



IMAGINE

CROZET

Crozet Master Plan Update

Crozet CAC Work Session

May 13, 2020

Agenda

30 minutes: Process Overview & Discussion

30 minutes: Recap of Feedback to Date

30 minutes: Guiding Principles & Goals Discussion

2020

January

February

March

April

May

June

July

August

COVID-19

Social Distancing & Stay-At-Home Order until June 10
Meeting Cancellations/Shift to Remote Engagement

(original meeting topics/times shown for reference)

Workshops

W1

Character Pt. 1
(Commercial Centers +
Dev. Area Bounds)

W2

Character Pt. 2
(Housing)

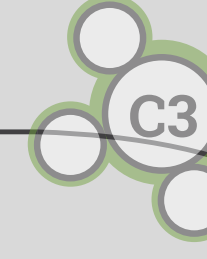
Workshops



Downtown
Crozet Pt. 1



Housing



Architecture +
Preservation

W3

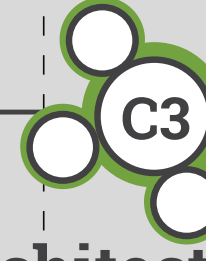
Connectivity



Downtown
Crozet Pt. 2

W4

Conservation



Architecture +
Preservation

W3

Connectivity
(2 sessions)

