

Crozet Community Advisory Committee

Meeting Minutes from February 14, 2024

Members Present:

Joe Fore - Chair
 Michael Monaco - Secretary
 Nathan Alderman
 Ken Thacker
 Valerie Long
 Ann Mallek, Board of Supervisors

Staff Present:

Allison Wrabel, Community Connector
 Lance Stewart, Dept. of Facilities & Environmental Services

Call to Order, Agenda Review, Introductions

Chair Joe Fore called the meeting to order at 7:03 pm.

Discussion Topic - Update on The Square redevelopment project - Lance Stewart

Goals of the Square project include: Complete Oak St, Add'l and improved parking, Pedestrian safety, Vehicular traffic enhancements (Oak and the Square will be entered into VDOT standards), ADA accessibility, stormwater mgmt (new curb/gutter and drainage), and alignment with the Barnes Lumber project.

- 54 parking spaces on Oak St and the Square, including ADA. Negotiations were slowed by bargaining with the railroad to move the railway access gate.
 - Question from community member - how many parking spaces are there now? Answer: roughly 40, but unstructured
- Leaving the Square by the railroad - the new entrance/exit will be right turn out only, right turn in only. This is because of VDOT provisions, as it becomes a public road. Will still have a signal there. Refuge area island in the entryway.
- Multiple construction phases - starting with Oak St, then moving to the western half of the Square, then the eastern half of the Square.
- Project Schedule
 - Right of Way Phase - March 2024 (this step was to be synced with Barnes, but the Square is moving ahead and nearly complete)
 - Advertise for Bids - March 2024 (\$2m project)
 - Bids Received - May 2024 (VDOT will have to review during this step)
 - Contract Execution - June 2024
 - Construction Start - July 2024
 - Construction Complete - June 2025

Discussion

Community member: If people can only turn right out of the west Square exit, will that filter trucks directly towards the bridge? (*Lance* - that's a good point - alley access with a sign to turn right only out of the alley might be the solution).

Community member: Will the contracts have credits/penalties for early/late completion?

Lance: Our contracts call for liquidated damages in case of delays; there are some delays we allow for (weather, rock). No incentives for early completion.

Nathan Alderman: Could we add a webcam to watch construction real-time? Or is privacy an issue there?

Lance: We'll look at that idea - the privacy question is a good one.

Ken Thacker: Could you speak to your interactions with property owners/business owners affected?

Lance: We did a similar meeting a few months ago; they sounded more satisfied than not, and raised concerns that were then incorporated into the project.

Joe: There's a gravel lot directly east of the Piedmont Place building/lot; will there still be a gap to access there?

Lance: There will be for a time.

Community member: Is there any plan for a traffic light at the Crozet Ave/Library Ave turn?

Lance: I don't know if that's in the plan but I'll ask.

Board of Supervisors/Planning Commission Liaison Updates

In a few days, the recording from the Planning Commission will be available, discussing the latest Comp Plan Development Area transportation chapter; the Rural Area transportation chapter is coming up at the end of February. A few thoughts from Planning Commissioners:

- How are master plan projects prioritized? There needs to be a plan for how it moves to the CIP.
- Importance of prioritizing the quality of life of the people currently living in development areas
- Crozet is the only growth area that isn't already adjacent to something else - not in the urban ring.

Comp Plan heading for adoption with a goal of the end of 2024, so sooner rather than later on getting comments in on the comp plan.

Joe: We anticipate moving from the high-level goals to full draft language by summer, then?

Ann: Two draft chapters are available, and more being finalized month-by-month.

Joe: Story in the Gazette about the new Park & Ride facility - wanted to clarify where the funding came from?

Ann: State and federal funding, a funding bucket for regional transportation. Some amount of planning between our districts has been going on for about seven years. Built with rural-specific federal funds, which determined the location in the rural area with right-of-way and quick interstate access for the Afton Express. The goal is to make it more convenient to ride the bus. This project is not taking away money from the sidewalks and other projects the County is funding.

Joe: Montclair is coming up next week - we can email comments directly to Board members?

Ann: Correct - that would be helpful.

Joe: Transportation draft priority list - Kevin had suggested that would come back at the start of 2024. What's the status of that?

Ann: Two weeks ago we talked about the Smart Scale projects from that list, but that list was not a decision-making tool.

Allison: We recently got a new planning director, Michael Barnes; Kevin has indicated recently that a revised priority list will be a little later than expected. You can find the video of the Smart Scale explanation in the minutes from the February 7 Board of Supervisors meeting.

Committee Business

Allison: Pre-COVID, there were regular in-person trainings for CAC members. We've now moved to video trainings; they're up on YouTube now, and anyone can watch them; we're also starting a format to give CAC members a login to track those trainings, but right now it's just a self-submitted Microsoft form. On the AC YouTube, it's the Let's Talk Learning playlist.

Allison: There are quite a few vacancies on this committee, at least three members who are about to term off, and three or more who could apply for another term. CAC members whose terms expire are allowed to

emeritus remain on the roster until their specific seat is filled (but do not count towards quorum); to be actually removed, CAC members should contact Allison directly.

Joe: We need more people to apply!

Community Concerns

Community member:

- Tuesday Feb 20th, Sentara & the Methodist Church are putting on monthly health forums. We primarily have topics on aging, and Sentara is continuing through the list of about 20 forum topics. 3 to 4:30 in the fellowship hall at the Methodist Church; attendance is free.
- I have been asking about the recycling center in Crozet - reminding Ann about this, and asking for continued community support.
- Community member: I am trying to find out how many students in AC are classified as homeless - there was a large number about 20 years ago. How can we help children in this situation?
- Green Olive Tree will need a new retail space in the near future.

Community member:

- Montclair is on the BOS agenda next week; we have over 600 signatures on a petition to not approve the project. We believe the project should not be approved without the proper infrastructure being built.

Closing

Next meeting scheduled for March 13, at 6:00 pm, at the Crozet Library. Details will be posted on the County calendar on the website. <https://www.albemarle.org/community/county-calendar>

Valerie motioned to adjourn; Ken seconded. Joe Fore adjourned the meeting at 8:17 pm.