

Crozet Community Advisory Committee
Wednesday, May 13, 2020 7:00 P.M. – 8:30 P.M.
Virtual Meeting

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (6); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.

*This meeting will be streamed live at <https://publicinput.com/B4573>. If you are unable to join on the web, you can join the call from your phone at **855-925-2801, code 8755**.*

We invite you to share your comments or questions through this web page or by telephone.

To participate online, enter your comment or question in the box located to the right of the live stream.

To participate, login with your name and email address. We recommend that you RSVP/Register in advance so that you don't have to login during the meeting.

*If you are calling in, press *1 to listen to the meeting (your microphone will be muted). Press *3 to leave a voice message.*

AGENDA

Crozet Master Plan Character Chapter Review & Work Session

1. Call to Order & Agenda Review

2. Revised Process Overview & Discussion (30 minutes)

Attachments: COVID-19 Engagement Revisions, Virtual Outreach Plan, Work & Engagement Plan diagram, Engagement Schedule/Crozet Gazette Insert

Discussion Questions: Is the group comfortable with virtual meetings moving forward? Does the group have any suggestions for improving outreach? Are there opportunities we may be missing?

3. Recap of Feedback to Date & Discussion (30 minutes)

Attachments: January Workshop Feedback Summary, February Events Feedback Summary

Discussion Question: Do you have any other comments or questions about the feedback?

4. Character Guiding Principle & Goals Discussion (30 minutes)

Attachment: Draft Guiding Principles & Goals (5/7/2020)

Discussion Questions: Are any focus areas missing? Do you have any other comments or questions?

Next Meeting

Crozet Master Plan Character Chapter Work Session
Wednesday, June 10, 2020 7:00 P.M. – 8:30 P.M.

Crozet Master Plan Update

COVID-19 Engagement Revisions

Tentative Virtual Engagement Schedule

- Monday, May 4 – Publish Architecture & Preservation Questionnaire
- Monday, May 11 – Retail Strategies Presentation
- Wednesday, May 13 - CCAC Land Use Discussion #1
- Tuesday, May 26 - Publish Connectivity Workshop #1
- Wednesday, June 10 - CCAC Land Use Discussion #2
- Monday, June 15 - Publish Connectivity Workshop #2
- Monday, July 6 - Publish Conservation Workshop
- Wednesday, July 8 - CCAC Connectivity Discussion

Community Workshop Format

- These workshops will utilize the Public Input website that staff has used for prior Master Plan workshops to collect input. Comment sections will be enabled to allow for participant discussion and will be moderated by staff to provide clarifications and monitor any obscene content. Each session will run for 3 weeks until the start of the next session.
- A presentation will be uploaded to accompany the online input forms. Staff will determine if it is possible to hold a live Q&A session/presentation using Zoom and Public Input.
- The content of these meetings will be the same as planned for in-person workshops, however, the Connectivity Workshop will be split into two sessions to reduce the time commitment for participants and allow staff to adjust questions between sessions, including clarifying questions.

CAC Meeting Format

- These meetings will be held using an online meeting platform such as Zoom or Microsoft Teams (tbd). Staff will provide advance information and present during the online meeting. The CAC will discuss the relevant topics and provide feedback to staff.
- May: Master Plan Recap, Character Guiding Principles & Goals
 - Staff will provide an overview of the revised master plan process and feedback to date.
 - The CAC will review draft guiding principles and goals for the Master Plan’s Character (Land Use) chapter and provide feedback to staff.
- June: Land Use Map Revisions and Staff’s Recommended Changes
 - Discuss potential changes to land use designations.
 - Based on feedback from the May meeting, staff will provide alternatives for consideration by the CCAC.

Crozet Master Plan Update

Virtual Outreach Plan

In-person outreach strategies that the County typically uses to inform community members about upcoming events are currently limited in an effort to reduce the spread of COVID-19. Putting up fliers and attending locally community events typically enable staff to reach community members with limited internet access.

Below is a draft alternate approach to conduct outreach and inform community members about upcoming engagement opportunities:

Community-Wide Workshops

- Crozet Gazette Ads: Staff will work with Allie Pesch to include a monthly ad summarizing upcoming events, a link to the County website and staff contact information.
- Community email lists: Staff will work with the CAC Chair, Planning Commissioner and other community members to gather neighborhood email distribution lists to share a summary of upcoming events, a link to the County website and staff contact information.
- Targeted Outreach: Staff will reach out to community groups that have a unique interest or expertise in the topic areas being discussed. If any specific geographies or properties are being discussed, property owners and neighbors will be invited via phone, letter or email.
- Public Notice through County Online Platforms: The County maintains several digital outreach platforms, including the website, "A-Mail" and it's social media accounts. CDD staff will work with the Community and Public Engagement (CAPE) office to use these existing platforms.
- Phone/Paper Forms: Staff contact information will be included on all outreach with direction to contact staff via telephone for a paper copy of the form or for one-on-one questions/comments.