W3

Virtual CAC
Land Use
Work Session #2

W5

Implementation
+ Summary

W4

Conservation

Virtual CAC
Connectivity
Work Session

W5

Summary
Recommendations

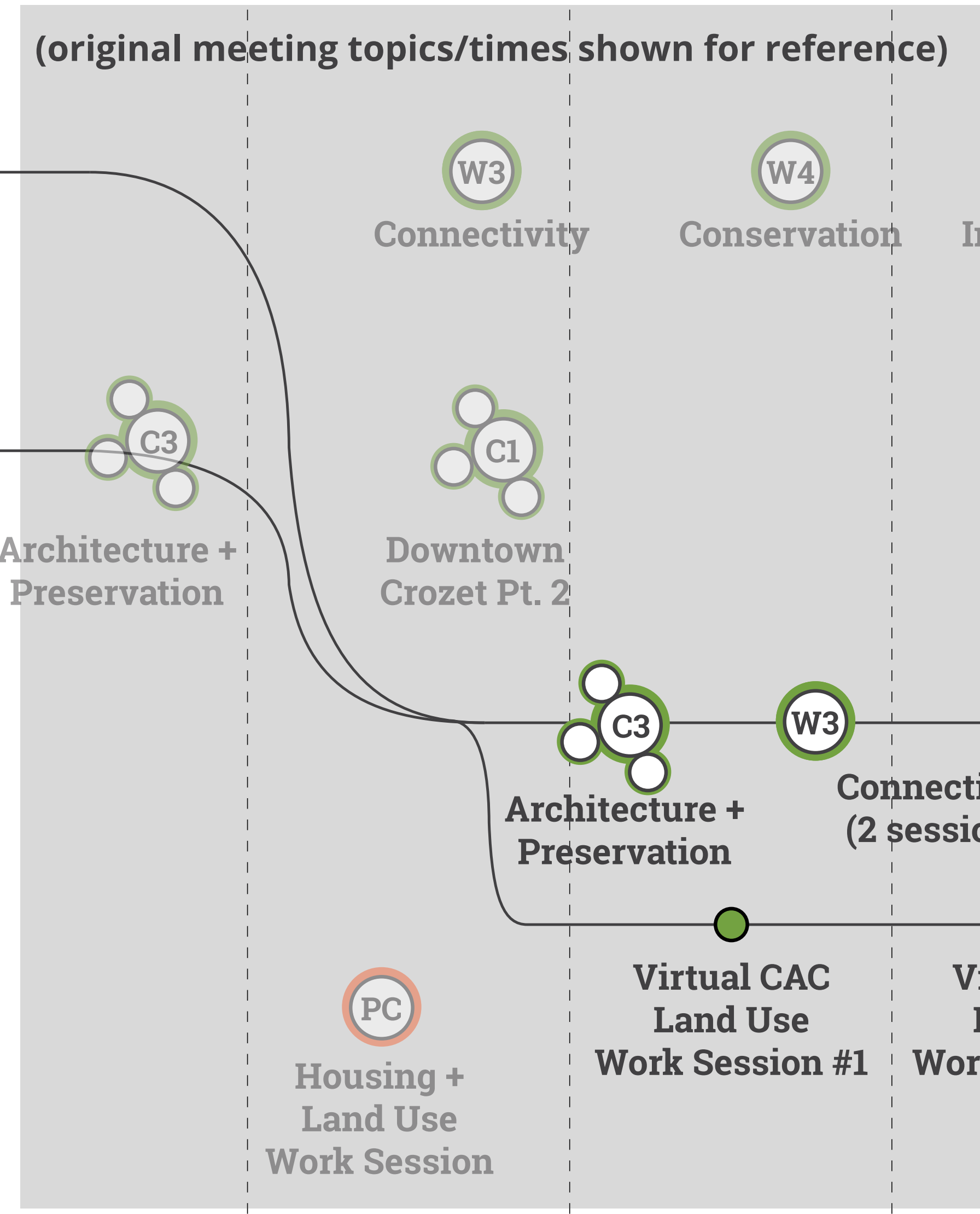
Workshops

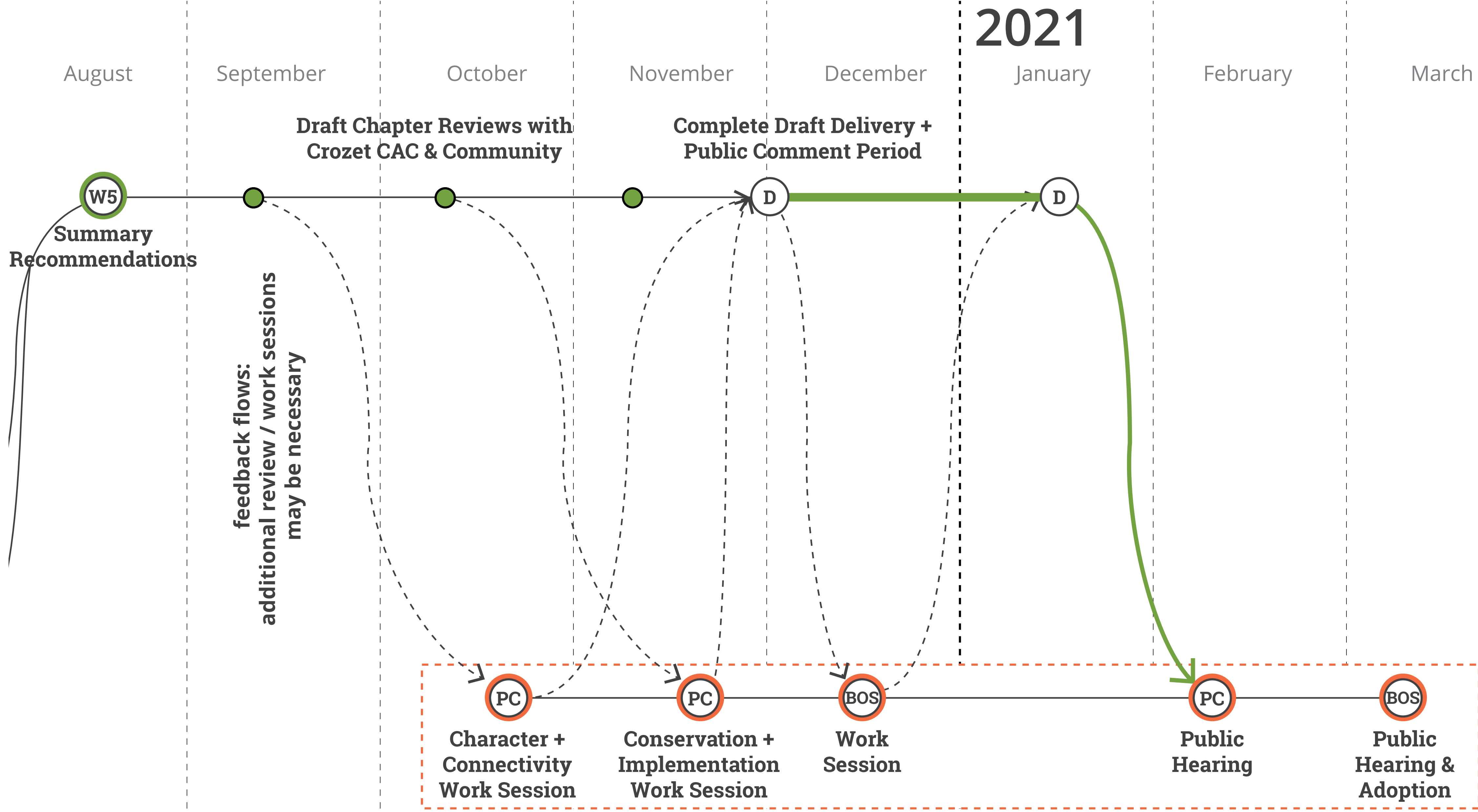
Workshops

PC

Housing +
Land Use
Work Session

Virtual CAC
Land Use
Work Session #1





Engagement Formats

Community Workshops: via Public Input website

Same content as in-person workshops, though Connectivity will be split into two sessions

Recorded presentation will accompany input forms

Comment sections will be enabled for participant discussion

Open for ~3 weeks after publication date

CCAC Meetings

Virtual meeting via Zoom

Reviewing community input and providing feedback to staff

Outreach Methods

- Email Distribution Lists
- Crozet Gazette ad
- County platforms & social media
- Targeted outreach

Staff is working to make call-in options available and will be available to work with community members that have issues with Internet access, technology, etc.



