

Minutes- DRAFT
CROZET COMMUNITY ADVISORY COMMITTEE
Wednesday, Aug 17, 2016 7-9pm
Crozet Library

CCAC Members present:

Dave Stoner (Chair), Kim Guenther, John Savage, Lisa Marshall, James King, Mike Kunkel, Ann Mallek (Board of Supervisors), Mary Gallo, Jon McKeon, Dean Eliason, Beth Bassett, Jennie More (Planning Commission), Phil Best

CCAC Members absent:

Kostas Alibertis, Alice Lucan, Martin Violette, Leslie Burns,

Public Attendees:

Bill Schrader, Mike Marshall, Paul Grady, David Boisvert, Terry Newell, Bill More, Cindy Moore, Steve Walsworth, Tim Dodson, Greg Jenkins, Peter Mainzer Jr., Terri Miyamoto, Emily Kilroy, Jim Crosby

1. Agenda Review:

2. Approval of Minutes:

3. Update on possible police substation in Crozet (Capt. Greg Jenkins ACPD)

Capt Greg Jenkins announced the plans under consideration of a potential satellite office at Old Trail. Site is offered by March Mountain Properties at 1005 heather craft circle, suite 109, off Golf Drive. The space would be used as needed by the police officers as a drop in office, make calls and meet with citizens about cases, service and meal breaks. This may grow into other services from finance or other tax bill or dog license activities, a small meeting space. 850sf with bathroom. Donated space

John Savage asked about the central location of the County services.

GJ. ACPD: Long term goal is decentralizing the police department functions, but the budgets are not available at this time. It is likely that the Jefferson district north of 64 will have a full substation first, due to the population growth.

John McKeon asked if the costs proposed were obstacles for the Depot. Greg indicated that the depot operation was planned for a full time staffed, full time open.

Jennie More will ride herd on the planning commission for next week's agenda.

4. Update Focus Areas and Committee Liaison Roles

Dave Stoner introduced the topic: Are these the best focus areas? Changes of names? Leverage what this group can accomplish by members paying extra attention to a certain topic.

Kim raised the question of what is the topic we talk about the most at meetings. She loves parks and trails but we are here for the master plan. Does our list really match the topics we usually discuss: Schools, Transportation and infrastructure, Master plan?

Dave said the topics on the list were in part matched to the implementation chapter of the master plan

Suggestion for regional focus - four quadrants rather than the gateway edges, buffers and rural areas.

By right projects. Change name to development projects. More a focus on trying to stay aware of what projects and units are coming, to have a handle on the units and business. This is the big spreadsheet item. Dave said it's been on our "to do list" for a while. Kim agreed to help produce something like this.

Jennie said the projects which do not have county process (SUP, zoning) should not be ignored (e.g. by right).

John McKeon reminded the group that we were working on the guidelines for public meetings.

Phil Best. We did not have good communication with neighborhood matters for Cory Farm in the recent rezoning. Should the liaison meet with the HOAs to help them stay informed. We should take these charges seriously and take some initiative to do more.

Jennie suggested that meetings with HOAs will build understanding so people will come about community wide issues rather than just when the project is just next door.

James King met with Susan Stimart about economic development at the Crozet Board of Trade. She had great resources that they could share with the group. She suggested local manufacturing operations tour to see county business operations to learn about impacts. Or a presentation about currently vacant land to update us. Or planners come to have a density discussion.

John Savage said there are overlaps - Econ devel, neighborhood matters, and EAST side - Mechums trestle project & improvements will hit all three categories

Volunteers for various focus areas:
James for Econ Devel

Schools: Beth Bassett and Dean Elliason

Gateways four quadrants: Jon. South; Mary Gallo west; John Savage east; Beth Bassett north.

Police fire rescue: James King

Development Projects & spreadsheet: Kim to start

Infrastructure: Mike Kunkel

Transp: Suggestion to Get Kevin McDermott the new transp planner to come in Oct?

Philasked: Who are the staff people in the county for each category?

Emily Kilroy can help with staff links and relationship building.

5. Barnes Lumber & Downtown Crozet Initiative (“DCI”) Update (Frank Stoner)

Frank presented from a Powerpoint presentation.

Started with core mission & principles of the project as a refresher. Frank asked folks to speak up if you disagree with these principles. Frank needs the feedback so he can achieve the community objectives.

Mission statement:

Create an authentic and vibrant town center that honors the history and character of Crozet, stimulates economic devel and provides attractive, affordable places for people to live and to work.

Guiding principles:

- Be authentic. Know it when you see it. Images you like – note them on the DCI Website
- Be environmentally responsible. A brownfield site, LID = low impact development
- Create compelling reasons and places for business and residents to be downtown. A town center that is sensitive to it’s history but relevant in the 21st century.
- Honor pedestrians and bicyclists. Accommodate or plan for, invite
- Seek connectivity wherever possible
- Be inclusive and affordable. A big challenge. Mostly local businesses. No national chains. Local retailers, service companies, research and development
- Mindful of the market. Community, please continue to study this.
- Open minded to new things
- Work together, be flexible, and be respectful. Constructive effort
- Be resourceful and proactive. The DCI is living this. Combined funding opportunities. Hire a grant writer part time, look for opportunities

Suggestion to add: Incorporate the master plan ideals/goals

Discussed a pre-development checklist.

