

**SITE 3 - Downtown Site  
New Construction of a Library on Harris/Amato Parcels**

**ADVANTAGES- Group Priorities**

- **Focal point of Downtown/catalyst for revitalization/Maintain Synergy w/ downtown Masterplan (4)**
- **Anchors downtown/promotes business/one stop shop equals less traffic/ walkable (4)**
- **Promotes all Greenways & Trails per Masterplan**
- **Purpose built new library**
- **Shared parking w/businesses**
- **Views & northern light**
- **Infill development**
- **Visibility of library**
- **Central location to all existing schools (+ future)**

**DISADVANTAGES- Group Priorities**

- **Traffic/safety & trucks (5)**
- **Cost of land – potential delay cost & time line (4)**
- **Locked in site, no green space, need 2 stories – supervision problems & larger operating costs (4)**
- **Lost of mature trees**
- **Limited parking expansion**

**ADVANTAGES– Individual Comments**

- Maintains synergy with downtown business
- Additional after hours parking for downtown
- More visibility
- Infill development
- In keeping with long-term Master Plan
- Potential for lease of ground level
- Opportunity to kick off Main Street
- Possible downtown daytime parking
- Good for business
- Pedestrian access
- Public toilet downtown
- Saves downtown Crozet
- Convenience
- Pay for street and svc improvements
- Serves region

- Community development
- Anchors the downtown
- One stop shop and less traffic
- Mountain views
- Walking distance – Closer to Senior building
- Central to Middle School and High School
- Close to new elementary if built in growth area
- All greenways and trails work with Master Plan and #5
- “Hub”
- Walkable
- Identify center of town, anchor
- Localize traffic
- Parking for downtown events

### **DISADVANTAGES – Individual Comments**

- Traffic/safety
- Potential for delay – new infrastructure
- Increased cost due to delay
- Eighteen wheel trucks to lumber yard
- No historic value
- Locked-in site
- Underutilization of site
- No green space
- Two story option – Difficulty of supervision
- Possible increased cost of operation – Two stories
- Main Street 60 feet right-of-way takes portion of site
- Ignoring businesses north of railroad
- Create traffic flow problems
- Love house and trees
- Sharing parking – May not be enough for library visitors
- Safety and congestion
- Too small – Not enough room for expansion
- Vertical expansion
- Traffic – Trucks, Main Street construction timeline
- Public good tied to business cycles
- Land acquisition cost
- Unknown timeline – Option agreement – One year longer start
- Traffic jam, trucks – Safety - - Walkable, non issue
- Fight to share parking – Vicinity to lumber yard
- Need overlay consult information
- No green space, losing nature, trees
- Safety for children
- Losing “Old” Crozet