

## Chapter 8 Implementation

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### **Introduction**

The implementation projects of the Crozet Master Plan are found in the tables in the Appendix. They have been prioritized based on needs identified by residents and stakeholders during the Master Plan process. Implementation of these initiatives will take place in several different forms: with private sector investment, as part of land use decisions, through programs and services provided by the County, through County capital expenditures, and by community initiatives.

County capital expenditures are identified in the County's Capital Improvements Program (CIP) which is based on a two-year financial cycle. The CIP represents the County's funding policy, including funding level, timing, and sources of money associated with specific improvements. As occurs throughout the County, the actual programming of Crozet projects in the CIP will be based on priority needs of the County and the availability of funding. Capital costs and funding sources are also identified in the table at the end of this chapter.

Community facilities and service standards have been established in the County's Community Facilities Plan for many of the public services/facilities. With rezonings for new development, community services and facilities are evaluated to determine the adequacy of services and impacts of the proposed development in relation to the service standards.

### **Population Capacity and Future Rezonings**

The Crozet Land Use Plan provides for a long-term population capacity of approximately 18,000. Based on actual growth trends in Crozet, it is estimated that the population of Crozet will be approximately 12,000 in 2030. It could go lower or higher depending on the actual rate of growth. This implementation chapter describes the improvements needed in order to support the long-term population capacity of Crozet. The timing of improvements to support new development is discussed in the section below.

