

# Adelaide Community Meeting Presentation

Crozet Library

December 16<sup>th</sup>, 2015





# AGENDA

- **Background**
- **Comprehensive Plan**
- **Adelaide Concept**
- **Adelaide Layout**
- **Additional Information & Contact**





**BACKGROUND**



## About Kyle Redinger

Lived in Charlottesville Area for 30 Years

Went to WAHS, Henley, Murray

Small Business Owner “CrossFit  
Charlottesville”

Excited to be a part of Adelaide & Crozet



*Last Professional Photo from Software Company*



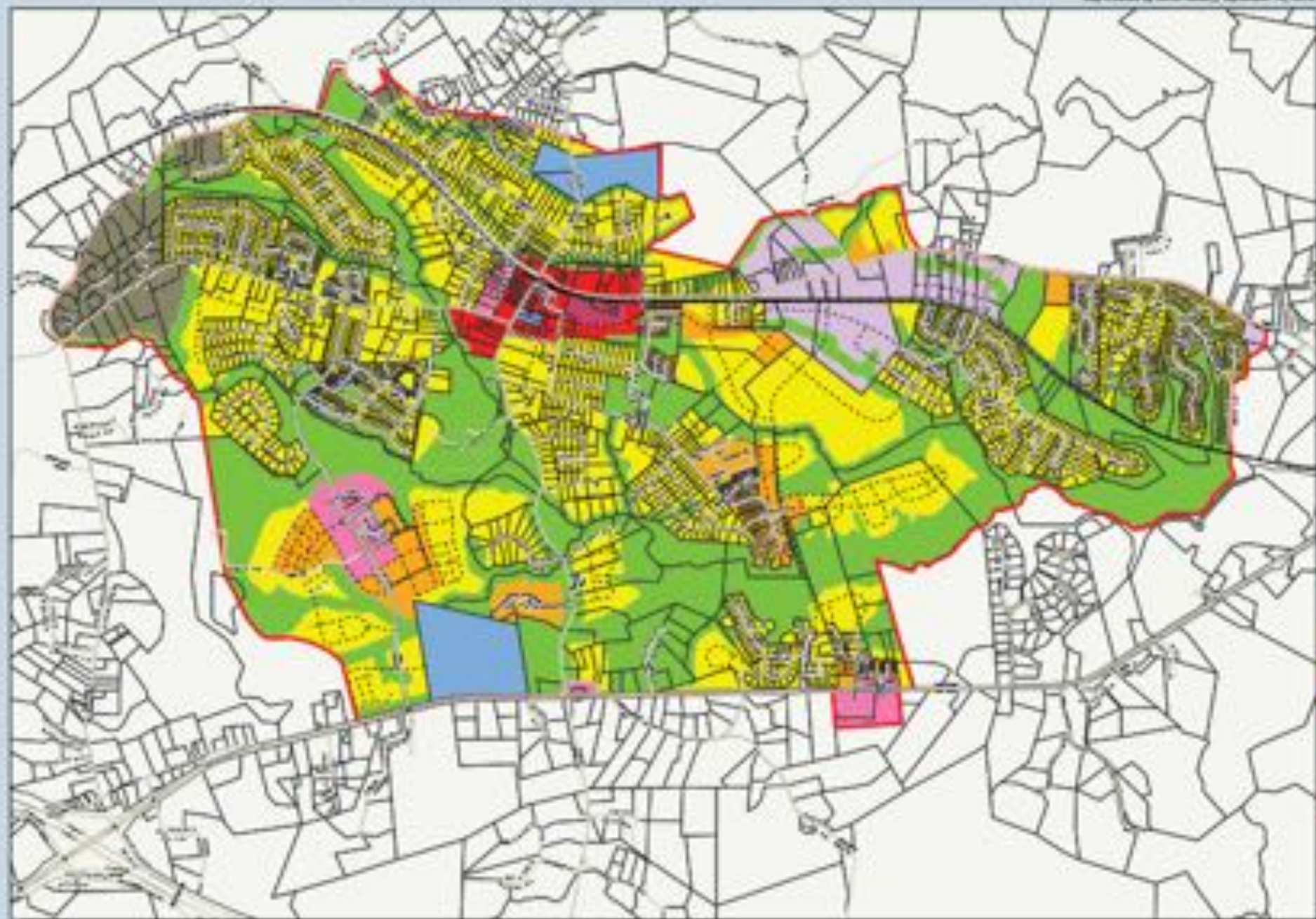


# **CROZET MASTER PLAN**



# Crozet Master Plan • Land Use Plan

Prepared by Jefferson County's Office of Comprehensive Planning Services  
Map created by David Roberts, September 14, 2018



