

(revised 3/5/04)		CROZET OPEN SPACE							
DEVELOPMENT AREA									
		Description	Design Guidelines				Ownership	Maintenance	
			Stormwater	Plant Communities	Grading	Lighting	Materials		
	Greenway	Interconnected network of trails for pedestrians and cyclists linking more urban areas with the rural periphery of the development area. It is also intended to connect the greens, schools and different parks together providing meaningful destinations for the user and encouraging vigilance over the trails for safety.	Trail Management, Stream bank work when necessary to avoid erosion of trail	Maintain stream buffer of ideally 100'. Use all hydric/mesic plants (native to the Piedmont) in lowland areas.	Minimal grading needed, stabilize paths.	Limited to trailhead parks.	Class B (primitive) trails: All natural materials, to include mulch, soil, and sand. Wood edging where needed. Class A trails: compacted crushed stone	community groups and public government	low: monthly/ annually (storms, blowdowns, etc.) episodically
	Preserve	This public space provides an area for unstructured recreation and gatherings while preserving the natural state of an undisturbed (relatively speaking) area. This space allows for the natural succession of native Piedmont plant species and protects the habitat of local wildlife. It might also serve as a large-scale stormwater retention area, providing habitat for native wetland plant and animal species.	No infrastructure. Monitor eroding areas and plant native species as groundcover.	Mesic forest and grasses native to Piedmont region of Virginia. These areas should be less managed than other areas and successional forest encouraged to thrive.	none	none	All natural materials.	private	absolute low
	Reserve	This public or private area of land is protected from future development through easement. These areas are selected for their ecological, cultural, or historical significance.	Minimal infrastructure	Forest, meadow, and agricultural activities encouraged. Establishment of native grass and wildflower meadows through managed burn encouraged.	none	Limited to functional buildings.	All natural materials.	private	absolute low
	Meadow	This public space provides a location for unstructured recreation and gatherings. The plant palette consists of plants native to the upland Piedmont that would require little maintenance apart from infrequent scheduled mowing. Mowing times should be determined with careful attention paid to breeding and nesting times of small mammals and birds to encourage healthy wildlife populations in these areas. The meadow parkland is at a topographic high point in the growth area and would afford broad open views to the surrounding countryside and protect the rural character of Crozet.	Protect eroding areas. Use silt fencing during seeding.	Plants native to the upland Piedmont. Primarily native grasses and wildflowers under management. Could also be cultivated for hay and feed.	Some initial clearing to aid in establishment of meadow grasses may be necessary.	none	All natural materials.	public/private	low: annual to biannual mowing or burn
NEIGHBORHOOD									
	Field	These fields should be located in places that offer potential connections to both near and distant neighborhoods via the greenway network. Particular attention should be paid to stormwater management of the fields to protect runoff laden with fertilizers from reaching the adjacent streams. Biofiltration areas, rain gardens and recharge areas should be planted with native grasses and shrubs that further enhance the wildlife corridors within Crozet.	Assure proper drainage of fields. Have bioretention area to collect any water laden with inorganic fertilizers.	Plant shade trees around seating areas. Do not use fruit or pod producing plants that interfere with play areas. Encourage large, long-lived hardwood native trees.	Leveling of fields to assure proper drainage will be required for sports fields.	none	Wooden benches where needed. Otherwise natural materials.	public/private	medium to high (depending on scale): weekly mowing during growing season.
	Eyebrow	A green space created by the division of a street. This occupiable public space is edged by one-way streets.	Space should accommodate runoff from adjacent roads. The area could be edged by infiltration swales or serve as a shallow basin.	Plant with native grasses and native specimen trees.	Grade to accommodate stormwater runoff from adjacent road.	none	Minimize impervious surfaces.	public/private	low to medium: some mowing and general cleanup.
	Green	The green serves as an open space of limited size, edged by building frontages. The space might consist of grassy areas, shade trees, and simple native plantings. It would be used for unstructured recreation and require limited maintenance. It could also function to absorb some local stormwater runoff.	Visible retention and infiltration of stormwater within the bounds of the Green.	Hardwood canopy trees and native small flowering trees and shrubs. Some formal gestures such as allees or bosques of trees would be appropriate. Native grasses should be encouraged in order to avoid irrigation.	Some grading may be required to accommodate a gathering space given the local topography.	Contextual lighting for public or gathering areas.	Wooden or steel benches where needed. Minimize impervious pavements for walks and parking.	public/private	Medium: some mowing, weeding, pruning, mulching and general cleanup regularly.
