

**Crozet Community Advisory Committee**  
**Crozet Elementary School**  
**Wednesday, October 18, 2017 from 7:00 PM to 9:00 PM**

Dave Stoner: Welcome's everyone and calls the meeting to order.

A quorum is established.

Introductions made by members of the CCAC and citizens present at the meeting.

Citizens Present: Frank Stoner(Milestone Partners), David Anholt, Mike Marshall (Crozet Gazette), Jim Neligan, Terri Miyamoto (Crozet Trails), Jim Crosby (Crozet Today), Pat Crosby (Crozet Today), Peter Hunter (sp?), Jan Severs Mahon, Craig Redinger (BSA), Jim Battaglia (BSA), Stephen Balut (BSA), John Reynolds, Steve Bates, Bev Thierwechter, Alice Faintlich, Marshall Faintlich, Pamela Tucker, Lawrence Tucker, Eric Negangard, Brian Day, Beth Kagarise, Lucy Dai, Earle Schulz, Karen Schulz, Clover Carroll (Crozet Trails), Tony Townsend, Rebecca Deaton, David Deaton, Lynda Harrill, Tim Tolson (CCA), Joe Clark (ACPR), Heidi Grassi, Gary Grassi, Joe Analton (sp?), Amy Smith (Parks and Recreation), Claire Thurston, Allison Wrabel (sp?) – (Daily Progress), Amy Smith, Jim Duncan, Paul (last name unk)

Crozet Community Advisory Committee (CCAC) Members Present: Dave Stoner, Dean Eliason, Kostas Alibertis, Mike Kunkel, Doug Bates, Tom Loach, Shawn Bird, Jon McKeon, Leslie Burns, Allie Pesch, Sandra Mears

County Representatives Present: Ann Mallek, Bob Crickenberger, Jennie More, Emily Kilroy, Dan Mahon

October 2017 Agenda

1. Agenda Review (Dave Stoner – CCAC chair)
2. Approval of Minutes
3. Western Park Master Plan Update (Bob Crickenberger, Albemarle County – 45 min)
4. Barnes Lumber Rezoning Update (Frank Stoner, Milestone Partners – 45 min)
5. Neighborhood Improvement Funding Initiative (NIFI) Update on Crozet Square Streetscape (Dave Stoner – 15 min)
6. Items Not Listed on the Agenda
7. Announcements and Future Agenda Items
  - a. November CCAC
    - i. Re-Store'n Station SP Amendment Update

Motion to approve the September 2017 CCAC meeting minutes pending review and changes, if suggested and/or made, over 7 days following the CCAC meeting. Motion

presented by Doug Bates and seconded by Kostas Alibertis. Minutes subsequently approved by all CCAC members present.

Bob Crickenberger from Albemarle County introduces himself and speaks about the Western Park Master Plan.

Western Park Master Plan was done in 2008 and then the Crozet Master Plan was done afterwards. Riley and Associates prepared the Western Park Master Plan in 2009 and it was then approved.

David Anholt introduced. He is a local; from Crozet. Part of the original design team in 2008. Has done many county projects.

Kostas Alibertis. Is there a formal process for revision of the Western Park Master Plan? Bob Crickenberger answers no.

Jennie More and Tom Loach think that it should be a formal process within the Crozet Master Plan.

Dave Anholt. Past president of Crozet Park. Redesigned Crozet Park pool; designed Crozet streetscape, church grounds, Mint Springs fishing area, etc. Done lots of important things in the Crozet community. We have no design (for Western Park); looking for community input. Some site analysis and survey work needs to be done. This will be used to update the Western Park Master Plan. What is your community vision for the park? Dave spends 10 minutes on the Western Park plan; the Boy Scouts have a proposal for how they could use Western Park and give back to the community. After the BSA presentation, then the meeting will break into smaller groups and reconvene to discuss their feedback. Budget for Western Park was \$3.5 mil in 2008, but then recession hit; environmental concerns lingered.

Paul (citizen). Anything on the 2009 Riley plan that can be used?

Dave Anholt. This is a beautiful piece of property. Brief has slides and pictures describing the land – wetlands, flood plain, critical slopes, buildable areas, etc. Potential park program – trails, playgrounds, pavilions, soccer fields, open space, gardens, tennis courts, etc.

Citizen (unk). Is there an environmental assessment or impact statement for the park?

Citizen (unk). Can parking lots be built in the areas? Dave Anholt – no.

Dave Stoner. The county formally delineates the wetlands. Floodplains are 100-year FEMA flood zones/areas.

Craig Redinger, Jim Battaglia, Steven Balu (architect). Boy Scouts proposal for Western Park usage. Craig Redinger (President of Executive Board for Stonewall Jackson BSA Council) introduces himself and BSA representatives present. Boys Scout office in Waynesboro was built in the 60's. Board meetings can no longer be held (too little room); need to build a scout center for meeting facilities. Scout Center design in Old Trail/Western Park might be a good fit for both scouts and the community; common area design – area leasable as available. Center would hold the Scout Shop. Showed various pictures displaying how the facilities would look on the property. Scouts could build some of the interested facilities desired in Western Park.

Citizen (unk). There would be too many lights for the Scout facility.

Citizen (unk). What is the rentable space? Craig Redinger – seating for 100; also a parking area.

Diane Burns. Suggested permeable parking areas.