- Railroad
- Crozet Development Area
- Parcel
- Greenpace \*\*
- Neighbourhood Density Residential (Low)
- Neighbourhood Density Residential
- Urban Density Residential
- Mixed-Use
- Downtown
- Institutional
- Light Industrial
- See Crozet Master Plan Text
- Potential Road/Connections
- Potential Stream Buffer Restoration \*\*

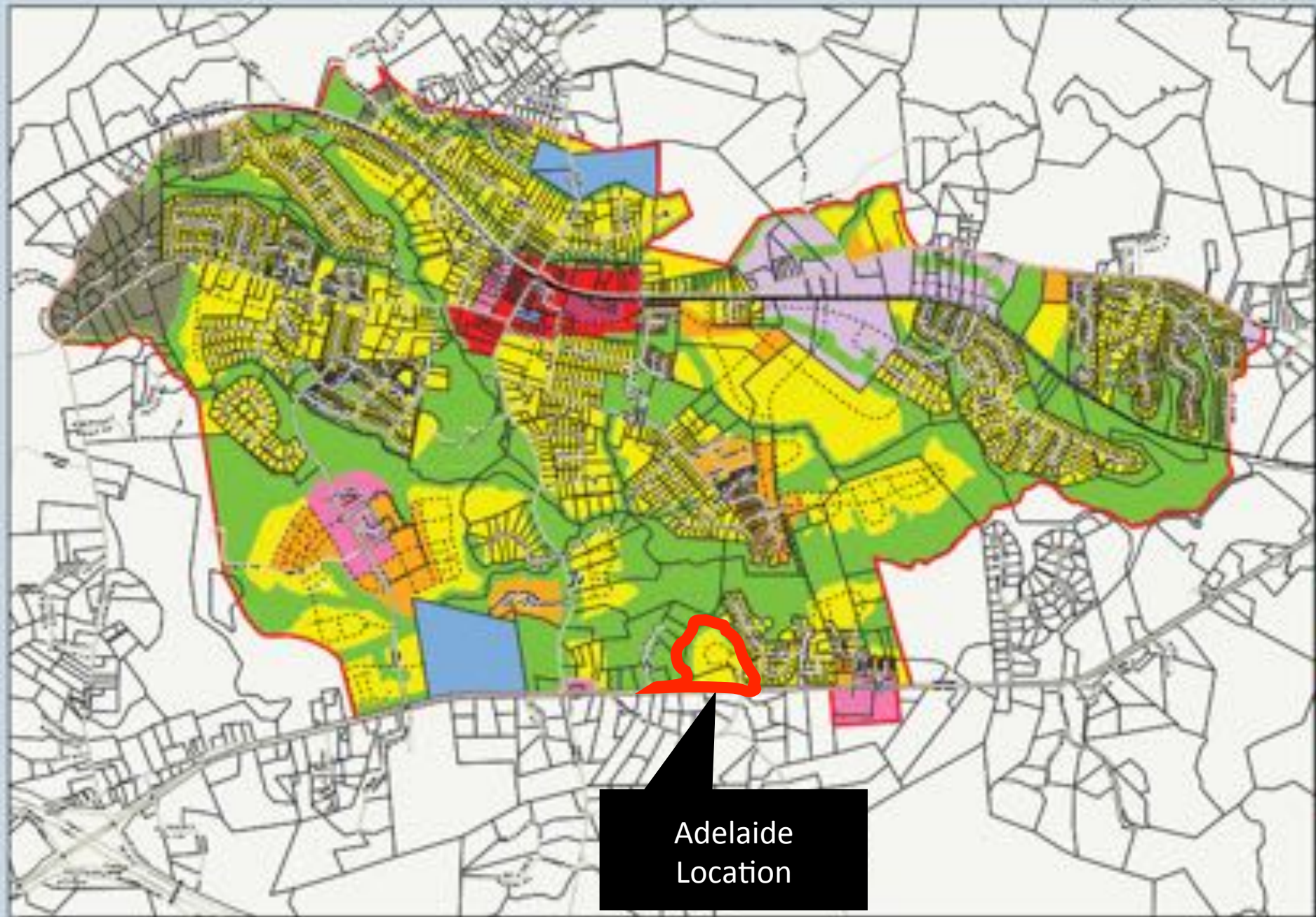
\*\* Refer to Parcel Green Systems Map  
\*\* Refer to Text