During the past few weeks, we've been hard at work finding new ways to hear from you while you're home.

Starting this month, we'll be releasing a series of **Virtual Workshops** and streaming the Crozet Community Advisory Committee's virtual meetings. You can access these virtual workshops and meetings at www.publicinput.com/imagincrozet and clicking "Participate" on the appropriate topic.

If you're unable to access the Internet or have difficulties participating, we are working to make dial-in options available and can provide paper materials upon request. Please contact staff if you need any assistance.

We hope you're staying well and can't wait to see you again!

<p>VIRTUAL WORKSHOPS Share your thoughts with us for up to 3 weeks after the start date listed below. You can expect these topics:</p> <p>Starting Monday, May 4 Architecture & Preservation Design and historic preservation guidance for Downtown and surrounding neighborhoods.</p> <p>Starting Tuesday, May 26 Connectivity: Bicycle & Pedestrian Focus Sidewalks, bike facilities, and trails.</p> <p>Starting Monday, June 15 Connectivity: Roadways & Transit Focus Vehicular traffic, roadway improvements, and transit.</p> <p>Starting Monday, July 6 Conservation Public parks, greenways, and sustainability.</p>	<p>COMMUNITY ADVISORY COMMITTEE Tune in as staff provides an overview of the Master Plan's progress and asks for the CAC's feedback on these topics:</p> <p>Wednesday, May 13 7:00 PM Character & Land Use Discussion #1 Review of revised timeline and feedback, draft Character Guiding Principles and Goals, and land use definitions.</p> <p>Wednesday, June 10 7:00 PM Character & Land Use Discussion #2 Review of draft land use buildout scenarios and potential changes to individual property designations.</p> <p>Wednesday, July 8 7:00 PM Connectivity Discussion Review of Connectivity feedback, draft Guiding Principles and Goals, and potential infrastructure improvements.</p>
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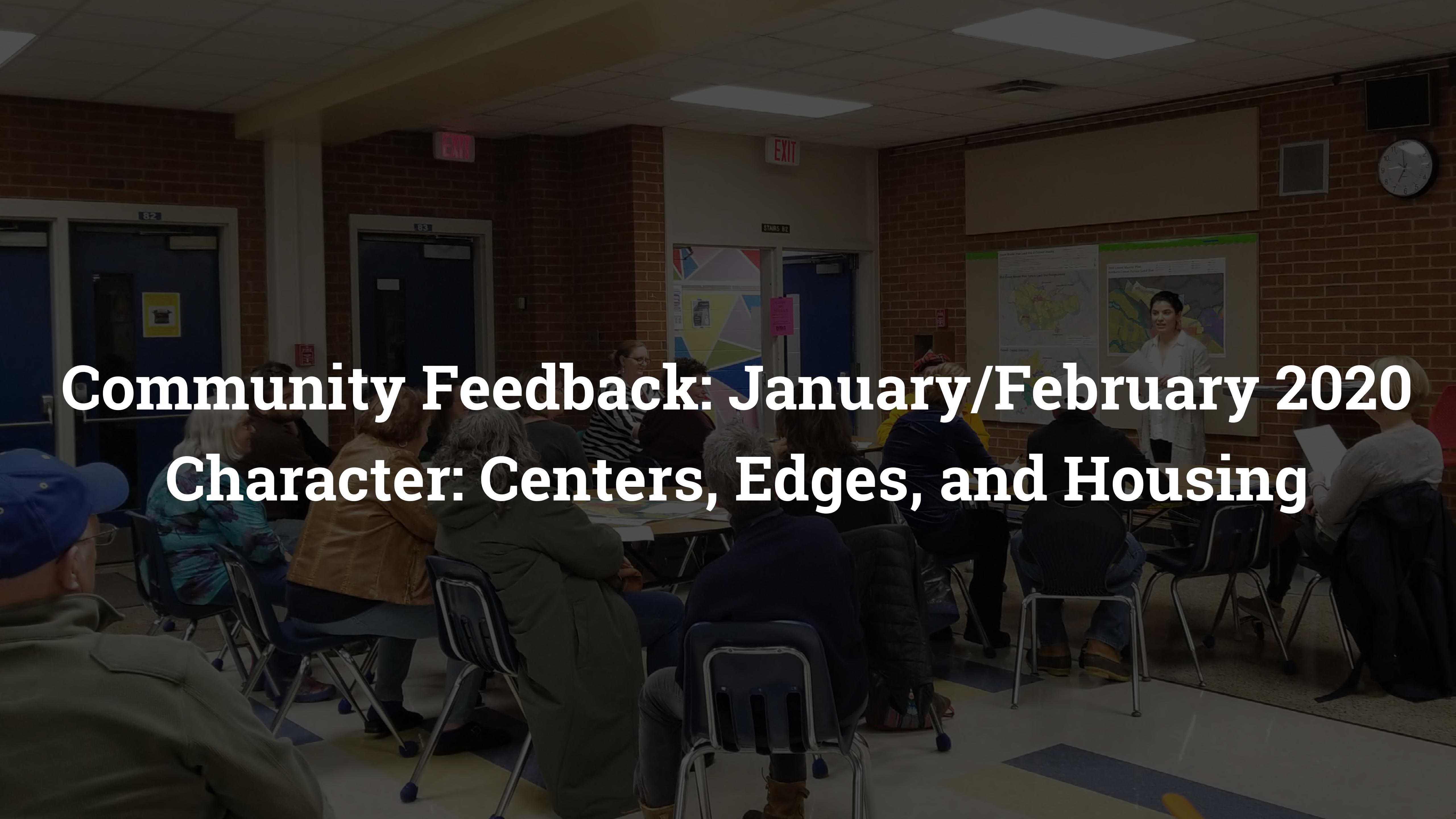
<p>WHAT IS THE CROZET MASTER PLAN? The Master Plan is a collaboratively developed document that describes the Crozet community's vision for future development and guides future public and private development. It includes recommendations for housing, transportation, parks, and other community facilities.</p>	<p>WHAT IS THE CROZET COMMUNITY ADVISORY COMMITTEE? The Crozet Community Advisory Committee (CAC) supports the creation and implementation of the Crozet Master Plan. While the group is appointed by the Board of Supervisors, its meetings are open to the public and provide an opportunity for open conversation about ongoing development.</p>
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<p>COUNTY STAFF CONTACT Andrew Knuppel aknuppel@albemarle.org (434) 296-5832 ext. 3313</p>	<p>WEBSITE tinyurl.com/yx18wchb publicinput.com/imagincrozet</p>	<p>SIGN UP FOR EMAILS tinyurl.com/yx9taaxb</p>	<p>FACEBOOK @AlbemarleCounty</p> <p>INSTAGRAM @albemarlecounityva</p>
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Discussion