Community involvement has been through a variety of means but focused via the DCI. A Landscape design firm has been chosen and hired (Mahan Rykiel), for the civic plaza. Also will make recommendations for the connections to the downtown, the Square, Crozet Park, Parkside and Hilltop. Hopefully conceptual design completed this year, but detailed Phase I design will spill into the spring.

Financing plan for phase 1 will be critical. Money and partners, strategy and capital plan.

Jennie asked about the square and connections.

DCI agenda from January - Engage and advocate for larger community. Met with groups who might take over the maintenance of the public space.

Identify and secure economic resources and incentives to enable success. Working with exciting prospects. How will the pioneers be protected. Potential new businesses want assurances that the plaza and the square will be done.

Refine Crozet's brand for future economic development initiatives that support the vision for downtown. Plaza design process will help with galvanizing the existing and creating the new identity.

On to the rezoning:

Phase I - Rezone the West end of the parcel to DCD and east end to remain as HI for now, potentially with new proffers. Reviewed a conceptual application plan.

Phase one is six acres around the plaza creates a sense of place

After Phase I, the primary objective will be the road. Phase three secondary street on the southern third. A modified grid is essential given the site constraints. There are three possible road network options. Then showed conceptual Plan D. Full build-out. Does not deal with parking and most people will be driving to the space. Mr. Moore suggest a trolley to bring people downtown, merchant supported

Plaza potentials may include a grassy area and movie screen, may accommodate a market, outdoor music and theater. in a ten k sq ft
Stonefield is 28k and not much sense of plan

Further presentation & discussion of streets. Public streets in black and grey are private. Oak Street likely to be private as is connection to square. Why provide private streets? Reasons like VDOT will not maintain the square because of the pull in parking, will not accept pavers which are more classy, does not like three way

corners, etc. Although VDOT is showing some flexibility. Timmons engineering is working on these road options and determine which are the best. Challenge with road option 2a is it sets up the secondary street as a bypass. Trying to direct traffic to the primary street. Need to keep secondary street just that – secondary and potentially good for some future residential. Option 1c is bending Library Ave up to High Street – creates a somewhat odd corner. Option 3c - Secondary street moved south to make the blocks better sizes. Creates uniform blocks and directs traffic to the primary street. Has a good private street and alley configuration

Proffers

- Application with reservation of all public streets right of way for all phases including to Parkside Village.
- Proffered 75k toward intersection improvements at Library Ave and the square when vdot deems improvements are warranted. VDOT has suggested a right in only into the square and a light at Library Ave.
- Public use civic space of at least 28,000sf, with a minimum of 12,000sf in a unified plaza. Final sizing and location TBD based on ongoing design process in conjunction with DCI. Did not want to proffer to the inch for the county until we have a better idea of the location.
- County staff has generally accepted the offerings. Concern about the money offered for the intersection. Need the county to participate some to make this happen. What is the easiest for the county to invest in? Intersections. Franks concern is the funding for the plaza and to get the businesses downtown with creative financing.

Other road issues: Pull in parking counter to bicycling safety. Want to avoid a fifty foot wide road footprint. All public streets will have parallel parking. Only the private alleys will have pull in parking. Roads in phase one will accommodate phase two build-out whatever that is. Major cross section required by VDOT. Some competing objectives. What is the long term transportation network? Not ready to be included in the application. County does not want things in the application which are not decided. Future issues: design options, use of adjacent landowner's property for roads, transp models, connections to neighbors, etc.

Planning Commission tentatively Sept 27. Public asked to come. [this has been delayed into Oct/Nov]

Phase one commercial is first to satisfy the concerns of the community. Phase two will answer questions like how much residential and how much commercial.

Jennie: For the civic space what is the feedback? Frank: No clear changes. The design process is on going and location will come later. Process is completely open book. Develop some level of trust to finish with what the community wants.

After rezoning, do the site plan, plaza designed, roads finished, and the project can we begin.

What may be happening to the old buildings? Frank: They will come down as part of phase one. Pink warehouse also. One potential commercial tenant under consideration for the warehouse until a permanent home on the site is ready. Short term lease on the original Barnes office house for a bike shop who wants to be downtown.

James asked what can we do to assist? Attend PC meeting Sept 27 and voice your opinion. [this has now been delayed]

6. Follow-up on CCAC Priorities & Master Plan Update Discussion

Dave Stoner reported on a meeting he had with Elaine Echols and David Benish about potential help for the master planning (see attached meeting notes). Staff was very open to the community helping. Not hopeful that it would make it go faster but discussions will be helpful. Better understanding of ten things we could be working on with the group. Last meeting the CCAC decided to support moving forward to work with the community on potential MP upgrade issues...exactly what/how etc to be determined. Discussed a revised community survey.

Meeting also touched on issues where we have differed. Talked with them about finding a better path & how can we get to a meeting of the minds with more agreement. One example: Adelaide. Neighborhood density has primarily single family, is that 51% or 80%? Staff wanted the guidance from the CCAC and the PC.

7. Items Not Listed on the Agenda

8. Announcements

Emily Kilroy distributed info about the priority Budgeting process

Meeting adjourned 8:55 pm

Draft minutes by:
Ann Huckler Mallek (thank you) & Dave Stoner