

Chapter 3-Existing Conditions

Introduction

This chapter provides a snapshot of the natural and built environmental in the Crozet Development Area. It examines the existing demographics and the trends in Crozet. Existing land uses, the transportation network, and current and planned infrastructure are discussed as well.

Natural, Scenic, and Historic Assets

Natural Resources

Located in the western part of Albemarle County, Crozet is part of the South Fork Rivanna River Watershed. The South Fork of the Rivanna River supplies the drinking water for Charlottesville and the urban areas in the County around Charlottesville. Topographically, the Crozet area varies from gently rolling to steeply rolling terrain. Lickinghole Creek flows through the center of Crozet and is fed by numerous creeks and tributaries. Steep slopes line many of the creeks and other slopes are scattered in the southern portion of this Development Area. Wooded areas are present throughout the Community.

The majority of the Crozet Development Area drains into Lickinghole Creek. The Lickinghole Creek Sedimentation Basin was constructed to reduce nonpoint discharge from Crozet. The basin serves as an erosion, sedimentation and runoff control device. It will also be operated as a public park in the future.

One-hundred year floodplain designations occur along Powell's Creek, Lickinghole Creek, Slabtown Branch, and the Parrot Branch drainage. In addition to the floodplain designation, all streams in Crozet are protected by the County's Water Protection Ordinance because Crozet is in the drinking water supply watershed. Other resources are protected through the County's floodplain, steep slopes, and stream buffer regulations

Because of these important natural resources in Crozet and the goal of protecting them, some properties with important environmental features have been placed in conservation easement s both in the Crozet Development Area and the immediately adjacent Rural Areas. There are two properties under conservation easement in the Crozet Development Area, including Canary Cottage and Eaglehurst Farm. The Environmental & Natural Resources map on the following page identifies all of these important assets.

Parks

Parks and open space are important features of Crozet. Crozet has small neighborhood and pocket parks that have been provided with residential development. It has community parks and district parks. There are also regional parks outside of Crozet that serve Crozet and the larger Western Albemarle area. The list of larger parks by type is provided in the table below:

ENVIRONMENTAL FEATURES MAP THIS PAGE

Crozet Parks 2010

Park	Acreage	Type	Facilities
Old Crozet Elementary School	8 acres	Neighborhood	1 60' baseball/softball field; 1 outdoor basketball court
Meadows Community Center	1 acre	Neighborhood	Community meeting space
Claudius Crozet Park	22 acres	Community	2 60' baseball/softball fields; 1 T-ball field; 1 full size soccer field; 2 basketball courts 2 picnic shelters; 2 playgrounds; 1 outdoor swimming pool; <i>Planned park amenity: Running Trail around perimeter of Crozet Park</i>
Brownsville Elementary School	12.5 acres	Community	1 60' baseball/softball field; 1 junior multiuse field; 1 7000 sq. ft. gymnasium; 2 playground areas; 1 outdoor basketball court; 1 90' baseball field
Henley Middle School	50 acres	District	2 full size multiuse fields; 1 7,150 sq. ft. gymnasium; 2 outdoor basketball courts
Western Albemarle High School	75 acres	District	2 60' baseball/softball fields; 4 full size multiuse fields; 2 gymnasiums totaling 24,000 sq. ft.; 6 tennis courts; 1 stadium field with track
Crozet Elementary School	21.1 acres	Community	1 60' baseball/softball field; 1 junior multiuse field; 1 4700 sq. ft. gymnasium 2 playground areas 1 outdoor basketball court
Western Park (Future Park)	35.8 acres	Community	<i>Land is dedicated to the County</i> <i>Future improvements: Multi Use</i>

			<i>Fields, Open Space Play Areas, Trails System through preserved natural areas, pavilion, picnic shelters, and promenade</i>
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Crozet Development Area residents also have convenient access to recreational facilities just outside the Development Area at Mint Springs Park, Beaver Creek Park, and the Greenwood Community Center. These nearby County park properties which total 757 acres including 112 water acres provide these additional facilities:

According to the Albemarle County Community Facilities Plan, the Development Area currently has sufficient parks and recreation resources to handle the current population and the Park & Green Systems chapter and map show new parks and improvements to accommodate future growth.

