

Crozet Project Summaries

For more information on these projects, please join us at the Town Meeting on September 20, 2007, 7-9pm, Western Albemarle High School Cafeteria

Old Crozet School

During the master plan process and in more recent public meetings, Crozet residents have expressed a strong desire that the County find acceptable and productive alternative uses for the school. The County's General Services Department has been tasked with working with a consultant and the community to research and identify possible acceptable uses for the 25,250 square foot building on North Crozet Avenue. Once a qualified architectural firm has been selected and initial research done on the status and condition of the facility, community meetings will be held to gather public input. **Contact** George Shadman, Director of Albemarle County General Services, (434)296-5816 or gshadman@albemarle.org.

Crozet Downtown Zoning

The Crozet Master Plan identified downtown as the largest and most important of the centers of residential and economic activity. Current zoning is not entirely consistent with the vision of the Crozet Master Plan for a pedestrian-oriented, mixed use center for the community and other features. Over the last few months, Community Planning+Design, in collaboration with Milt Herd and Bruce Dotson, has been working with Albemarle County and the Crozet Community to recommend zoning to help implement the Master Plan vision for a thriving Downtown Crozet. Prior to any changes being made that will affect property owners, individual notices and public hearings will be held with the Planning Commission and Board of Supervisors. **Contact** Rebecca Ragsdale, Senior Planner, Albemarle County Community Development at (434) 296-5832 Ext. 3439, or rragsdale@albemarle.org. Information, updates, and online comment forms can be found on the County's website: www.albemarle.org/crozet.

Crozet Historic Resources Study

Albemarle County has entered into an agreement with the Virginia Department of Historic Resources (DHR) to share the cost of conducting a study of historic architectural resources in the Crozet community. The project is designed to locate, identify, survey and document properties within the village of Crozet, revise/update the potential historic district boundaries, educate the public about Crozet's architectural and social history, and create a reliable information base to coordinate downtown development with historic preservation goals. Arcadia Preservation, LLC, has conducted the survey of approximately 300 Crozet properties. The consultant is preparing documentation forms for the surveyed properties and the proposed historic district. A report will be drafted detailing strategies for coordinating Crozet's future development with the community's significant historic resources. **If you have historic information about your property, please contact** Margaret Maliszewski, Design Planner, Albemarle County Community Development at (434) 296-5832 or by email, mmaliszewski@albemarle.org.

For Crozet project updates and to sign up for ***Amail***, our e-news service, visit the Albemarle County website at: www.albemarle.org/crozet.

Western Park

As identified in the Crozet Master Plan, Western Park is to be located in Old Trail, and is to include a mix of recreational uses such as sports fields, trails, picnicking, and preserved areas to serve the Crozet development area. The County has completed interviews for an architectural and engineering firm to develop the master plan for the Western Park and is currently negotiating with the top candidate. It is anticipated that the selection process will be completed and the consultant selection announced at the September 20th meeting, after which time the community will be actively engaged in the new park planning and design. **Contact** Albemarle County Parks and Recreation for more information: Pat Mullaney, Director, or Bob Crickenberger, Deputy Director, at 296-5844 or by email at pmullan@albemarle.org or bcricke@albemarle.org.

Crozet Library

The Crozet master planning process established a new and expanded public library in downtown Crozet as a critical priority. Based on their input into the master planning process, citizens strongly preferred to place the new library in the heart of downtown to provide a focal point for community activity and expand opportunities for economic vitality for existing and new downtown businesses. As demonstrated in other communities, today's public libraries are more than technology centers, book repositories, and quiet reading spaces, they are also focal points for community gathering places and activity centers. Property has been purchased for the new library in Downtown Crozet and the Board of Supervisors has approved the construction of a 20,000 square foot building, with some of the space to be dedicated to a compatible, community-oriented use until it is needed for the library. Once the design process begins, the project architect, Grimm and Parker, will work with the community and with County and library staff to identify critical programming elements for the library. **Contact:** Bill Letteri, Director, Office of Facilities Development for Albemarle County, at (434) 296-5816.

Sidewalk/Streetscape

Sidewalks and streetscapes are an integral part of creating a walkable and pedestrian-oriented downtown Crozet. The current sidewalk project, Phase 1, is nearly complete. This phase includes the installation of a new stormwater drainage system at the intersection of Three Notch'd Road (Rte 240) and Crozet Avenue, and extending northward along Crozet Avenue. It also encompasses the pedestrian and streetscape enhancements at the intersection and extending through the railroad overpass to the "Square." The enhancements include features such as new curb and gutter, sidewalks, handicap curb ramps, concrete paver pedestrian areas and crosswalks, benches, pedestrian lighting, pedestrian crossing warning light, and landscaping.

Phase 2 of the sidewalk/streetscape improvement includes relocation of overhead electric and utility lines along Crozet Avenue, installation of a new stormwater drainage system, construction of a portion of "Main Street", and encompasses pedestrian, vehicular and streetscape enhancements from the "Square" to Tabor Street. The consultant, Kimley-Horn & Associates, is currently gathering and analyzing traffic data, geotechnical (subsurface soils) data, and utility data in the project corridor. There will be opportunities for public input as the project proceeds. **Contact:** The Albemarle County Office of Facilities Development will be responsible for the project. Bill Letteri – Office of Facilities Development Director or Jack Kelsey - Transportation Engineer at (434) 296-5816.