**Does the group have any suggestions
for improving outreach?**

Are there opportunities we may be missing?

A photograph of a community meeting in a brick building. A woman in a light-colored suit stands at the front, presenting to a group of people seated at tables. The room has brick walls, blue doors, and exit signs. A clock is visible on the right wall. The text is overlaid in white on a dark background.

Community Feedback: January/February 2020

Character: Centers, Edges, and Housing

January: Centers (Downtown)

Strong support for improved connectivity and local business. Interest in prioritizing mixed-income or low-rise housing.

We classified Downtown as a “Town Center”, the focal point for cultural and commercial activities with a mixture of uses in a walkable and compact development pattern.

January: Centers (Old Trail & Clover Lawn)

These centers are distinct from Downtown due to distance as well as their relative importance.

Connectivity within/between centers should be improved.

We classified these Centers as “Village Centers”, the focal point of activities for a village or place with small scale, neighborhood-serving commercial and service uses.

January/February: Rural Edges / Route 250

Some priorities included preserving existing green space, limiting development to current zoning, and improving pedestrian connectivity to nearby schools.

There was support for landscaped/vegetation buffers along Route 250. This is already included in the current 2010 Master Plan.

October: Missing Middle Housing

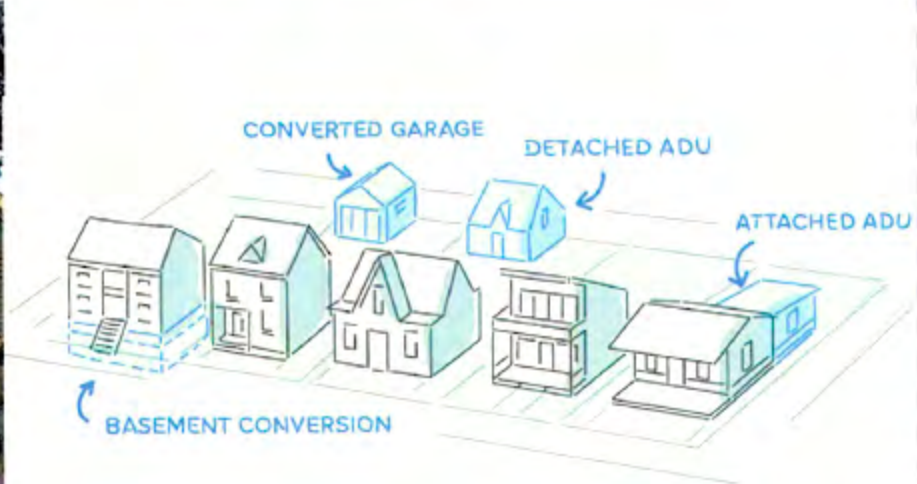
Bungalow Court



Fourplex



Accessory Dwelling Unit

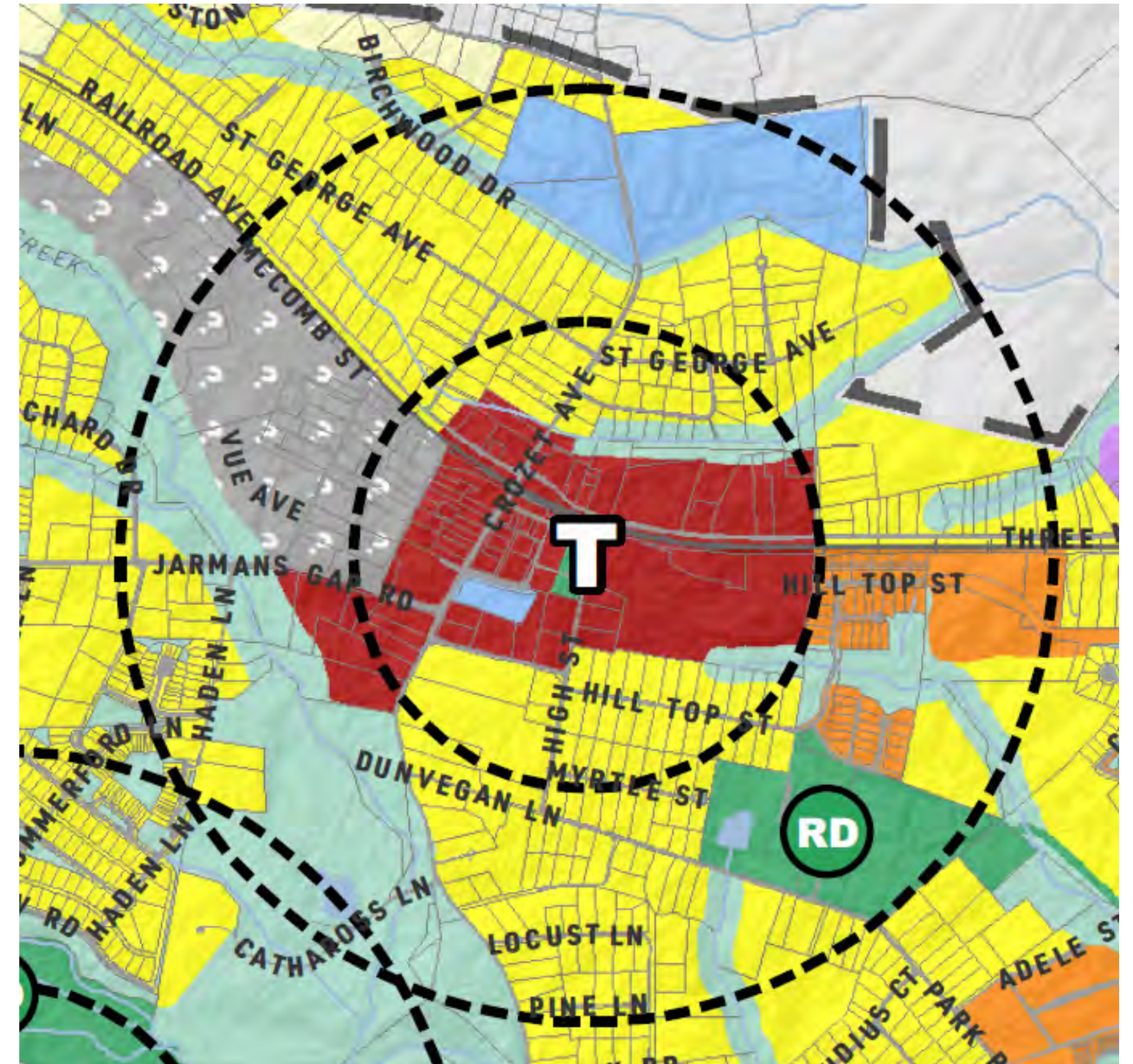


Live / Work



February: Planning Priorities (Ranked)

1. Walkability in neighborhoods close to centers like Downtown, Old Trail and Clover Lawn allows community members to conveniently support local businesses and reduces vehicle trips.