Historic and Cultural Resources

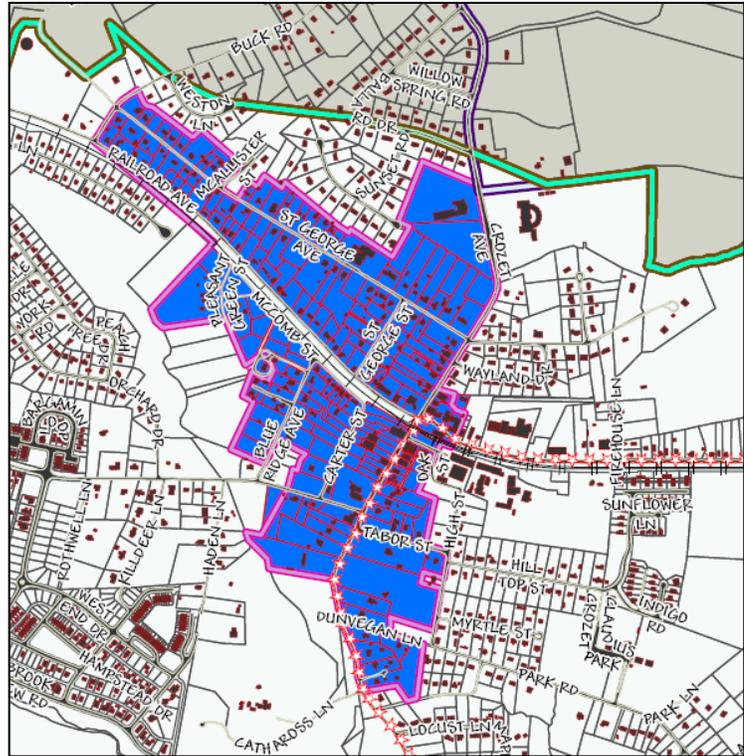
Crozet was named for Colonel B. Claudius Crozet (1789 -1864) who was a French born civil engineer and artillery officer under Napoleon. He who is best remembered as the chief engineer for the seventeen-mile-long railroad tunnel through the Blue Ridge Mountains near the community of Crozet. The community of Crozet began as a whistle-stop on the Chesapeake and Ohio Railroad in 1876. The train stop was established at the request of the Miller Manual Labor School (the Miller School), which had been founded that year. Since its inception, Crozet has functioned as a distinct settlement with a unique agricultural history, small business enterprises, and a dynamic civic spirit.

Over time, Crozet became known for its fruit industry. In the 1930s it led the state in the production of Albemarle Pippin and Winesap apples. It also was known as the Peach Capital of Virginia. With the arrival of Acme Visible Records and Morton Foods (ConAgra) in the 1950s, year-round employment was available to balance the area’s seasonal economy. Although these businesses closed in the 1990s, technology-related enterprises and other small contracting firms are now occupying portions of the old plant buildings, with space still available for future adaptive re-use.

In 2007-2008, an Architectural Resources Study was completed for the Community of Crozet as a joint effort of the County of Albemarle, the Virginia Department of Historic Resources (VDHR) and the Piedmont Environmental Council. Survey work done as part of this study resulted in VDHR approving part of Crozet as a potential National Register Historic District. The historic buildings in Downtown and the residential areas extending from Downtown together illustrate the history and development of Crozet and mark it as a unique place in Virginia.

The map to the right shows the potential National Register district boundaries.