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# Crozet Master Plan • Land Use Plan

Prepared by Jefferson County 1. Office of Emergency (June 2005/2006)  
Map created by David Roberts, September 14, 2006



Adelaide  
Location

- Railroad
- Crozet Development Area
- Parcels
- Greenpace \*\*
- Neighbourhood Density Residential (Low)
- Neighbourhood Density Residential
- Urban Density Residential
- Mixed-Use
- Downtown
- Institutional
- Light Industrial
- See Crozet Master Plan Text
- Potential Road/Connections
- Potential Stream Buffer Reformation \*\*

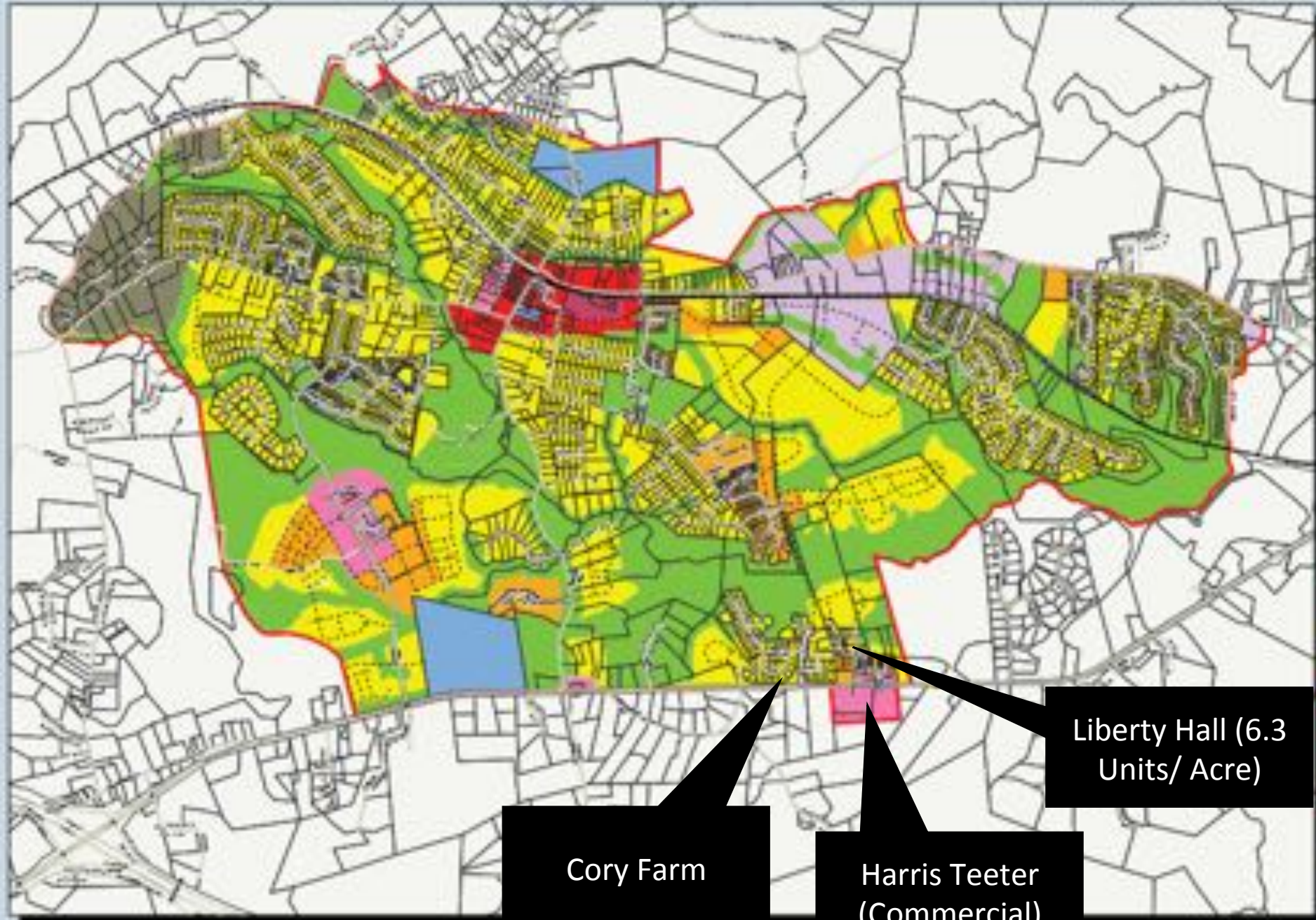
\*\* Refer to Period Green Systems Map  
\*\* Refer to Text