February: Planning Priorities (Ranked)

2. Form recommendations can respond to existing neighborhood character and be developed based on **historic architecture and design.**



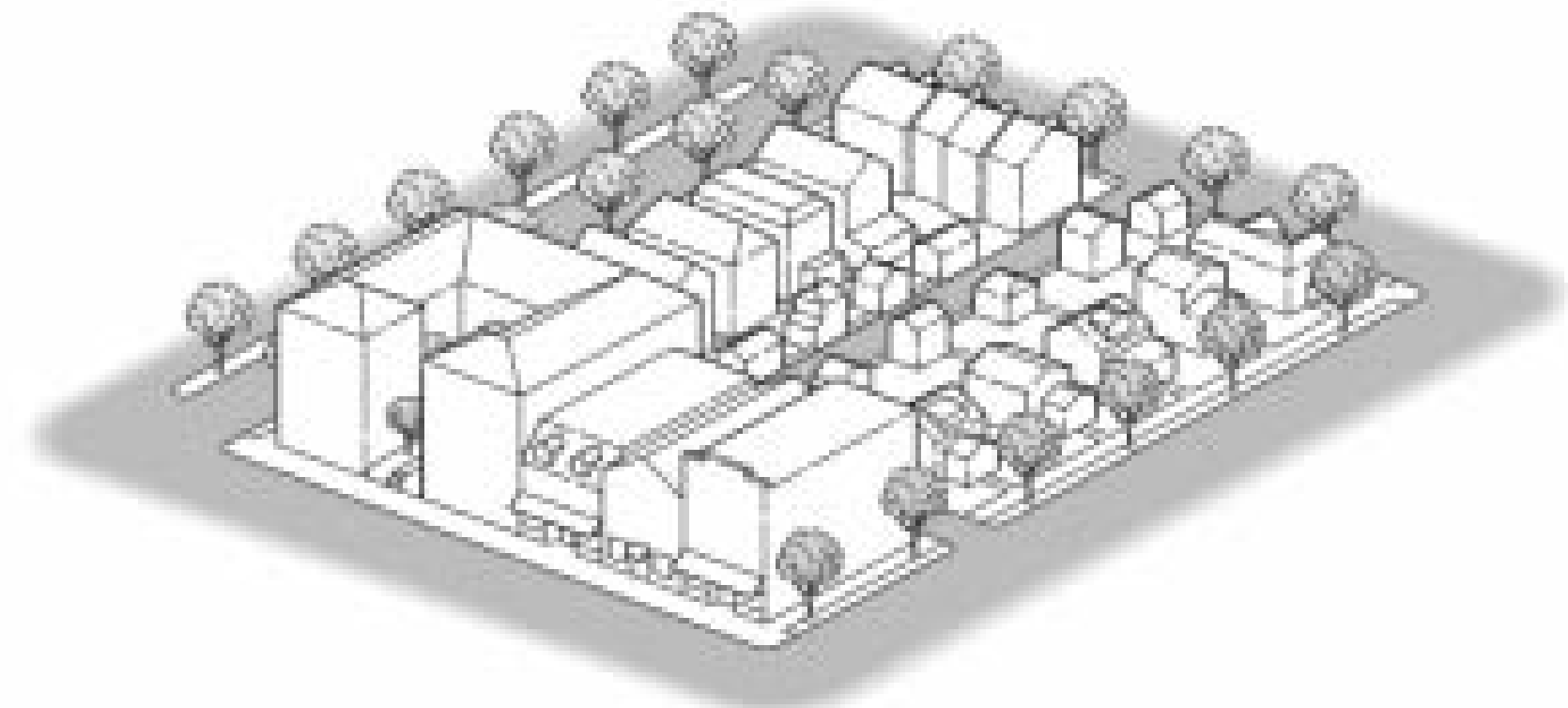
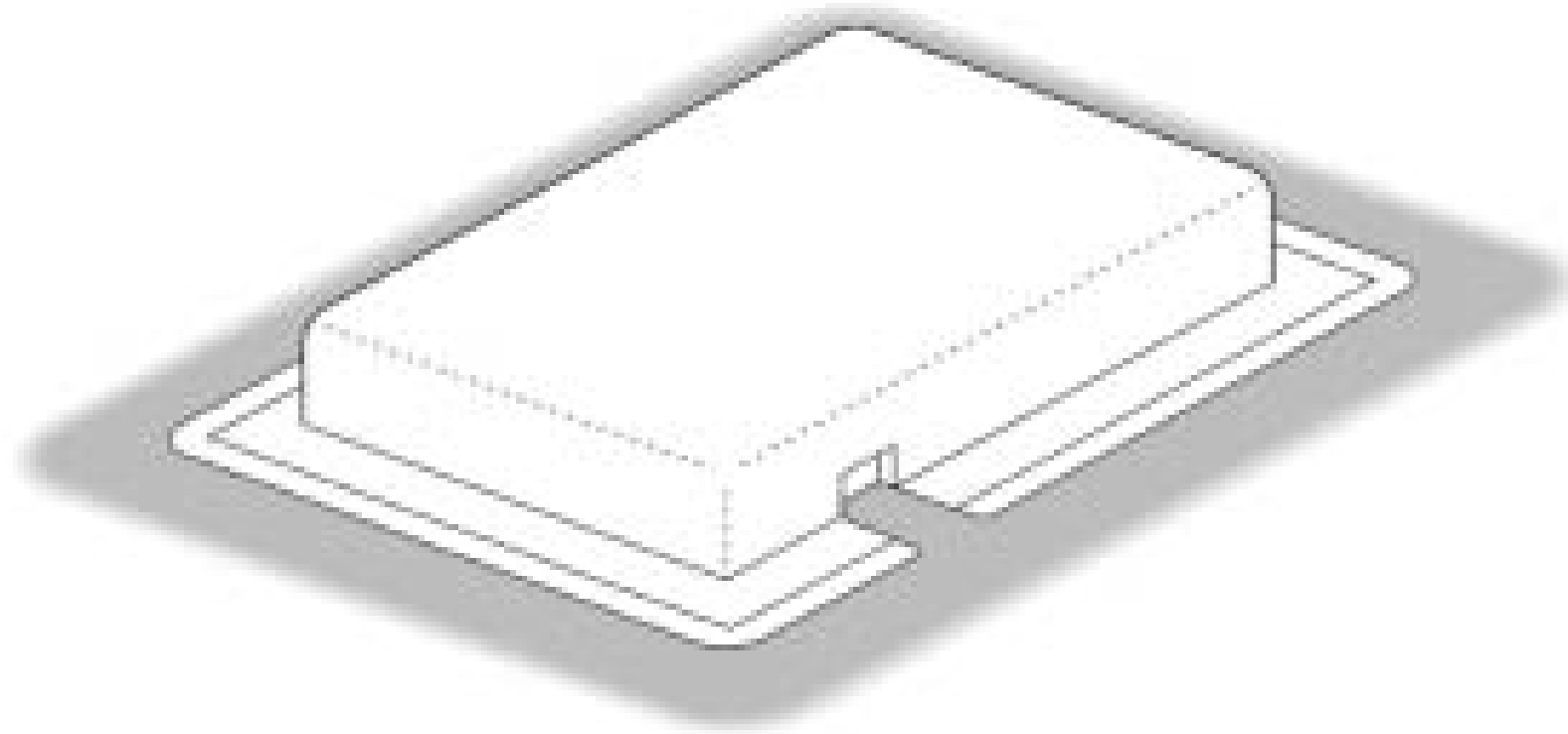
February: Planning Priorities (Ranked)