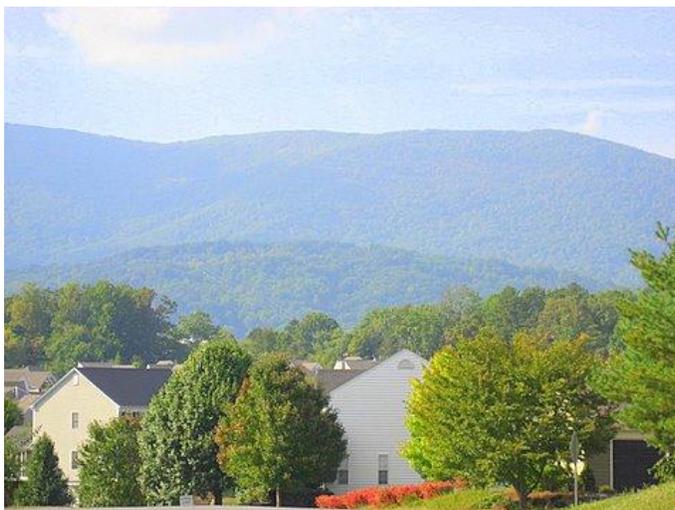
To help protect the scenic and historic resources of the Crozet area, the Board of Supervisors established Route 250 and Route 240 as Entrance Corridors. Entrance Corridors are streets that lead to and through historic areas. Route 250 is a primary east-west road through Albemarle County and Route 240 is a north-south thoroughfare. The purpose of Entrance Corridor designations is to ensure that development and redevelopment of property is compatible with the County's historic and cultural resources.



Boundaries of Potential Crozet National Register Historic District as identified by Virginia Department of Historic Resources (Map prepared by Albemarle County GDS)

Scenic Resources

The most scenic resource in Crozet is the Blue Ridge Mountains located west of the community. These mountains are visible from most parts of Crozet and are one of the reasons new residents are attracted to Crozet. The County's Rural Area policies help to preserve this scenic resource through protection policies and programs like the Mountain Protection Plan, conservation easements and agricultural and forestal districts.



View west of Blue Ridge Mountains in Crozet

Within and near Crozet, US 250 West functions as a scenic resource and has been designated a Virginia Byway. A Virginia Byway is an existing road with significant aesthetic and cultural values, leading to or lying within an area of historic, natural, or recreational significance. The primary purpose of this designation is to give formal recognition to deserving roads and to further the creation of a system of roads to promote tourism and public appreciation of natural and historic resources.

Demographics

Population

Crozet's population has seen steady growth since the 1990s with the number of residential units in Crozet more than tripling from about 600 in 1990 to an estimated 2,192 units in the Development Area today (March 2010 estimates). Based on the current number of units, the estimated population is between 4,723 and 5,501 residents, depending on the multiplier used to calculate the number of people per dwelling unit.

The table below shows growth in the Community over the last 20 years:

Residential Units and Population Growth

Year	Units	Population
1990	599	1733
2000	1051	2753
2009*	2192	5501

Source: US Census and Albemarle County Department of Community Development, Office of Geographic Data Services, March 2010.

*The number of units is based on parcel data in Albemarle County's CountyView Development Tracking System. The average number of persons per household from the 2000 Census of Population and Housing is used as the multiplier. Population in Group Quarters (dormitories, fraternities and sororities, and elderly care facilities) is based on actual residents in these facilities at time of estimate.

Crozet has grown at a higher rate than the County as a whole. By doubling its population in 10 years, Crozet's population is about five percent of the County's overall population and about ten percent of the population in the County's Development Areas.

Housing

In March 2010, there were 2,192 dwellings in Crozet. At present there have been approvals through rezonings for up to 2,836 more dwellings if maximum densities are achieved for approved developments. The rezonings have included a greater number of attached housing and apartments than in the past which will increase housing choices and affordability in Crozet. With the existing zoning on properties, there is the potential of between 1,368 and 1,982 additional units. If maximum densities are achieved under developments already approved and zoning, this could result in a potential estimated population range of 13,837-16,628.

