

**Crozet Neighborhood Improvement Funding Initiative (NIFI)
Project Description**

Project Name: Crozet Square Streetscape Improvements

Location: Crozet Square

Description: Design and construction of streetscape improvements to the Crozet Square, similar to streetscape improvements previously performed along Crozet Avenue, specifically with the goal of applying for and attracting VDOT matching funds in Fall 2017. Scope includes grading, stormwater improvements, sidewalks, undergrounding utilities, and landscaping Crozet Square and portions of Oak Street. Two NIFI scope options are (1) provide funding for design and County match; or (2) provide funding only for the design of such a project, that could be used to pursue VDOT matching funds, with County match provided by other County (not NIFI) funds.

Cost Estimate: Option 1 - \$[300,000] leveraged to attract \$[300,000] of VDOT funding for total project cost of \$[600,000]

Option 2 - \$[75,00] for design only

Timing/Schedule:

Spring 2017	- Add to County Transportation Priority List
Summer 2017	- Scoping and Preliminary Design;
Fall 2017	- Apply for VDOT Matching Grants
2017/2018	- Design & Procurement
2018/2019	- Construction

Project Readiness: Project concept, preliminary design, and cost estimate is first needed step to then hopefully attract VDOT matching funding. Overall project to be reviewed with County Transportation Planners for concept, cost & schedule.

Justification: Crozet Square is a key public (County-owned) thoroughfare in downtown Crozet and for decades has been poorly designed and under maintained, causing ongoing issues to adjacent property owners and businesses (routine flooding, crumbling unsafe sidewalks, inadequate parking), and remains an eyesore in the heart of the Crozet Community. The Crozet Master Plan has long called for redevelopment of Downtown as a Priority Area in which to focus resources. Improvement to this critical downtown area is a key project that must be done prior to or in conjunction with the proposed new Community Plaza and the Phase I redevelopment of the former Barnes Lumber property. This project will provide the infrastructure to support badly needed economic development in Downtown Crozet, so that the downtown area can prosper, thereby producing significant new tax revenues for the County and reducing commercial development pressure in other areas of the Crozet Growth Area.

Crozet Neighborhood Improvement Funding Initiative (NIFI) Project Description

Project Name: Western Park

Location: Old Trail

Description: The Master Plan Report for Western Park at Old Trail which was published in November 2009 was created with a great deal of community involvement and professional expertise. As a more thorough understanding of the available land donated to create Western Park evolved, challenges to implementing the plan as currently drawn were revealed. As identified in The Crozet Master Plan, the natural setting of the land donated to create Western Park presents unique opportunities for a park in the designated growth area of Crozet. However, a revised Master Plan is necessary to explore matching fund opportunities at the County and State level in order to make Western Park at Old Trail a reality.

Cost Estimate: Option 1- \$50,000 to fund a revised master plan. This is a best guess based on the cost to prepare the original plan. Input from FES staff and County Parks and Rec planners will be an integral component of determining realistic estimate.

Option 2- \$50,000 to fund initial work on implementation of the park, such as initial clearing, grading and erosion control.

Timing/Schedule:

Summer 2017	- Preliminary work by County staff
Fall 2017	-- Hire landscape architecture firm to revise plan
Spring 2018	- Research matching fund opportunities
Summer 2018	-- Submit revised plan

Justification: The Comprehensive Plan requires concentrated growth areas in order to preserve our scenic views, rural areas and to protect our natural resources. The Crozet Community was designated as a growth area and the County adopted a specific master plan for the area in 2004 to ensure the community grows in a way that is beneficial to its residents and the community as a whole. The plan includes a strategy to create a network of public parks and greenways in the watershed of Lickinghole Creek in order to protect natural systems; preserve areas of topographical, historical or cultural interest characteristic of Crozet; create recreational space; and link neighborhoods to the larger community.

The Crozet Master Plan identified the Western Park site as a key location in this open space network. The 36 acre site offers access to the scenic and healthy Lickinghole Creek, as well as high points with Blue Ridge Mountain views. Its proximity to County schools, neighborhoods, retirement communities, Old Trail and the greenway system offer opportunities for important links for cyclists and pedestrians in conjunction with the County's objective of establishing a regional trail system. In addition to donating the land for Western Park, the developer of Old Trail has provided topsoil, trails, grading and storm water measures valued in excess of \$300,000.00.

Population density in the designated growth area of Crozet will basically double over the next ten years. Completion of Western Park is a necessity if we are to serve the entire community and avoid putting too much pressure on existing facilities. Western Park also presents an opportunity for more efficient use of our resources by including within its confines several of the other projects identified through the NIFI process. Funding the revised Master Plan for Western Park at Old Trail is consistent with each of the guiding principles for project evaluation for the Neighborhood Improvement Funding Initiative.