

# CROZET OLD SCHOOL INTERIM USE UPDATE

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Albemarle County Government — March 2009

## OVERVIEW

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In June of 2008, residents of Crozet participated in the Old School Reuse Study community workshops, designed to provide multiple opportunities for Crozet residents to express their preferences for the future re-use of the Crozet Old School.

After three days of formal meetings, drop-in sessions, online/mail-in opportunities and a satellite input station at the Great Valu, residents expressed a clear preference for a community center which could provide performance and assembly space in the old auditorium, and uses such as satellite county offices, dance classes, arts spaces, community movies, and programs for youth and the elderly in the old classrooms.



To move the Old School towards the community uses desired by Crozet residents, the County has been looking for interim tenants that meet the community's goals for the building. Over the past several months, the County has been working with the Field School of Charlottesville and Old Crozet School Arts (OCSA) to lease a combined total of 2/3 of the building, hopefully by this summer.

## FREQUENTLY ASKED QUESTIONS

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### ***What is the Field School of Charlottesville?***

The Field School is a middle school for boys currently located in Claudius Crozet Park. The lease for the Field School is in final draft form, scheduled for initial approval by the Board of Supervisors on April 1. This will be a consent agenda item and not a discussion item, unless the Board chooses to single out the lease for discussion. Once the draft lease is approved by the Board, the final document will be prepared and a public hearing will be scheduled before the Board takes final action.

### ***What is Old Crozet School Arts?***

Old Crozet School Arts is a non-profit school for arts instruction and hopes to offer classes in dance, theatre, visual arts, music and other art forms to all age groups (preschool through adults). Old Crozet School Arts will be required to obtain an amendment to the existing Special Use Permit (SUP) for a private school that restricts student driving. The Special Use Permit is currently under review by the County.

### ***Who will be responsible for maintenance to the Old School building?***

The tenant will be responsible for routine repairs and maintenance up to a maximum \$2,500.00 in any one year. The County will continue to schedule projects to protect the integrity of the building for systems such as roofing and bricks/mortar.

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### FREQUENTLY ASKED QUESTIONS, *continued*

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***What about maintenance/use of the grounds?***

The lease will allow the Field School to use a certain part of the grounds that the school will maintain. The remainder of the grounds will continue to be the County's responsibility to maintain.

***Will leasing the school increase the County's operating costs for the school building?***

Having tenants will actually reduce the County's operating costs for the school building. The proposed rent includes a utility fee for services such as electric, water/sewage, and heating oil. Prior to having tenants, the County was paying the full cost for continuing these services. Each tenant will be solely responsible for telephone, janitorial and garbage disposal services.

***Who will pay for alterations and improvements required for the tenants' programs?***

The County will be leasing the facility "as is." With prior County approval, the tenant may make alterations and improvements, but they will be made at the tenant's sole expense. During the first term of the lease the cost of certain alterations may be deducted from the rent because they will contribute to improving the overall condition of the building, again reducing the County's maintenance costs.

***Will tenants be able to alter the historic details of the building?***

Any alterations must have the prior approval of the County.

***What if the County or community should decide to pursue development of a community center while the building is being leased?***

The proposed term of each lease will be one year, with an option to renew. The County's approach is that these tenants are filling a short- to mid-term need until the Board has the information to make a final decision on the long-term use of the Old School.

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## LINKS

**Field School of Charlottesville:**

[www.fieldschoolcv.net](http://www.fieldschoolcv.net)

**Albemarle County Crozet Old School Webpage:**

[www.albemarle.org/oldschool](http://www.albemarle.org/oldschool)

**Albemarle County Website Home Page:**

[www.albemarle.org](http://www.albemarle.org)