Employment

Historically, Crozet's economic base was agricultural, which expanded to include food processing in the mid-to-late twentieth century. Other activities include records storage and a lumber company. Today, the largest business is MusicToday, an entertainment marketing company that runs fan clubs, handles ticket sales, and merchandising for clients in the entertainment industry. Music Today, Starr Hill microbrewery, and other smaller users operate out of the old food processing facility (Con-Agra Foods). US Joiner, a ship interiors company, also provides employment. The other major employers in Crozet are Mountainside Senior Living Facility, the public schools, and the two grocery stores – Great Valu and Harris Teeter.

Crozet's surrounding rural agricultural areas help support the community's economy. Vineyards and orchards bring travelers to Crozet. Hops farming supports local breweries. The Yancey Lumberyard processes lumber which is used in Crozet, Albemarle County, and the region.

The County's source for employment data is the Virginia Employment Commission (VEC). Employment data for Crozet is not available for just the area within the Crozet Development Area boundaries because of the way employment data is reported to the VEC. Based on estimates for the Crozet area, which is based on zip codes and includes some employers outside the Development Area, there are presently 1,638 employees. The 2004 Crozet Master Plan projected 5,000 jobs for a population of 12,000, which would result in an employee-to-population ratio of nearly 0.5. A more conventional approach, and what the County typically uses, compares jobs to housing, or dwelling units.

The County, as a whole, has a jobs-housing ratio of 1.22:1 which represents more jobs than houses in the County. Crozet's jobs-housing ratio is 0.74:1. In many ways, Crozet is a bedroom community to Charlottesville and the urban areas of Albemarle County. A goal from the 2004 Master Plan for Crozet was to have a higher jobs housing ratio of between 0.8 and 0.9:1. This ratio, if achieved, would represent a greater number of jobs in Crozet, reduce dependency on Charlottesville for employment, and reduce commuting traffic on US 250 West.

Existing Land Use

Existing land uses of the approximately 2,900 acres, in Crozet are mostly residential or areas undeveloped/open space areas. About three percent of the existing land uses in Crozet are comprised of commercial areas and mixed use areas, including Downtown, that support the residential uses in Crozet. Also, Crozet has an employment/industrial center and the Barnes Lumber property in Downtown that comprise about five percent of the Development Area with existing uses or land zoned that could accommodate future uses. Over time, more commercial/mixed use growth is expected.

Residential

The predominant land use in Crozet is residential. Seventy-two percent of the residential units are single-family detached; twenty one percent are townhouses, single family attached or duplexes; 4 percent are multifamily; and 4 percent are mobile homes. Townhouses provide the majority of the newest housing stock.

The historic or older neighborhoods of the Tabor/Hilltop area, Carter Street area, and the northern neighborhoods on St. George Avenue and Waylands Drive surround Downtown. Mountainside is an assisted living facility in Downtown, which has 105 residents. The Meadows is a senior housing complex south of Downtown with 96 units. Other older neighborhoods include the Crozet Mobile Home Park, Brookwood, and Orchard Acres. Newer neighborhoods are Western Ridge, Cory Farm, Grayrock Orchard, Wayland's Grant, Highlands at Mechum River, and Crozet Crossing. Parkside Village, Old Trail, Westhall, Wickham Pond, Liberty Hall and Foothill Crossing, are the newest residential developments in Crozet.

Commercial and Office

Commercial and office uses outside of Downtown, comprise less than two percent of the land area in Crozet. Most of the older commercial buildings are located on Crozet Avenue and Three Notch'd Road while newer commercial areas are located in Old Trail or on Route 250.

In terms of square footage, the largest commercial area is the new Blue Ridge Shopping Center which totals 56,267 square feet and includes a grocery store, shops and a bank. Blue Ridge Building Supply Company, which is located adjacent to Blue Ridge Shopping Center on Route 250, has approximately 48,000 square feet. The next larger building, the Great Valu Shopping Center has 29,502 square feet. The Crozet Commons building constructed in 2005 on Three Notch'd Road in Downtown provides 23,110 square feet of office space and is headquarters to US Joiner. The building also houses physical therapy and fitness businesses and a medical office. Adjacent to that building is an additional 19,500 square feet of office space approved and a 3,000 square foot bank in the Birchwood Place development.