Dave Stoner. This is a new proposal to the county.

Craig Redinger. This would be a long-term lease, but not own. Community use of the facility would be free; commercial group would be charged for use (e.g. wedding).

Bob Crickenberger pauses the meeting.

Emily Kilroy. Breaks the audience into small groups to discuss what we'd like to have from Western Park; 6 groups, each with a spokesperson.

Dan Mahon presented and spoke for our group.

Sam: passive, mixed use, connected to trails, play grounds, pavilion, picnic shelters throughout

Amy Smith: mix of passive active vision; amenities, picnic shelter, playground, soccer fields, parking both along old trail drive and near the pool

Young man (name unk). Both active and passive use; amenities picnic shelters, trail types, playground, boardwalk; parking by the pool.

Citizen (unk). Retain fields, look at existing facilities and no duplication, natural playground, trails along stream, playground, restrooms, next level playground, four season amenities, park near pool.

Others had various inputs.

Emily Kilroy made a survey online. 360 took the survey. Active and passive; same as above; asked Bob and David what the next steps would be. Bob thanks everyone for participation; gather and process. David Anholt will take info and develop a concept; hope to bring findings back in Jan/Feb with options, cost estimates, phasing, continue discussion. Can this be presented to Old Trail HOA? Not planned but will do so if asked.

Dave Stoner. Good master plan before for Western Park. We should look at old plan and make changes. County should also look at options to fund the park.

Citizen (unk). Is this a county park and maintained by the county? Yes.

Questions after tonight contact Emily Kilroy and Bob Crickenberger.

Dave Stoner. Frank Stoner here to present the update on Barnes Property; update on December planning commission agenda; Elaine Echols not here tonight.

Dave Stoner – November application for Restoration station; handouts – county prescription med and sharps take back Sat Oct 28 at Martha Jefferson hospital.

Frank Stoner. Update: almost a year since we were here. Quick history, 2013 – mission statement and guiding principles; checklist; still focused on last three; Milestone inherited the 2011 continuous main street; 2013 proposal; 2014 Milestone concept – east end development and roads did not like. Milestone purchase; several charrettes presented; 2015 Warren Byrd concept; modified concept in Oct 2015. Community concerns: how much community space? Is it proffered? See more detail before rezoning? How do we make sure we get what we want? How will the plaza be built? How connector road built? Phase 1 – 6.5 acres near Crozet became focus; June 2016 DCI created and hired a landscape architect. Community input on what we want the plaza to be. The plaza is the catalyst. Paul Perrone wanted to locate business in Crozet; Dec 2016 amended proffers for remainder of property to use; no charge. Exciting anchor for downtown; authentic European piazza feel; accommodate 50 to 1500 people. Phase 1 extension of Parkside Village, 75K sq feet, surface parking. Phase 2 will require dedicated parking; phase 2 and 3 move east. Timeline – right of way, revenue sharing, monies for financing plaza; could start building in Fall 19. Possible first openings in Spring of 2020. Retail, restaurant, and hotels want the plaza; two boutique hotels interested (want the plaza). Hotel market survey – most people will only stay on weekend, 5 years to break even. Downtown mall near 35 sq ft; 20-22 per square ft here. Made a pitch to a incubator start up investor for space in the Crozet. Crozet is a real town, place. Would like to use connector trails to tie into the center. Boulder, CO city center designer also designed Charlottesville downtown mall.

Citizen (unk). Put in signature fixture in plaza to make it uniquely Crozet.

Frank Stoner. Zoned HI with restrictive proffers; modified to allow business. Downtown Crozet district quasi form based and traditional code; proffer for light at Library Ave and Crozet Ave.

Frank Stoner. Should be like the downtown Charlottesville business association; VDOT will not maintain area around the plaza that is not asphalt; oak street remain private for perpendicular parking. Need most parking available. Elaine Echols will review by next week; needs to talk to church for a small piece; no way to avoid the church. Light at the square will come out; VDOT wants it to be one-way IN. Road through #11 on county priority. Like the idea to connect to get in and out; moved up because economic value. Eastern Avenue extension now \$11 mil pricetag, but only convenience; questions?

Dave Stoner: Wait for staff comments before CCAC make a resolution; this counts as community meeting; coordinate with Elaine.

Doug Bates. Wait for the Crozet Community survey to help with the resolution.

Tim Tolson. Need to clean up data; hopefully some info by Nov to present the CCAC with some Crozet survey feedback.

Dave Stoner. DCI website, DCI Facebook page are operational. DCI meets first Thursday each month and open to public; if interested in following, let me know.

Dave Stoner. Update NIFI square project; BoD will make NIFI project funding decisions on Nov 8. We need to revisit the square as the Number One priority CCAC project; initial conceptual design of square streetscape; consultant drawings, need work; need CSX fend bump out; sidewalks need more than 5 feet; need to include Oak Street; ultimately the same as the Crozet avenue streetscape; funding. Lob comments to Jack Kelsey.

Citizen (unk). How does it change the number of parking spaces?

Diane Burns. Square originally intended to be completed by 2020?

Dave Stoner. Still conceptual, in design phase.

Frank Stoner. CSX doesn't really use the bump out; will gain 4-5 spaces.

Dave Stoner. Reaffirm resolution that The Square is the Number One priority CCAC project. All CCAC members present in favor, none opposed.

Meeting adjourned at 9:17 PM.