3. Allowing for a **greater variety of housing types**, such as bungalow courts, accessory dwelling units and fourplexes, that are **consistent with existing single-family houses** and can help meet the growing demand for walkable, affordable living.



February: Density & Form

- Participants highlighted form (which refers to the size, shape and scale of buildings) as a priority planning concept for Crozet.
- Form informs the appearance of development and architecture in Crozet's historic areas.



February: “Northern” Crozet Feedback



- Refers to Downtown Crozet, adjacent neighborhoods north of the railroad and the Hill Top Street/High Street area.
- Shared concerns about the potential impact of Downtown redevelopment on existing historic and affordable neighborhoods.
- Highlighted importance of preserving historic homes and infill development consistent with existing neighborhoods.

February: “Northern” Crozet Feedback

Interest in expanding the different housing types permitted, such as bungalow courts, accessory dwelling units and fourplexes.



Bungalow Courts



Fourplexes



Accessory Units

Discussion

Next month's meeting will include a discussion of land use and housing recommendations.

Do you have any other comments or questions about the feedback?

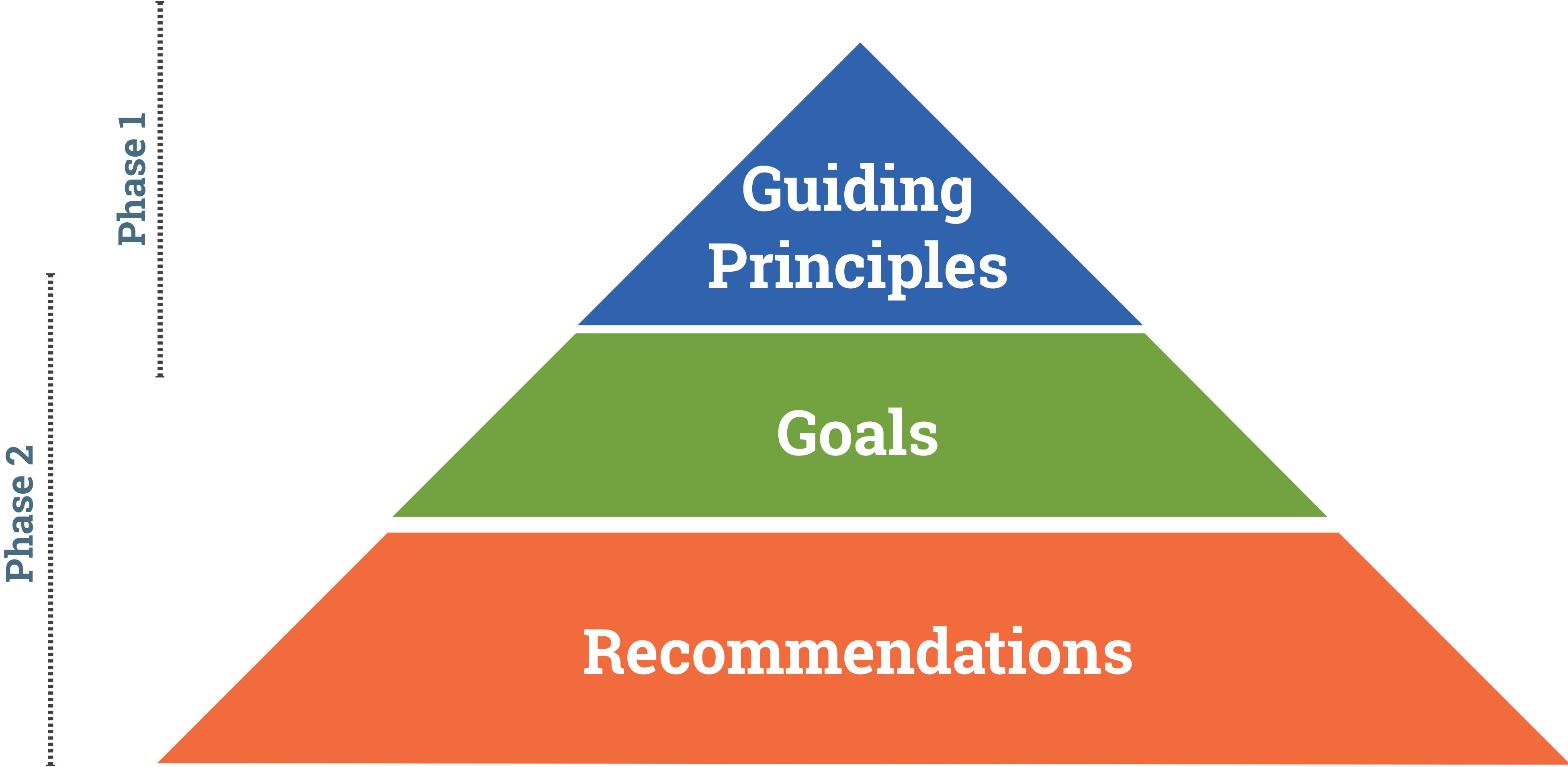
Guiding Principles & Goals

In November, you provided feedback on a draft set of Guiding Principles and identified focus areas for each chapter.

Staff used these focus areas to structure community engagement in Phase 2 and collect more detailed feedback.

Staff has revised the Character Guiding Principle and turned each focus area into a specific Goal.

Guiding Principles & Goals



Guiding Principles & Goals

The Guiding Principle is a vision statement.

Each Goal aligns with a focus area or theme.

Each Recommendation supports a Goal with specific actions, policies, and locations.



Character Guiding Principle

Support and strengthen Crozet's existing character and history as a self-sustaining town, while welcoming new and infill development that is compatible in scale and design and provides housing choice for all community members.



Goals: Centers

Encourage and support a mixture of uses in Crozet's designated centers of activity.

Support the continued revitalization of Downtown as the historic, cultural, and commercial heart of Crozet with distinctively urban design.



Goals: Neighborhoods & Housing

Redevelop and reuse existing historic buildings to preserve affordability and creatively sustain the character of existing neighborhoods.

Provide a variety of housing options that meet the needs of Crozetians at all income levels.



Goals: Neighborhoods & Housing

Construct new and infill development that is compatible in design and scale with existing neighborhood fabric, especially in areas with historic and vernacular architecture.



Goals: Sense of Place

Leverage and amplify Crozet's artisan community, culture, history, and entrepreneurial spirit through creative placemaking projects and partnerships.

Maintain a distinct rural edge along Crozet's boundary to provide a visual connection to its cultural heritage as a town nestled in the Blue Ridge Mountains.



Discussion

Staff will draft Recommendations with specific actions and locations based on your input.

Are any focus areas missing?

Do you have any other comments or questions?

Discussion

Does the CAC have any feedback on tonight's meeting?

Is the CAC comfortable with virtual meetings moving forward?

If yes, should the CAC conduct its annual elections at a future meeting?

Thank you!

**Let's stay in touch:
www.albemarle.org/crozet
#ImagineCrozet**

Questions/Concerns?

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