Industrial

Industrial buildings and associated zoned land that may be undeveloped comprise about 5% of the land area of Crozet and there are three large industrial buildings in the Community. They are the former Con Agra building (464,821 square feet), Acme Visible Records (286,187 square feet) and the J. Bruce Barnes Lumber Company. The two larger buildings are located on Route 240 (Three Notch'd Road); the lumber yard is located adjacent to the Square. At present, the lumber company is the only industrially used property.

The former Con-Agra building is part of a mixed commercial and industrial area. It is the primary employment center for Crozet and is divided by Route 240 Corridor and the railroad tracks.

Mixed Use

Mixed use occupies around one percent of the land area of Crozet. The largest mixed use area of residential and nonresidential use is the Square in Downtown. The Square provides 13,427 square feet of commercial and residential area. A newer mixed use area is Clover Lawn on US 250 with 33,000 square feet of commercial uses and 29 residential units. Commercial areas in the Old Trail development provide for approximately 25,000 square feet of mixed commercial uses with residential units above. Old Trail is approved for up to 250,000 square feet of commercial uses, 192,000 of which may be retail uses, and 2200 potential dwellings. However, Downtown historically has been and is intended to be Crozet's "district-wide" focal point for cultural and commercial activities. It is the largest and most important center in Crozet



Zoning Map of Downtown Crozet, prepared by Albemarle County GDS April 2010

Downtown

In addition to its function as the largest mixed-use center in Crozet, Downtown is and is intended to be the commercial core and to provide many opportunities for employment. The area is bisected by the railroad tracks and is zoned Downtown Crozet District (DCD) and Heavy Industrial. North of the railroad tracks, the DCD includes the Great Valu shopping center and Dairy Queen. An existing stream drainage ditch north of Downtown divides the commercial area from the residential neighborhoods along St. George and Wayland Drive. This stream is protected because it feeds into Crozet’s drinking water supply at the Beaver Creek Reservoir and is subject to the County’s Water Protection Ordinance.

The Downtown Crozet District zoning was a significant recent zoning change in Crozet. The DCD was adopted by the County with a Zoning Ordinance and Zoning Map amendment in June 2008. The DCD establishes zoning regulations unique to Crozet to encourage traditional downtown development. It provides for flexibility and variety of development for retail, service, and civic uses with light industrial and residential uses as secondary uses. The regulations for the DCD are intended to promote the economic and social vitality and diversity of downtown Crozet.

South of the railroad tracks are the Square, Mountainside Senior Living, the Post Office, and commercial uses and churches along Crozet Avenue. Also part of the Downtown area are properties along Jarman’s Gap Road, some of which are currently residential. The J. Bruce Barnes lumberyard is located in Downtown east of The Square. Infill and mixed-use development of the Downtown commercial district on Route 240 along with other economic development possibilities demonstrate the importance of integrating this area with existing development south of Route 240 and the CSX tracks.

Community Facilities and Services

Existing community facilities and services are described here. More information can also be found in the Chapter 7 of the Master Plan. Facilities in Crozet are shown on the map on the following page.

Water and Sewer

The Rivanna Water and Sewer Authority is an independent public body which provides impoundment, treatment, storage, and transmission of potable water and transport and treatment of wastewater for the citizens of Charlottesville and Albemarle County. The Authority is the wholesale agency with the Albemarle County Service Authority as its customer and agency that provides service to individual retail customers in Albemarle County and Crozet.

The County's policy is to provide water and sewer service to properties within Development Areas and the Albemarle County Service Authority (ACSA) Jurisdictional Area determines what properties may be served by water and sewer, but does not indicate where service exists. All of the Crozet Development Area is designated for water and sewer service.