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# Crozet Master Plan • Land Use Plan

Prepared by Jefferson County's Office of Comprehensive Zoning Services (OCZS)  
Map created by David Roberts, September 14, 2018



Cory Farm

Harris Teeter  
(Commercial)

Liberty Hall (6.3  
Units/ Acre)

- Railroad
- Crozet Development Area
- Parcels
- Greenpace \*\*
- Neighborhood Density Residential (Low)
- Neighborhood Density Residential
- Urban Density Residential
- Mixed-Use
- Overlaid
- Institutional
- Light Industrial
- Low-Crowd Medium Plan Text
- Potential Roadway/Connections
- Potential Stream Buffer Bufferman \*\*

\*\* Refer to Period Green Systems Map

\*\* Refer to Text

0 0.5 1.0 1.5 2.0



## Crozet Master Plan

“New developments adjacent to existing subdivisions or developments shall be developed at higher densities and a form in keeping with the Neighborhood Model”

~ <http://gisweb.albemarle.org/GISWEB/Metadata/CompPlanLandUse.pdf>

High Density Developments Include:

- Harris Teeter
- Cory Farms
- Liberty Hall



# Neighborhood Model & Crozet Master Plan

- “The form of development must change and that form must be more urban and less suburban. The proposed form is described here as the Neighborhood Model.” ~  
[https://www.albemarle.org/albemarle/upload/images/forms\\_center/departments/community\\_development/forms/Neighborhood\\_Model/Introduction\\_Development\\_Area\\_Planning\\_&\\_DISC.pdf](https://www.albemarle.org/albemarle/upload/images/forms_center/departments/community_development/forms/Neighborhood_Model/Introduction_Development_Area_Planning_&_DISC.pdf)
- Pedestrian Friendly, Open Space, Parks, Relegated Parking, Mixtures of Housing, etc.
- Similar communities include Wickham Pond and Dunlora Forest



## Crozet Master Plan

- Small part of County is “developable”
- Density achieves affordable communities and growth in designated place
- Comprehensive Plan also preserves property values and creates beautiful roads and scenery
- We have a beautiful County because we have good planners who designate density within specific areas





# ADELAIDE CONCEPT



## **Adelaide Concept Goals**

Compliance with Crozet Master Plan

Workforce & Affordable Housing

Universal Design, Community Living, Urban & Walkable

Crozet Trail System Integration

Create homes for new residents and changing demographics (1000+ people and 75% over 55)



## **Adelaide Concept in Practice**

Mixed Units (Villas, Townhomes, Affordable)