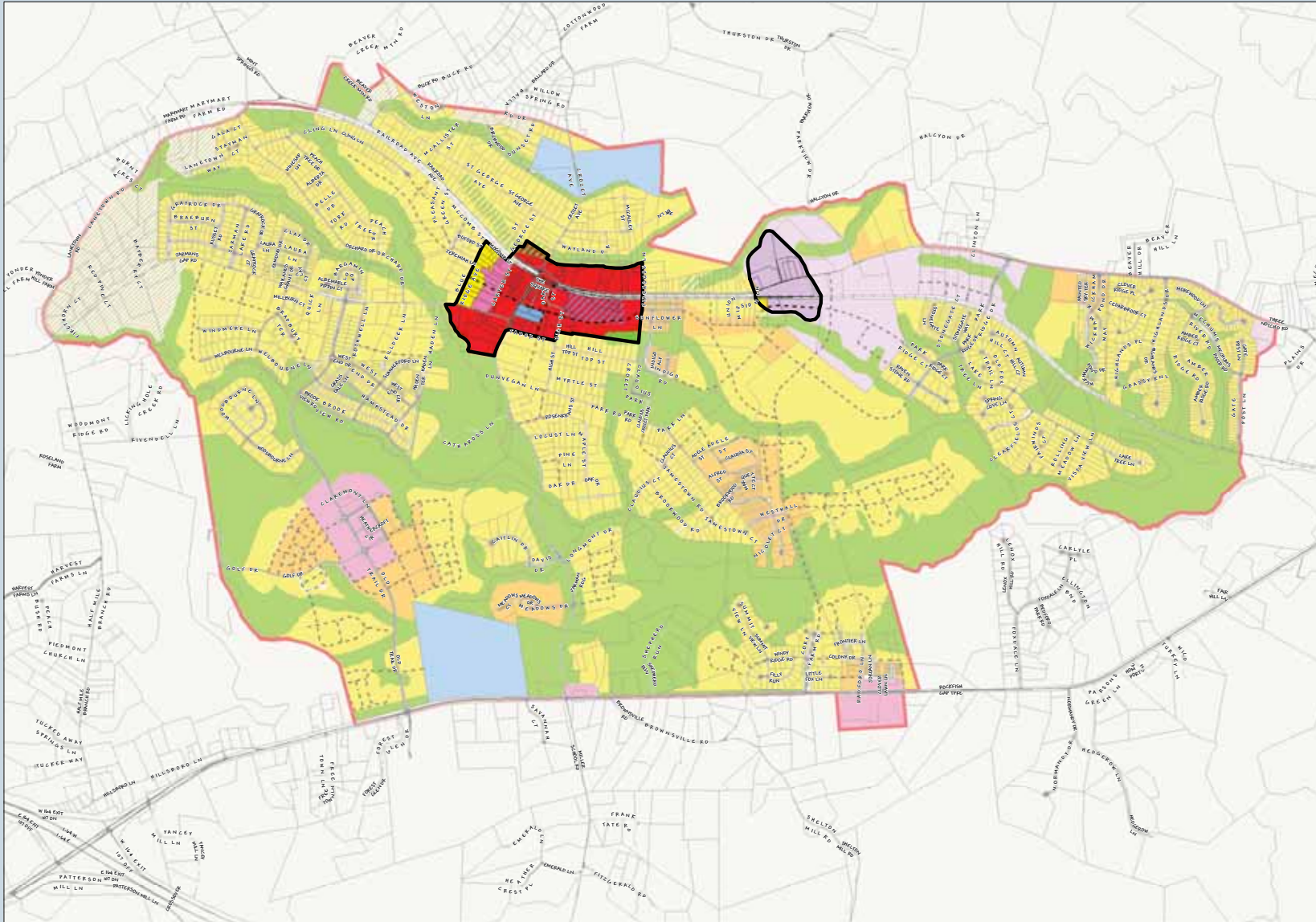
### **Priority Areas**

The Crozet Development Area has received steady and consistent growth over the past ten years. To focus improvements in the areas of Crozet where they are most needed, priority areas have been established to guide public efforts and resources over the next five to ten years. The priority areas are Downtown including the surrounding Mixed Use areas, "Main" Street and the new library and the Music Today/Starr Hill area. In the long term, redevelopment of the area between these Downtown and the Music Today/Starr Hill area hubs will be needed to better support both areas. The Priority Areas are shown on the map on the following page. Other areas of Crozet will not be the primary focus of public capital investment or resource allocation during in next ten years.

Priority areas and improvement projects have been established to guide decisions in the near future. The boundaries of these areas will be reevaluated with the next five-year review of the plan. While decisions regarding private development proposals/investments should not be based solely on these priority areas, decisions on development proposals should be made with an understanding of where public investments are being focused. Land use decisions should be consistent with the priority areas established in the Master Plan. New proposals outside of the priority areas should not be approved if planned facilities are not in place to support the project and the existing neighborhood. Projects outside the priority areas will need to provide more

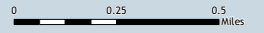
# Crozet Master Plan Land Use Plan Priority Areas

Prepared by Albemarle County | Office of Geographic Data Services(GDS).  
Map created by Derek Bedarf, September 16, 2010.



-  Railroad
-  Crozet Development Area
-  Priority Area Boundary
-  Parcels
-  Greenspace \*
-  Neighborhood Density Residential (Low)
-  Urban Density Residential
-  Mixed-Use
-  Downtown
-  Institutional
-  Light Industrial
-  See Crozet Master Plan Text
-  Potential Roads/Connections
-  Potential Stream Buffer Reduction \*\*

\* Refer to Parks & Green Systems Map  
\*\* Refer to Text



Note: The map elements depicted are graphic representations and are not to be construed or used as a legal description. This map is for display purposes only.

significant levels of improvements to ensure adequate infrastructure and services are available to the area.

The implementation projects are grouped into six categories: (1) Community Life, (2) Transportation, (3) Land Use, (4) Community Facilities and Services, (5) Parks and Green Systems, and (6) Business Development. The Neighborhood Planner for Crozet, as recommended in the 2004 Plan, will continue to assist with Plan implementation.

### **Community Life**

Civic participation and dialogue between the County and the Crozet community on Master Plan and Crozet issues should be an on-going process. The Crozet Community Advisory Council (CCAC), which is appointed by the Board of Supervisors, should be continued to the extent that County resources can provide support to all advisory councils formed for the Development Areas. It is anticipated that the CCAC may meet on a less frequent basis in the future. Other community-led initiatives that create a sense of unique community identity should be continued, such as the current local fairs and celebrations.

#### **Community Life Priorities:**

- Continue the Crozet Community Advisory Council in the role determined by the Board of Supervisors.
- Support community efforts to continue with community fairs, festivals, and events.

### **Transportation**

Transportation improvements in the plan focus on making important road connections and improvements. These include bike and pedestrian improvements on existing collector or main routes in Crozet, such as Jarman's Gap Road, Crozet Avenue, and Three Notch'd Road. Completion of the future east-west road referred to as "Main" Street in the plan and other new roads will provide for bike/pedestrian improvements along with key vehicular linkages in Crozet. "Main Street" will provide an alternate route to the four-way stop sign and underpass in Downtown Crozet. Construction of "Eastern" Avenue will provide an important north-south alternative route to Crozet Avenue.

#### **Transportation Priorities:**

- Complete Jarman's Gap Road improvements.
- Complete Downtown streetscape project.
- Complete first segment of "Main Street" from Crozet Avenue to High Street, then continue eastward.
- Establish the "Eastern" Avenue road alignment and adopt an official map designating the road and right-of-way location.

### **Land Use**

The Land Use recommendations of the plan will be implemented in several ways, including rezonings, zoning text amendments, and by-right development. For many years, Albemarle County has implemented its Land Use Plan through developer initiated rezonings. If this practice continues on a site-by-site basis, properties would be rezoned consistent with the Master Plan and with increased opportunities for design flexibility offered by the Neighborhood Model.