Raw Water

Currently the Beaver Creek Reservoir (BCR) serves as the sole raw water source for the Crozet Development Area. The Beaver Creek D (BCD) and Reservoir was constructed in 1963 by the USDA, Natural Resources Conservation Services (NRCS), formerly known as the Soil Conservation Service (SCS). The dam was designed with both a water storage and flood control component on the design of the sediment storage volume, theoretical sedimentation documentation rates, and anecdotal evidence, there does not appear to be a current problem with sediment accumulation within the BCR drainage basin. The 2007 BCR Safe Yield Study indicated that during the drought of record (2001-2002) the maximum constant demand that could be supplied from BCR is 1.8 million gallons per day (mgd). Currently, the raw water pump station at BCD houses two pumps at 1.0 mgd each. Although more than one pump can be operated, the firm pumping capacity of the pump station is 1.0 mgd. Currently a 12" main conveys water from the BCD to the Crozet WTP. The raw water pipeline capacity is approximately 1.3 mgd.

Finished Water

Potable water for the Development Area is currently produced at the Crozet Water Treatment Plant located on Rt. 240. Currently, the water treatment plant is capable and permitted to treat 1.0 mgd. When demand at the water treatment plant reaches 80% of the permitted capacity, RWSA and ACSA will begin design of a plant and raw water conveyance expansion. The size of the expansion will be dependent on the projected demands and uses. Current water demand for the Crozet area is approximately 0.4 mgd.

Sewer

Wastewater treatment is provided at the Moore's Creek treatment plant which conveys sewage from Crozet via the Crozet interceptor line. Generally, flow passes through a series of gravity mains; four pumping stations are located between Crozet and the Ivy Road/Rt. 250 interchange where the flow discharges into the Morey Creek & Moore's Creek interceptor, which lead to the wastewater treatment plant.

Solid Waste Management

The Rivanna Solid Waste Authority (RSWA) is a regional authority established to manage solid waste disposal originating in the City and County. Solid waste collection service to all County residents and businesses, including Crozet, is provided by private haulers. The Authority operates the Ivy Materials Utilization Center (at the old Ivy Landfill), the McIntire Recycling Center in the City, a Paper Sort facility (public-private partnership), and the Zion Crossroads transfer and disposal facility (in partnership with Allied Waste). The McIntire Road Recycling Center in the City provides primary recycling services to the Crozet Area. There is also a drop-off center located in the Pantops Shopping Center.

The RSWA is currently developing a new strategic plan for solid waste management. The plan is still under development as of the writing of this Master Plan.

Schools

There are four public schools that are located in, or adjacent to, and serve Crozet: Crozet Elementary, Brownsville Elementary, Henley Middle, and Western Albemarle High School. There are numerous private schools in Crozet and the surrounding area, including the Field School and the Miller School. Albemarle County School's Long Range Planning Committee is responsible for monitoring residential development in the area and, either through redistricting or by providing additional facilities, ensuring that the capital needs of the school children will be met. At present, school facilities and teacher-to-student ratios are met.

Police

The Albemarle County Office Building on Fifth Street contains the Albemarle County Police Department (ACPD), although police patrol all areas of the County. Current policy for police services recommends a response time of five minutes or less 85 percent of the time in the Development Areas.

On average, ACPD has one officer working the West End (including the Crozet area), per shift. ACPD allocates shift resources throughout the County based on crime, traffic, and special problem patterns. A satellite office is located at the Meadows. (A satellite office is used by officers to perform administrative tasks and keep them in their assigned areas of patrol. It is not a "manned" office). ACPD current data reflects that ACPD is not meeting the standard of a five-minute response 85 percent of the time. Instead, ACPD is meeting this standard 65 percent of the time.