Finished Homes Priced from \$140/ft<sup>2</sup> or \$250,000 to \$400,000

Preservation of Key Site Features

Implement the vision of the Master Plan





# ADELAIDE LAYOUT



# Location








*Adelaide*  
Conceptual Plan of Development  
December 15, 2015

Plans are conceptual and subject to County approval

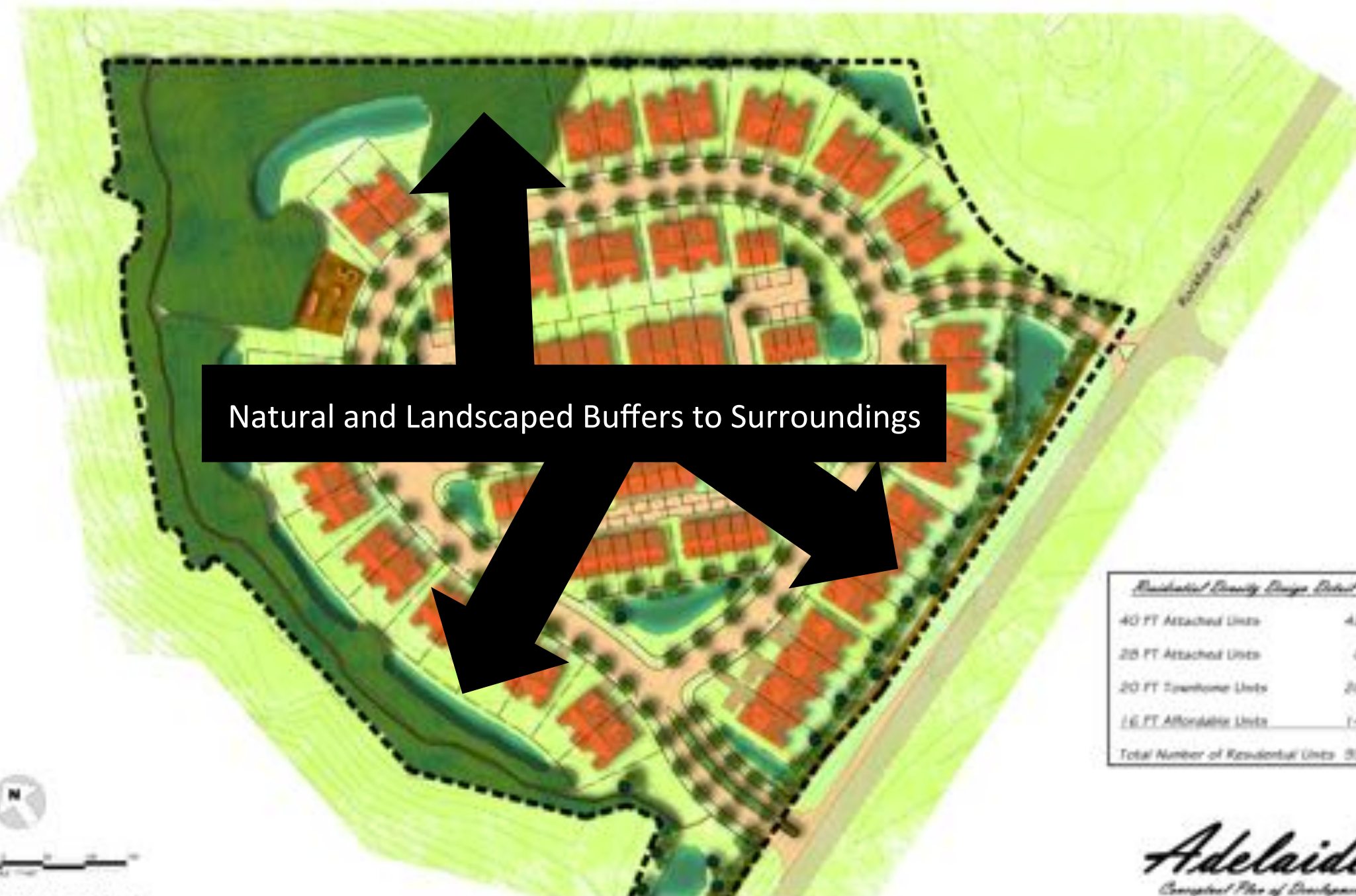




38% Open Space; 14 of 20 Acres Developed

<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
28 FT Attached Units	8
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 84	

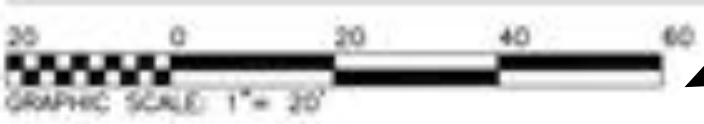
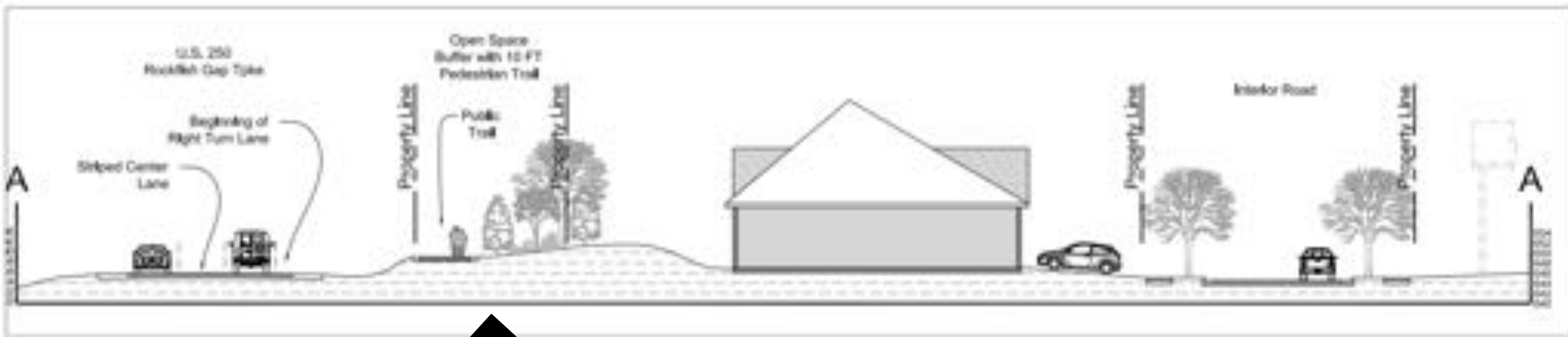