CAC Meetings

- Email Coordination with CAC: Staff will coordinate meeting dates, times and web software with CAC members using the CAC email distribution list.
- Recorded Meetings: CAC meetings will be recorded and uploaded to the County website for viewing after the meeting date for those unable to attend.
- Public Notice through County Online Platforms: The County maintains several digital outreach platforms, including the website, "A-Mail" and it's social media accounts. CDD staff will work with the Community and Public Engagement (CAPE) office to use these existing platforms.

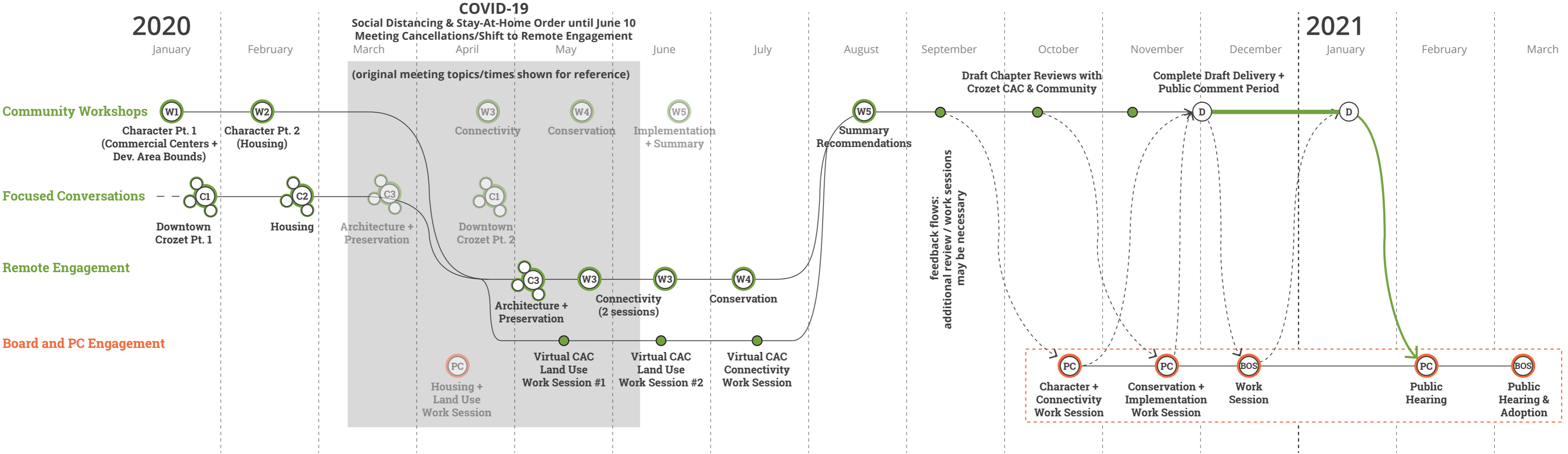
Please note: Planning staff are continuing to explore the online capabilities of our online tools such as PublicInput.com and Microsoft Teams with IT and CAPE. These outreach strategies will be refined over time. Staff will provide telephone and paper feedback forms whenever possible.

Crozet Master Plan Update

2020 Work & Engagement Plan (COVID Revision)

If no additional work sessions are needed, this timeline projects plan adoption as early as March 2021. The original targeted completion date for this project was Q4 2020 (15 months).

DRAFT
April 21, 2020



Summary of Schedule Changes

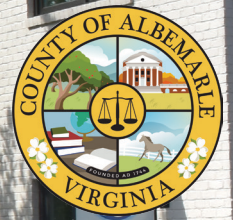
- W3 Connectivity Workshop**
Originally scheduled for April 22, will be broken into two remote sessions. Session #1 will focus on bicycle and pedestrian connectivity, including trails. Session #2 will focus on vehicular connectivity and transit.
- W4 Conservation Workshop**
Originally scheduled for May 27. This workshop will focus on parks and greenways and sustainability topics including climate action, tree canopy, dark skies, viewsheds, etc.
- W5 Summary Recommendations Workshop**
Originally scheduled for June 24 and could also be postponed to such time that in-person engagement is practicable. This workshop is intended to provide an opportunity for input on draft recommendations and feedback received to date.

- C3 Architecture + Preservation Focused Conversation**
Originally scheduled for March 27, will be adapted to an online questionnaire.
- C1 Downtown Crozet Focused Conversation**
This second Downtown Crozet Focused Conversation will be cancelled. This meeting was intended to provide an opportunity for public comment on findings from the ongoing market and parking studies, with presentations from external consultants. As no date/time was selected and these studies are still forthcoming, staff recommends cancelling this conversation.
- Draft Chapter Reviews / Check-Ins with Crozet CAC**
Many of these check-ins have been delayed due to time demands from rezoning and special use permit community meetings. There are additional difficulties with digital meetings due to the requirements of the Virginia Freedom of Information Act. Work sessions and check-ins with the CAC have been postponed to provide time for staff to continue to collect essential community input and allow the CAC to review draft chapters and recommendations in late summer/early fall.