Fire Rescue

Albemarle County has a unique emergency services system. Volunteer and career personnel cooperatively provide fire, rescue, and emergency medical services to the community while partnering with other local and regional emergency services. Albemarle County maintains a centralized headquarters to coordinate the provision of fire, rescue, and emergency medical services. Commonly referred to as ACFR, these staff members handle administrative tasks, training, volunteer programs, fire prevention and life safety programs, and provide career operations staffing to supplement volunteer staffing.

In Crozet, fire suppression services, however, are provided by the all-volunteer Crozet Volunteer Fire Department. This station serves an 184-square mile area of Western Albemarle

County which includes the Ivy area, Afton Mountain, and areas that extend north of Whitehall to south of Batesville. Ambulance/rescue service is provided by the Western Albemarle Rescue Squad, which is also all-volunteer, and covers most of the same areas of Western Albemarle as the Crozet Volunteer Fire Department.

Library

Public library service is provided through the Jefferson-Madison Regional Library (JMRL) system. Crozet currently has one branch library of 1,864 square feet. The facility is already inadequate to serve the community's needs based on the County standards and State Standards (Library of Virginia).

Property has been purchased in Downtown Crozet for a new 20,000 square foot library to serve Crozet and Western Albemarle. The new library will be built within the heart of Downtown, on Crozet Avenue, and is a critical priority of the master plan. The library will provide an anchor and focal point for community activity and serve as an economic catalyst in Downtown. Locating the library in Downtown is expected to result in fewer car trips, more opportunity for community interaction, promotion of pedestrian safety and access, and additional Downtown parking. As part of the project, the County will build a portion of the new "Main" Street which was identified in the 2004 Plan. The new space will also have public meeting rooms and community space. However, due to current funding constraints, this project has been pushed back several years in the County's Capital Improvements Program.

Social Services

Social service programs are provided in Crozet to low-to-moderate income families and also to senior citizens. Mountainside Senior Living and the Meadows are housing for low-to-moderate income older adults. Reduced lunch and other programs are provided through the county schools.

Stormwater Management

The County implements a number of programs to protect water resources of the County. These programs include education, ensuring proper maintenance of stormwater management facilities, enforcing the prohibition of illicit discharges, responding to citizen inquiries regarding drainage issues, and designing and building capital projects. The initiatives are especially important in Crozet as it is part of the drinking water supply watershed.

The Lickinghole Basin is a large sediment control facility that helps to protect the watershed by detaining sediment from new construction before runoff makes its way downstream into the Mechums River and ultimately the South Fork Rivanna Reservoir. In addition to its functional role, this protective environmental measure is a public amenity.

Existing Transportation Network

US250 West (Rockfish Gap Turnpike) and US240 (Crozet Avenue and Three Notch'd Road) are the primary roads serving the Development Area, which are part of the County's historic Entrance Corridor Overlay District. Other major streets and roads are Jarman's Gap Road and Old Trail Drive. The table below provides information on daily vehicle traffic on these main streets and roads, based on VDOT's 2008 Average Annual Daily Traffic (AADT) Volume Estimates.

Street/Road	From	To	AADT
US 250	I-64 near Yancey Mills	Rt. 240/Crozet Ave.	10,000
US 250	Rt. 240/Three Notch'd Rd.	Rt. 240/Crozet Ave.	7,100
US 250	Rt. 240/Three Notch'd Rd.	Dick Woods Road	13,000
Rt. 240/Crozet Ave.	US 250/Rockfish Gap Turnpike	Rt. 810/Three Notch'd Rd.	7500
Route 240/Three Notch'd	Rt. 810/Crozet Avenue	Rt. 802/Old Three Notch'd Rd	6700
Route 240/Three Notch'd	Rt. 802/Old Three Notch'd	US 250/Ivy Rd.	6700
Rt. 810/Crozet Ave.	Rt. 240/Three Notch'd	Rt. 811/N. Jones Mill Rd.	2500
Rt. 691/Jarman's Gap	Rt. 611/Greenwood Rd	Rt. 1215/Killdeer Lane	1100
Rt. 691/Jarman's Gap	Rt. 1215/Killdeer Lane	Rt. 240/Crozet Ave.	2800

Source: VDOT's 2008 Average Annual Daily Traffic (AADT) Volume Estimates.

