**2010 Guiding Principle #4**

Locally grown businesses are supported for their contributions in providing both jobs and an enhanced quality of life for residents.

**2010 Guiding Principle #7**

Community facilities and services must accommodate the changing needs of the community as it grows over time.
Implementation
Existing Conditions

Barnes Lumber
- In June 2019, Albemarle County entered into a performance agreement with Crozet New Town Associates in support of the redevelopment of the former Barnes Lumber property in Downtown Crozet.
- The County committed $3.2 million to the project to support development of public infrastructure including road connections and the construction of a public plaza.

Project ENABLE
Project ENABLE is Albemarle County’s Economic Development Strategic Plan. It outlines 7 goals for how Albemarle County will support its Economic Development Mission:

To attract additional financial resources into the community through responsible economic development activities that enhance the County’s competitive position and result in quality job creation and career employment opportunities, increased tax base, enhanced natural resources and community character, and an improved quality of life for all citizens.

Community Partnerships
- The County works with community organizations and partners to implement the Master Plan’s recommendations.
- The Crozet Trails Crew is a group of community volunteers that works with Albemarle County Parks & Recreation to build, maintain, and improve trail connections identified in the Master Plan, helping supplement County staff support.

Schools Planning
- Albemarle County Public Schools has a Long-Range Planning Advisory Committee (LRPAC) that advises the Superintendent and School Board on long-term facilities needs planning.
- The LRPAC’s 2019 Final Report identified an expansion to Crozet Elementary School as the top-ranked capacity project.
- A long-term need for the Western feeder pattern will likely be an additional elementary school. Land acquisition for a site of 12-30 acres will be necessary.
What We Heard

2017 Community Survey

- 98% described "supporting existing small businesses in Crozet" as "very important" or "somewhat important". (n=692)
- 80% described "increasing local school capacity by building schools" as "very important" or "somewhat important". (n=658)
- 68% described "managing local school capacity by redistricting" as "very important" or "somewhat important". (n=651)
- 60% described "increasing the availability of jobs in Crozet" as "very important" or "somewhat important". (n=692)
- 57% described "increasing the availability of jobs in Crozet" as "very important" or "somewhat important". (n=692)

Question 24: “Below are some phrases. For each, please indicate how much you feel it describes Crozet, using a 1 to 5 scale, where 5 means it very much describes Crozet, while a 1 means it doesn’t describe Crozet much at all.

- Good schools: 4.3 was the mean rating. (n=676)
- Community-minded: 4.0 was the mean rating. (n=669)
- Locally-owned restaurants: 3.8 was the mean rating. (n=680)
- Locally-owned businesses: 3.8 was the mean rating. (n=676)

Community Workshop #1

Crozetians are concerned with providing infrastructure concurrent with growth. Addressing school capacity issues and traffic conditions near Downtown and Old Trail Drive/Route 250 are major concerns.

There is a need for local economic development and space for local businesses and entrepreneurs.

Eastern Avenue and bicycle & pedestrian facilities serving eastern Crozet were two of the top unfinished projects identified.

Community Workshop #2

Crozet’s centers are walkable, but not connected to surrounding areas and to each other, as planned bicycle & pedestrian improvements have not yet been completed.

Crozetians would like to see locally owned businesses, as well as additional support for small and home-based businesses.
Proposed Guiding Principle

Provide strategic & timely support for community partnerships, local economic development, policy changes, and capital investments to support a changing Crozet.

Why this principle?
- This builds upon the 2010 Master Plan's principles “Community facilities and services must accommodate the changing needs of the community as it grows over time” and “Locally grown businesses are supported for their contributions in providing both jobs and an enhanced quality of life for residents”.
- Since 2010, new partnerships and focuses on economic development have materialized. These may provide opportunities to strategically implement the Master Plan’s recommendations.

Proposed Goals

Community partnerships.
- The 2010 Master Plan discusses community institutions and support for community fairs, festivals, and events.
- Groups like the Crozet Trails Crew and the Downtown Crozet Initiative can play important roles in recognizing the Master Plan’s vision.

Economic development initiatives.
- Workshops 1 & 2 identified the desire for local and small business development, as well as jobs to support the cost of living in Crozet.
- “Primary” business development expands the County's tax base and can ease the burden on residential property tax owners to pay for services and capital projects.

Zoning & policy updates.
- The 2010 Master Plan included the Downtown Crozet zoning district and recommendations to:
- In Workshops 1 & 2, we heard interest in zoning tools for historic neighborhood conservation.

Capital improvements.
- The 2010 Master Plan identified various capital improvement projects that would be necessary to achieve the Plan’s vision.
- In Workshops 1 & 2, we heard about outstanding project needs, such as connectivity projects and school capacity projects.

Project prioritization.
- The 2010 Master Plan identified two “priority areas” near Downtown Crozet and MusicToday/Starr Hill.
- With outstanding (and emerging) capital needs and capital & resource constraints, clear funding priorities are needed.