

### Community Comments on Focus Area Topics

After the Crozet Master Plan presentations and discussion of master plan revision focus areas already identified (Population, I-64/Route 250 Business/Industrial Park proposal (Yancey), corner of Route 250/240, requests for roads to be removed, and Edges/Fringe area of Crozet with the Rural Area), community members worked in 3 small groups to answer the question:

*Based on what you have heard this evening and your experiences in Crozet, are there other major focus areas that should be considered as part of the Master Plan Revision?*

	Group 1	Group 2	Group 3
Top focus areas of those already identified		Strong feelings about current focus areas: <ul style="list-style-type: none"> <li>• Population/density</li> <li>• Character of 64/250 interchange</li> </ul>	
Top 3 focus areas (Already Identified and/or New)	<ol style="list-style-type: none"> <li>1) Population/Density/Buildout/Zoning</li> <li>2) Location of boundaries does not need to be revisited (250 in particular)</li> <li>3) How TDR's might affect Crozet</li> </ol>	<ol style="list-style-type: none"> <li>1) Stated emphasis that downtown is the pre-eminent business center</li> <li>2) Require infrastructure prior to rezoning</li> <li>3) Lots of downtown parking and good traffic pattern downtown</li> </ol>	<ol style="list-style-type: none"> <li>1) Roads</li> <li>2) Population</li> <li>3) Development of fringe areas adjoining downtown</li> </ol>
Additional focus areas	<ul style="list-style-type: none"> <li>• Schools and redistricting</li> <li>• Impact of Master Plan on greenways</li> </ul>	<ul style="list-style-type: none"> <li>• Historic district for downtown</li> <li>• Passenger rail service to Charlottesville with the old station returned to use as station</li> <li>• Careful design of Eastern Avenue</li> <li>• Mint Springs accessibility</li> </ul>	<ul style="list-style-type: none"> <li>• (Priority 4) Setback regulations for developers – losing mountain views</li> <li>• Will the new library drive the look of other structures or will the other structures be the look of the library?</li> <li>• Transition focus – neighborhoods around downtown</li> <li>• Future population projections – traffic impact on 250 and 240</li> <li>• Need for new roads</li> <li>• Who builds new roads?</li> <li>• Old Trail – focus on resources on “slow down” time?</li> <li>• Industrial Park – Yancey – Will it be rezoned? (already identified as focus area)</li> <li>• Define light industrial vs “retail”</li> <li>• Design of the new roads – Eastern connector and its tributaries</li> <li>• Truck traffic in Crozet. Crozet splits truck traffic into 2 parts by railroad bridge</li> <li>• Future traffic – commuter traffic trains/buses/other creative means</li> </ul>