy Virginia Bain, Mary Gallo, Meg West, Meg Holden, Kelly Strickland, Mike Marshall, Bill Schrader, Charlie Mitchell, Lucy Goeke, Ann Mallek, and Tom Loach.

**CCAC Members Absent:** Jon Mikalson, Jessica Mauzy, and Brenda Plantz

**Public Attendees:** Barbara Massie Mouly, Albemarle County School Board member for White Hall District.

Stephani Belt, Leslie Burns,

Katurah Roell (Piedmont Development Group [PDG]),

Chris Lee (Places29 Master Plan for the Northern Development Areas and PDG),

Drew Lawrence (Places29 and PDG),

Sandy Williams (Bargamin Orchard HOA President),

Florence Massie, Bob Anderson (Architect), Mac Lafferty, Jo Ann Z. Perkins, Jenny

Martin, Richard Martin, Thomas M. Oakley, Jim Duncan, Lisa Goehler,

Ruth Morton (Newsplex-CBS19/ABC16/Fox27), Jessica Jaglois (Newsplex-

CBS19/ABC16/Fox27)

**Minutes By:** Tim Tolson

**Agenda Review (Agenda Item 1):** Meg Holden called the meeting to order at 7:05 pm and asked if there were any changes or items to add to the agenda. The agenda was amended to move Item #8 (Discussion of walk-*to-school*) to follow Item #4 (*Announcements*) to accommodate Ms. Mouly; add Item #10, *update on the C-A Airport runway expansion project* by Bill Schrader and include an announcement from Ann Mallek. The agenda was approved as amended.

**Approval of Minutes (Agenda Item 2):** A motion to approve as submitted was made by Bill Schrader and seconded by Charlie Mitchell. The minutes were approved unanimously.

**Public Comment (Agenda Item 3):** Public comment was begun by having everyone present introduce him or herself. A sign-in sheet was circulated.

#### **Announcements (Agenda Item 4):**

Ann Mallek said that the parking lot on the Square has made some progress. Have received a draft *quitclaim deed* and parameters from CSX. They want to preserve 60 feet from center of the main tracks for their use and access. Transfer unproven ownership to the county. The county engineer has created a sketch of the proposal and a plat will be developed. Hopefully that will be done within two weeks. Then it'll go to the full Board of Supervisors for approval, hopefully in August and conclude shortly thereafter.

**Follow-up and scheduling of discussion with local school principals about children walking and biking to area schools. (Agenda Item 8):**

Meg Holden reminded us of our discussion on this topic last month. It is apparent that rules about students biking/walking to school vary among the schools, with Henley Middle School (HMS) strictly prohibiting it. Not even Old Trail children can bike or walk to school, despite their being a well-marked, well-maintained path from Old Trail to Henley Middle School (HMS). The Crozet Trails Crew (CTC) has said they will maintain and mark the trails to Henley Middle School.

Mary Gallo said that Mike Gallagher, from the Crozet Trails Crew (CTC) brought this issue to the PTOs of the area schools, but it was not a priority for them, possibly because most of those on the PTO do not have children within walking/biking distance from the school. The CTC and CCAC invited principals of the area schools to attend last month's CCAC meeting, but none were able to attend.

Charlie Mitchell emphasized how the Crozet Master Plan and the Crozet community residents have emphasized their desire for an accessible community, that's bicycle and walker friendly.

John S. said it's particularly disappointing since Gaylon Beights donated the easement for the cross-country trails the WAHS cross-country team uses, which would be in very good shape and could be used for children walking to school.

Meg H. said (to Ms. Barbara Massie Mouly) we're frustrated by the lack of engagement from the school principals, that's why we've asked you to speak to us about how we can get a conversation going.

Ms. Mouly thanked Meg for the recap and said she's happy to talk to us about this. She wondered if the principals expected us to come to them. After our request to her, she did call them and she thinks there's willingness on their part to dialogue. She and they want to make sure the infrastructure is adequate and maintained.

Ann Mallek said that some is and some isn't. There is a sidewalk project getting underway to Crozet Elementary.

Ms. Mouly asked about the infrastructure from HMS to Old Trail Village.

