

Downtown Crozet Initiative January 12, 2017 CCA Update

Plaza Status

- Spent 2016 advancing Plaza design & Barnes Phase I road design issues
- Rezoning request stalled – road & plaza details – advance Q1-Q2 2017
- Milestone to donate 25,000-28,000 sf Plaza area
- Plaza conceptual design nearing completion – by Q2 2017

Plaza Design

- Hired Mahan Rykiel to design Plaza in late summer 2016
- Initial ideas distilled to 3 design concepts (see attached and DCI website)
- Public open house in December 2016 to share concepts and solicit input
- Currently working on composite “final” design and cost estimate
- “Final” design public meeting in Q1/Q2 2017

Plaza Funding Status

- Initial Community Development Block Grant “CDBG” Planning Grant Application in 2015 not successful (by County with DCI “sponsorship”)
- Restarting efforts to fund Plaza implementation
- Milestone, with DCI support, hired grant writer to survey and pursue available grants
- Meetings with relevant agencies to define likely eligibility – County, VA DHCD, VDOT, etc

Plaza funding likely a combination of:

- Developer contributions
- County contributions and/or bond financing
- Grants
- Other (donations, etc)

Anticipate cooperative approach with County to pursue funding sources:

- County previously indicated potential willingness to pursue grants for Crozet Plaza
- County discussing tax increment financing – funding based on future tax base additions

Potential Grant Sources:

1. VA DHCD Industrial Revitalization Fund – up to \$600k, County Applicant, Spring 2017
2. VA DHCD CDBG – County Applicant, 2017 amount and timing unknown
3. VDOT Revenue Sharing – County Applicant, up to \$10m, Sept/Oct Application (used for Crozet streetscape improvements previously)
4. EPC/CBT Green Streets - \$30/\$75k planning/implementation, County Applicant, March 2017
5. Others

Issues:

- Grants could be used to fund other downtown related Crozet projects – e.g., The Square streetscape improvements
- CCA’s (via DCI) support of County efforts to pursue grants
- CCA needs to pursue 501c3 status to be future potential grant “applicant”