



update for MARCH 2008

DOWNTOWN CROZET STREETSCAPE PROJECT, Phase 2

Project Introduction

The Crozet Master Plan envisions a thriving and accessible downtown Crozet environment supported by a main thoroughfare that encourages economic vitality and healthy activity. The Downtown Crozet Streetscape Project Phase 2 focuses on creating that thoroughfare through pedestrian-friendly improvements like sidewalks, landscaping, crosswalks and lighting along Crozet Avenue from just south of the CSX railroad underpass to Tabor Street. The project also begins the construction of the new Main Street that will provide access to the Crozet library.

The Streetscape Project Phase 2 is an essential step in achieving the goals of the master plan by improving pedestrian connectivity within downtown Crozet, providing economic benefits and increased vitality for business owners, balancing the needs of all users including vehicles, pedestrians, and bicyclists, and aesthetically enhancing the entry way and main thoroughfare of downtown.

The project team is focused on working with the Crozet community to identify and develop design possibilities that balance protection of existing features with the goal of an attractive, viable downtown thoroughfare.

How to Stay Informed

Please look for updates on the Crozet website at www.albemarle.org/crozet and sign up for Crozet AMail, our enews service that will bring information about all Crozet activities directly to your desktop.

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Project Goals

- Aesthetically enhance the entry way and main thoroughfare of Downtown (Crozet Avenue).
- Initiate the construction of New Main Street.
- Provide economic benefits and increased vitality to downtown business owners
- Improve pedestrian connectivity within downtown Crozet by providing pedestrian friendly improvements
- Adequately balance the needs of all of the Crozet Avenue/Main Street users including vehicles, pedestrians, and bicycles.
- Enhance and incorporate existing Crozet features.
- Effectively phase construction to help maintain both pedestrian and vehicular access to Downtown Crozet during construction.
- Provide environmentally sensitive solutions to stormwater management
- Sets parameters for design and construction of the new library

Project Update

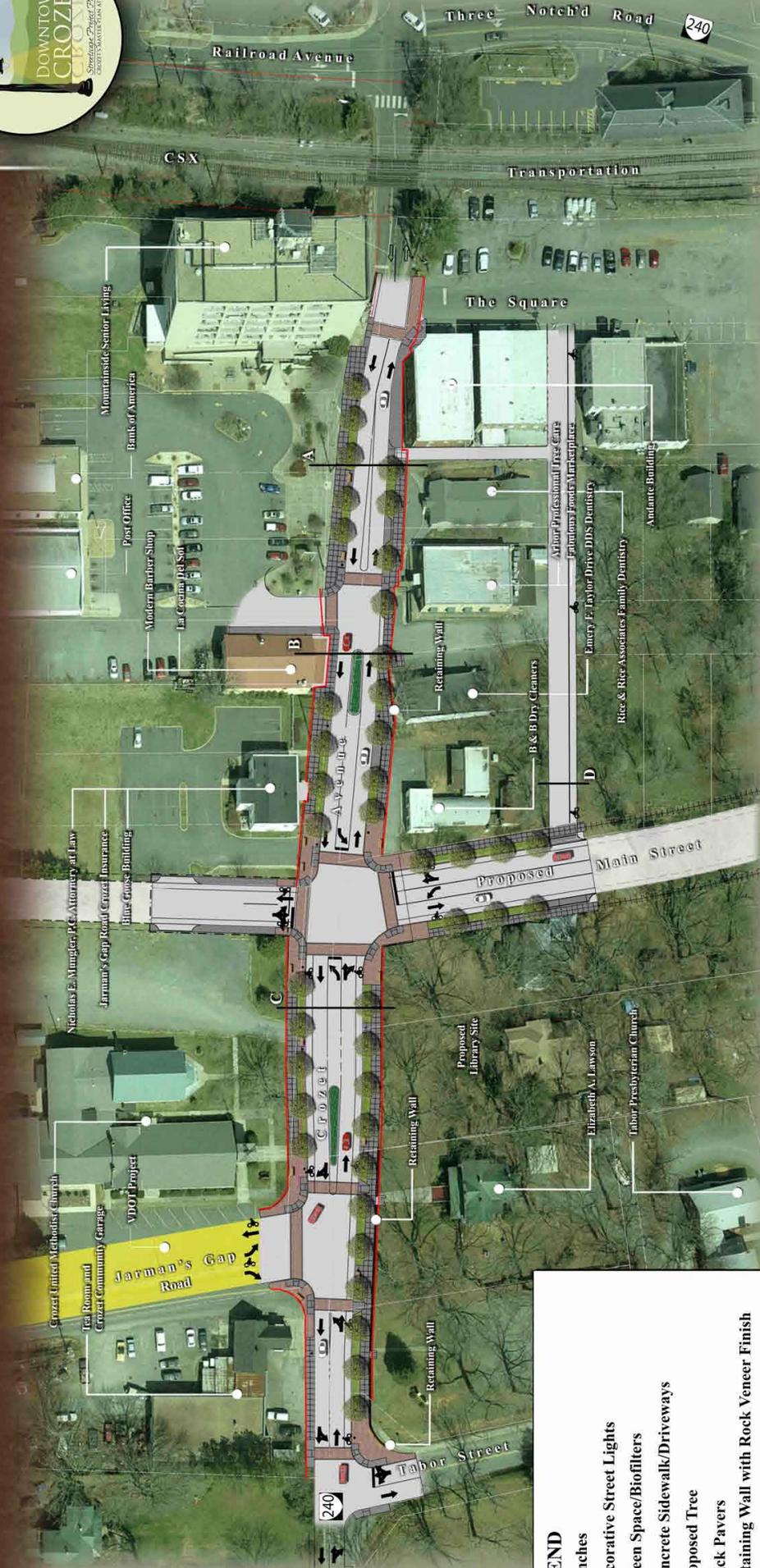
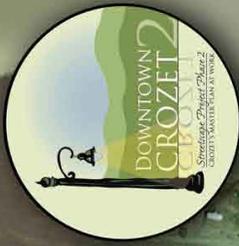
The conceptual design has been reviewed by the County's Architectural Review Board and by the Planning Commission and Board of Supervisors. All of those groups were supportive of the conceptual design and did not recommend any substantial changes to the plan. Recently 30% preliminary plans for Crozet Avenue and Main Street were submitted to the County and to VDOT for review, which is underway at this time. Dominion Power is currently refining the overhead utility relocation plans and construction estimate. They are also preparing the documents for any necessary easements.

Next Steps

The utility relocation documents will be completed early March 2008. Board of Supervisors approval of the Dominion Power construction agreement will also be requested in March 2008. The Streetscape final 90% design plans should be submitted by July, 2008. A community meeting is planned before the end of 2008 to review the final plans and discuss preliminary construction issues, which are critical to ensuring the success of the streetscape enhancement project.

DOWNTOWN CROZET STREETSCAPE PROJECT PHASE II

Preserving the Colorful History of Crozet... Now and Forever



LEGEND

- Benches
- Decorative Street Lights
- Green Space/Biofilters
- Concrete Sidewalk/Driveways
- Proposed Tree
- Brick Pavers
- Retaining Wall with Rock Veneer Finish
- Proposed R/W Line
- Proposed Planted Median

Scale: 1" = 20'-0"

0 10 20 40

DATE: DECEMBER 2007

North Arrow

CP&D

Crozet Avenue Phase II Proposed Streetscape