Meg H. said she thought it was more than adequate; it had bridges over low, wet spots, it's well marked. While it's not paved, it's in good shape, well maintained.

Ms. Mouly said there's no board level policy addressing pedestrian routes to/from schools. Of course, their priority and interest is to keep the students safe. She doesn't want to speak for the principals but thinks it's probably a combination of safety and staffing levels that impacts their decision. They may want to staff the student departures so they can check to make sure who's approved to walk and who is not.

Meg H. said she wants to know what the policy is, that she understands that a student who walked to HMS was suspended for doing so.

Ms. Mouly said that there is no policy forbidding pedestrians from walking to school. The only reason for inconsistency in this area is the particular venue of the school. If after dialogue among the interested groups – concerned parents and the principals – if you're not satisfied, you can go up the line to the school superintendent.

Meg H. said the CCAC was hoping to have a meeting with the CTC, school principals and us.

Ms. Mouly said that the principal Henley Middle School (HMS) is willing to have a meeting and have it at the school. I suggest you make an appointment with the principal and ask to invite CTC and CCAC members, Old Trail parents and other interested parents.

Mike M. replied that we want to have the meeting on this topic here. The parents showed up here and the principals didn't.

Mary G. Individual parents did meet with the principal (at HMS) and didn't get anywhere. They came to us (CCAC) for assistance. So now it's a community issue not a parent issue.

Meg H. The community is asking for this, and it's a reasonable request. It would be best if all three principals (of HMS, WAHS, and Brownsville Elementary) could meet at the same time with us and solve the problem together.

Ms. Mouly said that if we decide as a group that we're not satisfied with the response we're getting, then we should take it up the line, not to one board member.

Leslie Burns asked if it would help if we took a poll? Would it help to see numbers of parents interested in having their children walk or bike to school?

Ms. Mouly said it would help. We could take it up the line, to the school superintendent.

Meg H. asked if Ms. Mouly would let the superintendent know our concerns.

Ms. Mouly said she doesn't have the power to act.

Tom Loach asked if the school board could make a policy that overrides the principal's policy?

Ms. Mouly said that the board could always make policy.

Tom L. said he might have missed some of this discussion, but you said the parents should go to the school, but it's larger than that. I don't have kids in school anymore, but it's still important to me. And the issue is longer time frame than just the kids who are in school this year.

Ms. Mouly said she sees his point there. Community planning. It would be ideal to have a community meeting with the people involved. She promised to mention this issue at next Thursday's school board meeting as a community concern and see what input other board members had.

She said she sees kids walking and biking to school

Jim Duncan said he wanted his daughter to ride her bike to HMS. How can the school restrict his choice to let her, to restrict her access to the school property?

Ms. Mouly said we don't say it cannot be done, if there are safe pedestrian routes. Concern is for safety.

Jim Duncan reiterated that kids have been suspended for walking to school when they had their parents' permission. How can that be?

Ms. Mouly said that being a lawyer, she can't say, she hasn't researched the issue. Could be a fine point of the law. It's a balance between safety concerns for the school as a whole.

General discussion ensued about parental choice particularly if it's a safe route.

Charlie M. asked Ms. Mouly to please follow-up on this issue and let us know.

Meg H. told Ms. Mouly that she looked forward to hearing back from her.

Several others thanked Ms. Mouly for coming and listening. She departed the meeting at approximately 7:40 PM.

**Updates on Claudius Place and Crozet Square Development (Agenda Item 5):**

Katurah Roell, President of Piedmont Development Group, introduced himself, and his colleagues – Chris Lee and Drew Lawrence, as well as Bob Anderson, the architect they've been working with.

Bob A. reviewed multiple poster board elevations of Claudius Crozet Place in relation to the concerns and suggestions of the ARB members. For example, there was concern about the original hip roof design. So Bob looked around Crozet and saw several examples of hip roof, so he modified the design to be more like the Crozet Library (Crozet train station building) with more overhang and a break in the roofline.

There was lots of discussion and back-and-forth questions and answers about the various views and designs presented. The length of the brick façade on the side facing Library Avenue is about 140 feet, an entire city block. They are considering using Monarch brick, a standard brick, except it's 16 inches long.