The Future Land Use Plan in Chapter 4 governs land use and development decision-making for new development in Crozet. As each zoning map amendment and special use permit is

reviewed for approval, the recommendations in this Master Plan will be applied. As such, there are fewer individual projects listed in the Land Use & Development Projects sections of the Implementation Table than there are, for example, under Transportation. Instead, as developers bring forward new proposals, the proposed developments will be evaluated according to the Future Land Use Map and Tables, Parks & Green Systems Map, the principles of the Neighborhood Model, and other parts of the Comprehensive Plan. The County's Zoning Ordinance may need to be amended to designate a transitional zoning district near Downtown. Another ordinance amendment, which may be needed, would allow for reductions of the stream buffer in support of redevelopment north of Downtown.

The Entrance Corridor ordinance is significant because it is an existing tool that can assist in implementing the types of design regulations set forth in the Crozet Master Plan. For the existing corridors, corridor-specific design guidelines should be created in compliance with the Crozet Master Plan for each Entrance Corridor.

As assets to the County, historic resources in and near Crozet should be protected and preserved. To educate residents and visitors on these historic assets, interpretive areas could be designed and put in place. New development and redevelopment in the potential Crozet Historic District should be designed in a manner that is sensitive to its historic significance. Community residents are encouraged to pursue inclusion of the historic district on the state and national register. This will allow property owners to take advantage of significant state and federal tax credits.

The Crozet Master Plan includes a network of public parks and greenways structured around the streams within the Lickinghole Creek watershed. Portions of the open space system within the Lickinghole Creek floodplain are already owned by the County; others will be acquired or donated for community parks. Some portions of the greenway system that are integrated into development projects may remain in private ownership. These areas could be designated voluntarily as conservation easements.

#### Land Use Priorities:

- Ensure implementation of the Master Plan through review of development projects, especially in priority areas.
- Monitor capacity of infrastructure to support new development.
- Consider ordinance amendments to support recommendations in the Master Plan, such as a transitional zoning district, revised industrial standards, and modifications of the water protection ordinance.
- Support a community-led National Register nomination for Downtown Crozet and the potential Greenwood-Afton Historic District.
- Encourage protection of buildings and sites that are contributing structures to potential and listed National Register Historic Districts.
- Consider the recommendations of the Crozet Architectural Resources Strategies Report for projects in the report study area.
- Encourage easements on properties to protect important environmental, scenic, or other resources and to allow rights of access for greenways.
- Develop corridor-specific design guidelines for Entrance Corridors in Crozet.

#### **Parks & Green Systems**

Crozet's existing and proposed parks, trails, greenways, and open spaces are shown on the Parks & Green Systems Plan in Chapter 6. In some cases, the proposed open space needs will

be addressed as new developments are planned and constructed. In others, the County will provide open spaces as the need for them arises and funds are available.

#### Parks & Green Systems Priorities:

- Preserve environmental systems in new development projects.
- Complete the Crozet connector trail system between Downtown and Eastern Crozet as a public trail.
- Complete trails that lead to schools and parks and other centers as public trails.
- Complete Western Park Improvements.
- Incorporate the Downtown stormwater wetland into the parks/greenway system as a passive park and trail hub.

### **Business Development and Support**

Successful redevelopment of Downtown and provision of job opportunities in Crozet requires public/private collaboration. Expansion of existing and development of new small businesses in Crozet is essential to increase the vitality of the downtown. Jobs in Crozet help to reduce traffic impacts to Routes 240 and 250 and help Crozet to be more than a “bedroom community” to the City of Charlottesville.

After adoption of the 2004 Master Plan, the County hired a Business Development Facilitator to assist with economic development in Crozet as well as other parts of the County. The Business Development Facilitator is responsible for coordinating and responding to business inquiries and assessing options and incentives. This position can be critical to achieving the desired vision for Downtown. Adaptive reuse of the Acme property is another area where the Business Development Facilitator’s role will be critical to success.

#### Business and Development Support Priorities:

- Continue dialogue with and support of the business community through involvement of the Business Development Facilitator.
- Collect and monitor employment and economic data for Crozet.
- Promote infill development in the Downtown and employment opportunities in Crozet that are consistent with the Master Plan.

### **Plan Monitoring and Master Plan Review**

Good planning practice includes the periodic review and update of plans after they are adopted. An important part of this review is an ongoing monitoring program that keeps tabs on how well implementation is proceeding and what additional issues or information have arisen since the plan was prepared.

This Plan should be reviewed and updated as necessary every five years. Five-year reviews are envisioned as the time to adjust the plan, based on any changes in conditions or new information.

The Implementation Table in the Appendix lists the various projects necessary to achieve the vision for Crozet. It categorizes the projects by type, provides cost estimates for each project and expected sources of funding. The table identifies the individual, department, or agency which will take the lead in implementation. Where necessary, it identifies where the County will be a liaison if it is not the lead agency on the project. The Implementation Table should be used as a guide and is a general reference tool to help direct the allocation of available resources to implement the Master Plan.