	Square	This public space typically occurs at the intersection of important streets and might be edged by civic buildings. These spaces could be used for civic purposes, such as markets, fairs, etc. The space might include durable pavement to accommodate frequent use. In addition, it could be planted with shade trees.	Curb and gutter primary system with possible mix of above ground drainage and treatment system.	Generally urban in character, formally structured tree plantings appropriate providing a diversity of shaded seating and gathering spaces. Reliance on native plants encouraged.	Grading should be done in coordination with road and sidewalk construction. Slopes should be minimized to increase accessibility in the urban environment.	Contextual lighting for public or gathering areas.	Wooden or steel benches where needed. Stone, brick and concrete as well as other urban construction materials appropriate for paving and structures.	public	Medium to high: sweeping, trash pickup on a daily basis
BLOCK									
	Close	A green surrounded by a driveway or narrow road that provides a gathering space while allowing access to a number of buildings.	Open swales can allow for infiltration from surrounding impermeable road surfaces. Entire close area could also function as an infiltration area.	Native grasses should be used for lawn areas, with native hardwood trees for shade.	Grade to accommodate stormwater runoff from adjacent road.	None	Minimize impervious surfaces.	private	low to medium
	Community Garden	A grouping of garden plots that allow for small-scale cultivation, recreation, and community gathering for a neighborhood or block.	Water collection for use in gardens should be primary. Cisterns for collection and distribution of stormwater built as infrastructure for the gardens	Trees to be located with attention to solar orientation of production gardens. Framework of the community garden to be design up front to avoid the haphazard development of plots. Irrigation, perimeter fencing or hedging, shared tool storage etc should be determined through design.	Grading to establish level plots for individuals and to establish stormwater system will be necessary.	Some user operated lighting at common structures only.	Where possible standardize site furnishings, hydrants, and fencing. Encourage long-lasting natural materials.	private/possibly public	Low to High (varies)
	Playground	A small open space designed for small children. These areas should be interspersed within neighborhoods or blocks, a short walking distance from residences. They are usually fenced areas with some type of shelter.	Alternative stormwater treatment should be explored where space allows.	Trees should be located to provide shade for play and seating areas. Avoid lower plantings that reduce visibility.	Creative grading solutions could provide interesting options for play.	User operated lighting for safety.	Encourage play equipment that is wood and metal painted in subdued colors.	private/ possibly public or school related	Medium to High: mowing, trash pickup
	Pocket Park	Variable in size, pocket parks are usually associated with a neighborhood. May be largely structured recreation or be solely passive. These spaces may serve to mitigate stormwater runoff. They may often include access points to the greenway trail network.	Open swales and infiltration areas can process stormwater from the pocket park and adjacent areas.	Native plantings, mesic forest, and open meadow or fields for passive and active recreation.	Minimal grading to deal with stormwater and occupiable areas.	None	Variable materials dependant on use and terrain of park. Encourage natural materials where possible.	public/private	Medium
	Yard/ Garden	An area surrounding a building that is used for cultivation of plants. A garden could be public or private, utilitarian or ornamental.	Cisterns should be used to catch roof run-off where possible for domestic irrigation.	Encourage planting of long-lived native hardwoods and conifers, as well as wildlife attracting native plants.	As required by residential footprint. Abrupt grade changes at property lines should be minimized and stormwater retention encouraged.	Full cut-off downlighting encouraged. Avoid where possible light pollution from yard to yard.	Discourage brightly colored plastics and non recyclable materials. Encourage porous walks and pavements where possible.	private	Low to High (varies)

The Crozet Master Plan, an adopted part of the Albemarle County Comprehensive Plan, is intended as a general guide for future development and systematic change in the Community of Crozet. The Comprehensive Plan is advisory in nature and, with its accompanying maps, charts and other supplementary information, it sets forth the County's long-range recommendations for the development of land within its jurisdiction. The Comprehensive Plan also serves as a guide for the development and implementation of the Zoning Ordinance. Development guidelines contained in the maps, charts and other supplementary materials in the Comprehensive Plan are intended as targets rather than specific requirements, consistent with the advisory nature of the document.