Meg West asked if they had any tenants committed yet?

Katurah said that Lauren Morris, State Farm agent has about 700 sq. feet of office space upstairs. Have talked to several restaurant owners, but not commitments yet.

John Savage asked about parking along the alley adjacent to this property?

Katurah said yes, there were 8 spaces, including one that's handicap-accessible.

John S. asked if the spaces narrow the alley?

Katurah said no, they sit 10 feet off the roadway.

Sandy Williams asked if the building will be LEED certified, using rainwater catchment, be environmentally sensitive?

Katurah and Bob A. both responded yes. They have some pretty radical ideas in this area that they can't talk publicly about yet. They're hopeful they can get the necessary support. It will be energy efficient. The sunshades shown in the elevations are one aid. Likely to have green roof in sections.

Bob A. said they're looking into a new kind of paint for metal roof that has high light reflectivity, that doesn't let heat build up.

Bob A. also responded to a question about pervious asphalt, that they're limited by what's allowed. Jurisdictions have been slow to adopt. They have to use standard asphalt or concrete. Permeable concrete has lots of problems.

Katurah said they're also planning to have water collectors, take advantage of solar gain.

Katurah said they did take the library design into account, since it's directly across Library Avenue from it, but based on feedback from the ARB it is less connected in design than it originally was.

Comments from the public in attendance included: Like the stone and the latest drawings, more visually interesting. More organic materials are good.

Meg W. asked what their time frame is?

Katurah said they are hoping for final approval within three months, then finalize the funding. They need 60% occupancy committed in order to get funding.

Ann M. said she like the brick variation, with the blue fleck.

**At 8:23 PM, took up discussion of the Crozet Square (Barnes Lumber) project.** Find it in CountyView under: ZMA-2010-0019 Crozet Square.

Katurah said they had to keep the block lengths between 150 to 200 feet, so that was one change from earlier drawings. They kept the building profiles low on the south side of the development to be more in scale to the adjacent residential neighborhoods. And they're leaving a 30-foot buffer instead of the county requirement of just 20 feet. The rooflines will follow the height of the house on Hilltop Lane.

Kelly Strickland said he's looked at the Downtown Crozet District (DCD) zoning uses and what's allowed and not allowed. It won't allow heavy industrial uses, gas stations, etc. It's definitely mostly residential, with moderate commercial uses on the ground floor. They would have to re-zone the area to Planned Residential District (PRD) in order to have the ground floors be residential. (Note: The re-zoning process would involve additional fees and time.)

Katurah commented on the community building planned at the curve. You'll see it coming east on the street. They've almost completed the traffic study, then it's submitted to VDOT for review. They have a month to comment and then they revise. So he hopes in two or three months to be going before the Planning Commission, maybe early October.

They did a stream buffer study, by David Hirschman. He suggested biofilters rather than storm water management (SWM) ponds. The mall will be paved, done in a way to have the ability saturate the ground and capture/reuse the water.

Meg H. asked about green space.

Katurah said that by going with biofilters that there would be sloped grass areas. Planning an outdoor terrace outside the community center that's 2700 feet. They'll be 25,000 sq. feet that's the walkable mall area, with trees, maybe a water feature. The community center will have three stories of residential above the first floor community space.

Ann M. asked if that community space would be something like the Mockingbird (a performance space in Staunton).

Katurah said yes, he'd like some place like it in Crozet.

Katurah showed a "bubble plan" with colors that reflect projected uses. It's conceptual. Had to show projected uses in order to complete the VDOT traffic study. In this plan, if accepted, the colored areas will be fixed, the roadway paths can change, and they're private. A percentage of the housing will be work force, affordable, senior, etc. Central idea is to have employment downtown, give more interest to the downtown area. Working with Roy Wheeler Realty on this. Implementation depends on when business want to join in this plan.

He expects it'll develop in two phases, split in the middle of it. Either the back or the front to be first, building from the perimeter in. But it all depends on the

demand from businesses. It's a long range plan, could take 20 or 30 years to complete. It'll be the anchor businesses that get it started. It'll be a green, sustainable site, first one in Virginia. More details about this are on the Piedmont Development Group's Facebook page.