Natural and Landscaped Buffers to Surroundings

<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 33	





Adelaide: Site Section A - A  
December 16, 2013

**SHIMP ENGINEERING, P.C.**  
ENGINEERING - LANDSCAPING - RIGHT-OF-WAY  
2013-12-16 10:00 AM  
2013-12-16 10:00 AM

Landscaped Berm Screening Backs of Units



Adelaide: Section A - A Site Reference  
1" = 200'

*Plans are conceptual and subject to County approval*





Preservation of Critical Slopes

<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	8
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units	83



Walkable Sidewalk Streets

*Residential Density Design Detail*

40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units	33



*Adelaide*  
Conceptual Plan of Development  
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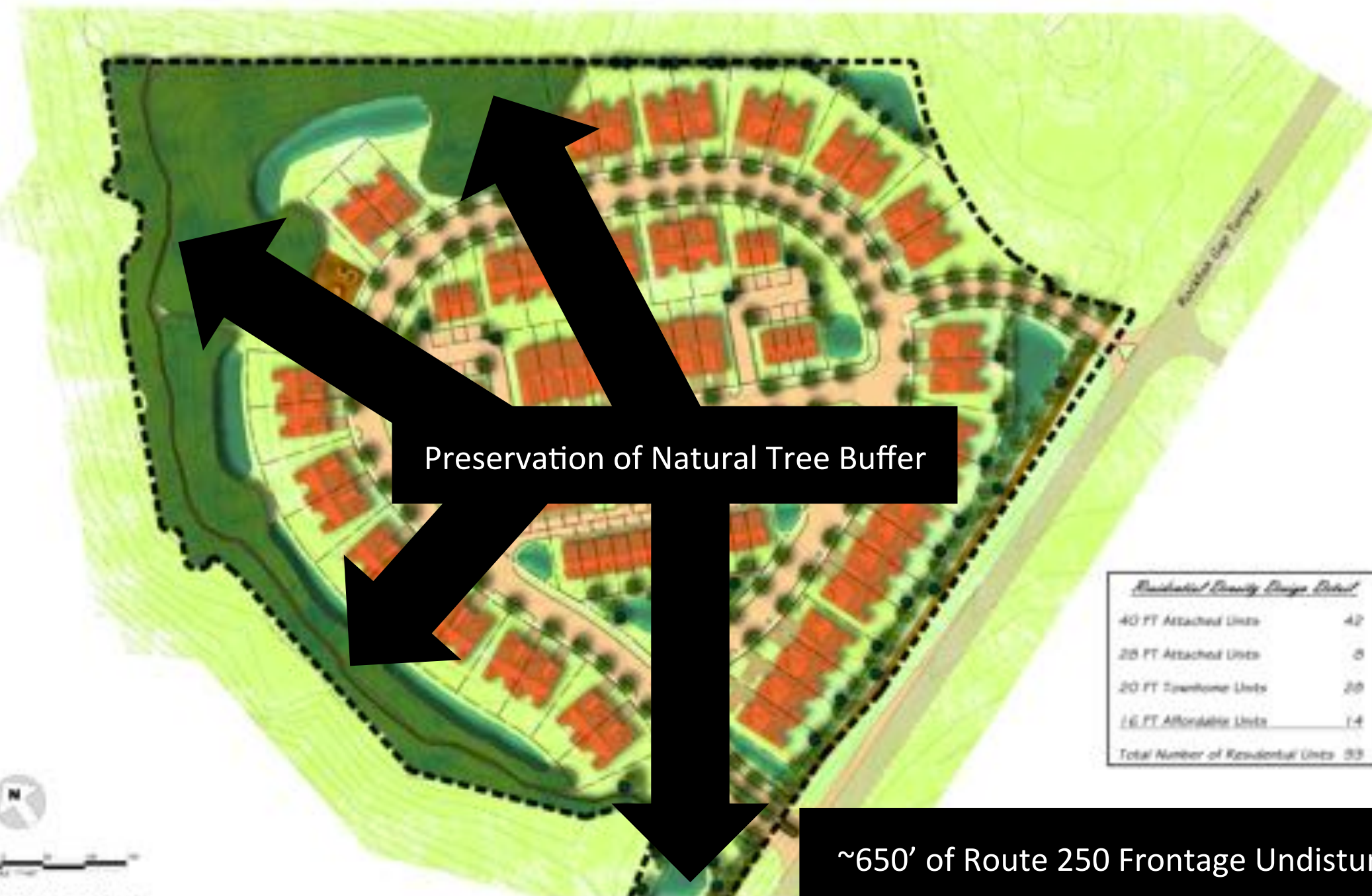




