

CROZET LIBRARY FACT SHEET – June, 2007

Summary of Major Library Project Milestones to Date:

- Downtown library endorsed by adopted Crozet Master Plan – December, 2004
- Purchase of Harris property for establishment of new Main Street – March, 2006
- Selection of project architect - September, 2006
- Contingent contract on Amato property – September, 2006
- Consultant meetings with stakeholders on library site - September, 2006
- Public meeting on library site selection – October, 2006
- Board work session on library site selection – November, 2006
- Purchase of Amato property – December, 2006
- Topographic surveys/alignment studies for Crozet Avenue and Main Street - initiated January, 2007 – completed June, 2007
- Project budget and size of library established by the BOS – March, 2007
- Downtown Zoning project begins – May, 2007
- Consultant selected for Crozet Avenue/Main Street Streetscape project – May, 2007
- Grant submitted for LEED-related professional services – June, 2007

Status of Critical Issues:

Phasing/Space for Community Use

The Board of Supervisors approved construction of a 20,000 sq ft building, inclusive of space for complementary uses that don't create delays or complications to the design/construction project and don't conflict with the library's primary mission until the space is needed for library functions. This approach allows the library to consolidate the programming aspects of their function on one floor (approximately 15,000 sq ft) and dedicate the downstairs level to a temporary community-oriented use, and then transition that downstairs space into public meeting rooms and community space associated with the library when the need arises.

Project Budget

Because of the Library Board's desire for an initial 20,000 square foot library building, library officials have joined a funding partnership with the County to provide the needed funding to build a 20,000 square foot facility. They have agreed to accept financial responsibility for the books, originally budgeted at \$1.2 million, and for half of the furniture and furnishings, originally budgeted at \$710,200. Their total financial commitment to the library is approximately \$1.6 million. The project budget estimate totals \$8,521,069.

Project Schedule

As was discussed with the public and the Board of Supervisors during the site selection phase, the Amato property contract allows the current owners to remain for up to three years from date of purchase. The library construction schedule is obviously dependent on this contract, which means that the County can not assume that the property will become available until December, 2009. Anticipating an approximately 15-month construction process that is scheduled to begin in spring, 2010, a completion date of late summer/early fall, 2011, is expected. It is important to note that the County is completing all necessary preliminary planning and design work so that construction can be undertaken as expeditiously as possible should the property become available sooner than the contractual date of 2009.

Supporting Downtown Revitalization

Construction of the library supports a host of infrastructure projects that have multiple benefits for the public including the sidewalk project, shared public parking for downtown, construction of Main Street, and the streetscape project. The library project uses public investment to stimulate downtown activity and economic vitality and represents a significant commitment to revitalization directly in the heart of downtown Crozet.

Required Approval Process

While the current zoning on the property is appropriate for library use issues such as setbacks and height allowances do need to be addressed through a rezoning process. At this time it is likely that the County will move forward with a Neighborhood Model rezoning process for the library. However, if the progress and timing of the comprehensive downtown rezoning project currently underway accomplishes what is necessary for the library project, then the appropriate rezoning will be accomplished by that larger overall rezoning. Regardless of which approach is used, the library rezoning will be coordinated with the work of the overall downtown district consultant's work to insure a consistent and complementary approach to the look and feel of Downtown Crozet.

Coordination with Other Infrastructure Projects

The library project is being coordinated with other major infrastructure projects that will benefit downtown Crozet including sidewalk and streetscape improvements, utility relocations and stormwater management. Much of the work of these earlier projects will achieve important and necessary milestones for the eventual design and construction of the library.

Sustainable Building Concepts

In February, 2007 the Board of Supervisors expressed unanimous support for pursuing LEED Certification for all newly-constructed County buildings including the Crozet Library—with the desired goal that upfront expenses will not exceed the estimated long-term savings. The extent to which green building initiatives are used for the library will be specifically incorporated during the building's design phase. Though this project is still in the planning phase, the County has taken several significant steps to ensure its success as a green building. The architectural firm of *Grimm and Parker* has been hired to design the project, as they have extensive LEED experience and a staff of over 23 LEED Accredited Professionals. In addition, the County is a member of the U.S. Green Building Council (USGBC), along with the new local Central Virginia chapter, known as the James River Green Building Council (JRGBC). The County joined these organizations to ensure awareness and connectedness to any LEED-related advances, changes, and educational opportunities. In June, 2007, the county submitted a grant request for support from the *Kresge Foundation's* Green Building Initiative for the Crozet Library as Albemarle's first planned LEED Certified building project, requesting funds that will help cover some of the upfront costs associated with obtaining LEED Certification for this project.

Public Engagement/Participation

The library project remains a very visible and highly anticipated project in the Crozet community, and every effort will continue to be made to keep residents engaged in the process. The rezoning process mentioned above will have its own built-in public process that will involve public work sessions and public hearings at the Planning Commission and Board of Supervisor levels. In addition, the consultant's planning and design process has a very strong public participation component to help determine programmatic and design elements. The Crozet Community Advisory Council and other stakeholder groups will continue to be key participants in the public process. The Jefferson Madison Regional Library and its staff and advisory groups are represented on the project team by John Halliday and Tim Tolson, who serve as liaisons between the consultants, County staff and library stakeholders, including the Library Board.