(<https://www.facebook.com/PiedmontDevelopmentGroup>)

Jim Duncan offered to host the drawings of this and the Claudius Crozet Place on his *realcrozetva* web site. He'll set up the Claudius Crozet Place pictures so people can comment and give feedback.

(Now available at: <http://www.realcrozetva.com/2011/06/17/claudius-place/>)

Meg W. asked about the hotel he mentioned, what number of rooms it'll have?

Katurah said he's guessing it'll be 60 to 100 rooms, probably closer to 60. 80 is the target most hotels aim for to be sustainable as a business.

Charlie M. asked about on-street parking and bike lanes?

Katurah said VDOT pretty much requires these, so yes, bike lanes, on-street parking and travel way. He's hoping they won't require a turn lane from Main Street onto High Street.

John S. asked about maximum height of the buildings?

Katurah said could be up to 6 stories with a Special Use Permit (SUP), which hasn't applied for yet. Depends on what's need. Some four-story, some two-story.

Ann asked if there's way to do a studio/office, particular on east facing side?

Katurah said yes, could do office on first floor, open space type studio thing, and residential upstairs. Or daycare on first floor and residential on second.

Someone asked about the "CSX parcel" size.

Katurah said it's 2.1 acres. He also said that Leslie Burns in preparing a 3-D model. She showed mock-up on her computer.

(It's now available at: <http://www.youtube.com/watch?v=DvIYYTN8IJM>)

Katurah said he would like us to discuss and make a resolution of support when he goes before the Planning Commission for approval.

**Plans for the Crozet Independence Day Celebration (Agenda Item 6):** At 8:48, Mike Marshall recapped plans for the celebration. The next planning meeting is Tuesday, June 26 at the CVFD firehouse. Friday night is a Swing Dance fundraiser, Saturday afternoon at 4PM is the parade, followed by the celebration at the Crozet Park.

CCAC members been assigned the task of collecting donations as cars come into the park. Unlike the Arts & Crafts fair, not required, just requesting a \$5. parking donation per car.

Donations are going pretty well, close to coving the \$6,500 cost of the fireworks but will need almost that much to cover cost of celebration. Idea is for this to be community event and a fundraiser for the Crozet Park Pool (PARC) dome.

Mike recapped all the planned events. Both George Allen and Tim Kaine will be in the parade. He's hoping to get them to lead the crowd in patriotic song together.

Meg H. thanked Mike for all his work on organizing these events.

**Sub-committees, ombudsman and supporting members of each (Agenda Item 7):**

At 9:06 PM Meg H. made a motion that we postpone this item until our next meeting. Motion passed unanimously.

**Project Updates/Information (Agenda Item 9):**

Bill Schrader gave quick announcement about the Shenandoah Park 50<sup>th</sup> Anniversary re-dedication this coming Saturday, June 25 at Big Meadows starting at 9:30. Ann Mallek will be there.

Bill S. graciously agreed to postpone his presentation about the Charlottesville-Albemarle Airport runway extension to the next meeting.

Bill S. said library parking lot project contract has been award. It's a \$260,000 project to put in a tar and chip parking lot, with temporary lighting. Should start within the next 30 days.

Bill S. and Tim T. will try to attend the County Department of Community roundtable discussion on proposed zoning changes being held June 22 from 3:30 to 5:30 PM.

**Other items not listed on the agenda (Agenda Item 10):**

Ann Mallek said they'll be a follow-up plan for the Re-Store'N Station based on the ARB meeting in May. County staff has not yet received that new plan.

Jack Kelsey has put in a lot of time and effort to address the easements for the Streetscape, help landowners understand issues. It's still hung on the utility easement. Two different people said they don't want to donate the easement, they want to be paid for it. The County can't pay, so she's hoping Dominion Virginia Power will.

Kimley-Horn is working with Methodist church to re-conceptualize parking next on the Blue Goose building side and the street stub across from Library Avenue.

On a motion from Bill Schrader and seconded by Nancy Virginia Bain, the meeting was adjourned at 9:13 pm.

An addendum containing drawings for Claudius Crozet Place and Crozet Square/Barnes Lumber development in separate document.