Crozet Public Trail System Dedication

<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 33	





Preservation of Natural Tree Buffer

<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 33	

~650' of Route 250 Frontage Undisturbed





100' Stream Buffer

<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 33	



A conceptual site plan for a residential development named 'Adelaide'. The plan shows a cluster of red-roofed buildings arranged in a grid-like pattern with winding paths and green spaces. A dashed line outlines the development boundary. A large black arrow points from a text box to a specific path within the plan.

10 foot wide walking/biking trail

<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	8
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 84	

*Adelaide*  
Conceptual Plan of Development  
December 15, 2015

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Stormwater Management



Plans are conceptual and subject to County approval



## Density Towards the Center



<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 76	

*Adelaide*  
Conceptual Plan of Development  
December 15, 2015

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Affordable Units



<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units	33

*Adelaide*  
Conceptual Plan of Development  
December 15, 2015



## Various Townhomes



<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units	33

*Adelaide*  
Conceptual Plan of Development  
December 15, 2015

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40 Foot Wide Villa Homes



<i>Residential Density Design Detail</i>	
40 FT Attached Units	42
20 FT Attached Units	0
20 FT Townhome Units	20
16 FT Affordable Units	14
Total Number of Residential Units 33	

*Adelaide*  
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## **ADDITIONAL INFORMATION & CONTACT**



## Certified Traffic Engineer Study Findings

- **Minimal 250 Widening**: Subject to VDOT input, a tapered main right entrance and a second entrance as fire/emergency/pedestrian only; striped left turn lane
- **Minimal Traffic Impact**: According to traffic study (<http://bit.ly/1O8JHq8>) the “the impact by the proposed Adelaide Development on the traffic operation will be minimal”
- **Max 1 Car Queues**: “no queue on Route 250 through movements, maximum 1-vehicle queue on Route 250 left turn movement”



# Increased Safety of New Intersection





## Stormwater Management

- Several concerns have been raised related to stormwater management
- Developments are required to offset increased water flows with regulated stormwater management techniques
- Developers must comply with Virginia Department of Environmental Quality when it comes to stormwater regulation
- For regulations, go here:  
<http://www.deq.virginia.gov/Programs/Water/StormwaterManagement/Publications.aspx>



## Environmental Sensitives

- Development concentration to major roads and employment centers means less travel, better access to bike and walking paths
- Preservation of all key environmental resources including critical slopes, stream buffers, etc.
- Neighborhood Model supported by local environmental advocacy groups Piedmont Environmental Council and Southern Environmental Law Center



# Services & Schools Impact

- **Developer pays for direct costs**: Developer pays for all utilities, roads, road changes and any other site-related improvements; also pays for tapping, permitting, and various development and application fees
- **Developer Pays for capital expansion through proffers**: Developer also pays cash proffers which are allocated to improvements to existing facilities and capital expansion
- **Residents and related commercial pay for Albemarle budget**: On average residents directly (land/property) contribute about \$3,000 per year in taxes per person; indirect contributions through commercial (sales, meals, etc) another \$3,000 per year per person (Source: Albemarle County Economic Development)
- **Service Authority doesn't anticipate capacity issues**: In preliminary meetings, Service Authority has stated that there are not any capacity issues associated with Adelaide



## Contact

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