US 250 West (Rockfish Gap Turnpike)

This street, referred to by the public as "Route 250" or "250 West," is a rural section road forming the southern Development Area boundary except for the portion across from the Clover Lawn development. Portions of the new commercial area on 250 West, east of Crozet Avenue, have curb and gutter. The remainder of the road is a wide two-lane road with a center turn lane.

Route 250 is also a state designated scenic byway. This program identifies road corridors containing aesthetic or cultural value near areas of historical, natural or recreational significance. By designating certain roads as Virginia Byways, the program encourages travel to interesting destinations and away from high-traffic corridors.

Three Notch'd Road (also US 240)

Three Notch'd Road extends from the northern part of the V-intersection with US 250 West (east of Crozet) to its intersection with Crozet Avenue. It is a rural section road until it reaches the Music Today/Starr Hill area. From there it is an urban two-lane street with narrow sidewalks on the northern side into Downtown. At the railroad overpass, it becomes Crozet Avenue.

Crozet Avenue (US 240)

Crozet Avenue, which is US 240, connects the northern part of Crozet with US 250 West. The

northernmost section has curb or curb/gutter and sidewalks. The central section is undergoing a streetscape improvement program to widen sidewalks and placing utilities underground.

Jarman's Gap Road

Route 684 (Jarman's Gap Road) is a substandard design to support proposed development, and is scheduled for upgrading including widening, alignment improvements, bike lanes, and a sidewalk on the north side by VDOT. It connects Crozet Avenue with Half Mile Branch Road in western Crozet. It is a narrow two-lane rural road which will be improved to an urban road with sidewalk on one side over the next few years. It is the major street carrying traffic from western Crozet to Downtown. Its intersection with Crozet Avenue is offset from Tabor Street; however, this offset is not expected to be corrected and provides for traffic calming near Downtown.

Old Trail Drive (previously referred to as Western Avenue)

Old Trail Drive connects Jarman's Gap Road with US 250 West through the Old Trail development. It is a two-lane urban street with an asphalt trail on one-side which functions as a multi-use path. Sidewalks will be constructed on the other side of Old Trail Drive as development occurs. The multi-use path will transition to a wide sidewalk in the higher density and commercial center of the Old Trail. Street trees will separate the pavement from the sidewalks and path.

Other Accessibility

Accessibility to portions of the Development Area south of Three Notch'd Road and east of Crozet Avenue is restricted due to lack of public roads in these areas. In the central portion of the Development Area, alignment and sight distance pose problems along both Three Notch'd Road and Crozet Avenue, especially in the Downtown area.

Pedestrian and Bicycle Networks

Sidewalks and pedestrian pathways exist in some neighborhoods in Crozet such as St. George Avenue, Three-Notch'd Road from ConAgra to Downtown, and Downtown along Crozet Avenue to Field School/Old Crozet School Arts. The existing Downtown sidewalk system is not interconnected and some portions are in need of maintenance. Implementation of the Downtown Streetscape project will address this need and provide additional parking for Downtown revitalization.

Bicycle facilities are inadequate within the community; however, construction of these facilities is anticipated with road projects and new development projects. Greenway development is underway from Lickinghole Basin and Western Ridge to Claudius Crozet Park and in the area west of Crozet Avenue in conjunction with the Old Trail development.

Transit

Jaunt

JAUNT, Inc. is a regional transportation system that was organized in 1975 and provides service to the citizens of Charlottesville, Albemarle, Fluvanna, Louisa, Nelson, Buckingham, and Amherst Counties. This public transportation system makes over 270,000 trips each year, carrying riders to work, doctor's appointments, shopping, and other leisure activities. JAUNT is owned by the local governments it serves and uses federal, state, and local funding to supplement fares and agency payments. JAUNT on-demand transit service is currently available in the Crozet area.