- D Draft Master Plan Delivery**
Opportunities for public comment and engagement will be provided in conjunction with releases of the completed draft Master Plan. Two major drafts are anticipated, with additional revisions to take place between draft releases and public hearings. Draft chapters and content will be released for public comment and review by the Crozet CAC and Planning Commission on a rolling basis.
- BOS Work Sessions & Public Hearings**
The scope and number of planning work sessions may vary depending on the degree of community feedback and consensus around plan recommendations. If there are a large number of contentious items, these work sessions may need to be pushed back or additional work sessions added, pushing back the plan's adoption. It is possible the dynamics of online engagement may pose difficulties for consensus-building dialogue and creating community buy-in around the Master Plan. However, these impacts are not known at this time.

IMAGINE CROZET

Crozet Master Plan Update



During the past few weeks, we've been hard at work finding new ways to hear from you while you're home.

Starting this month, we'll be releasing a series of **Virtual Workshops** and streaming the Crozet Community Advisory Committee's virtual meetings. You can access these virtual workshops and meetings at www.publicinput.com/imaginecrozet and clicking "Participate" on the appropriate topic.

If you're unable to access the Internet or have difficulties participating, we are working to make dial-in options available and can provide paper materials upon request. Please contact staff if you need any assistance.

We hope you're staying well and can't wait to see you again!

VIRTUAL WORKSHOPS

Share your thoughts with us for up to 3 weeks after the start date listed below. You can expect these topics:

Starting Monday, May 4

Architecture & Preservation

Design and historic preservation guidance for Downtown and surrounding neighborhoods.

Starting Tuesday, May 26

Connectivity: Bicycle & Pedestrian Focus

Sidewalks, bike facilities, and trails.

Starting Monday, June 15

Connectivity: Roadways & Transit Focus

Vehicular traffic, roadway improvements, and transit.

Starting Monday, July 6

Conservation

Public parks, greenways, and sustainability.

COMMUNITY ADVISORY COMMITTEE

Tune in as staff provides an overview of the Master Plan's progress and asks for the CAC's feedback on these topics:

Wednesday, May 13 | 7:00 PM

Character & Land Use Discussion #1

Review of revised timeline and feedback, draft Character Guiding Principles and Goals, and land use definitions.

Wednesday, June 10 | 7:00 PM

Character & Land Use Discussion #2

Review of draft land use buildout scenarios and potential changes to individual property designations.

Wednesday, July 8 | 7:00 PM

Connectivity Discussion

Review of Connectivity feedback, draft Guiding Principles and Goals, and potential infrastructure improvements.

WHAT IS THE CROZET MASTER PLAN?

The Master Plan is a collaboratively developed document that describes the Crozet community's vision for future development and guides future public and private development. It includes recommendations for housing, transportation, parks, and other community facilities.

WHAT IS THE CROZET COMMUNITY ADVISORY COMMITTEE?

The Crozet Community Advisory Committee (CAC) supports the creation and implementation of the Crozet Master Plan. While the group is appointed by the Board of Supervisors, its meetings are open to the public and provide an opportunity for open conversation about ongoing development.

COUNTY STAFF CONTACT

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WEBSITE

tinyurl.com/yxl8wchb
publicinput.com/imaginecrozet

SIGN UP FOR EMAILS

tinyurl.com/yx9taaxb

FACEBOOK

@Albemarle.County

INSTAGRAM

@albemarlecounityva

IMAGINE CROZET

Character Workshop #1 Feedback Summary

The Crozet Master Plan Update's first Character and Land Use workshop focused on Crozet's centers of activity and its edges. On Monday, January 13th and through online feedback, community members and staff collaborated to clarify expectations for the future of these centers and Crozet's boundaries.

Below is a brief summary of everything we heard:



Downtown Crozet

We heard the following priorities for the future of Downtown:

Connectivity: Improved bicycle and pedestrian access as a way to alleviate parking and traffic concerns.

Local business: Support for existing businesses and new locally-owned stores and restaurants.

Transitions: Some felt that no more housing should be built, however others felt that mixed-income or low-rise housing should be prioritized.

We heard that this area should be classified as:

A ***"Town Center"***, the focal point for cultural and commercial activities with a mixture of uses in a walkable and compact development pattern.



Starr Hill / MusicToday / Three Notch'd Road

We heard this area could support a greater variety of uses:

Most groups felt that it would be appropriate to broaden the current Future Land Use designation for this area from a "Light Industrial" designation to an "Office / Research & Development / Flex / Light Industrial" designation to allow for more employment and office opportunities, including businesses with manufacturing and fabrication components.

We heard that this area should be classified as:

An ***"Employment District"***, with a high intensity of employment uses designated to support County's economic development initiatives and expand employment opportunities within the Development Areas.



Old Trail Village & Clover Lawn

We heard that Old Trail Village should be classified as:

A “*Village Center*”, the focal point of activities for a village or place with small scale, neighborhood-serving commercial and service uses.

Participants felt that Old Trail is distinct from Downtown because it is located further away. Connectivity throughout Old Trail can be improved through parks and trails, with additional restaurants, retail and professional offices.

We heard that Clover Lawn should be classified as:

Opinions were mixed on whether Clover Lawn should be a:

“*Village Center*”, the focal point of activities for a village or place with small scale, neighborhood-serving commercial and service uses, or a

“*Neighborhood Center*”, a neighborhood-serving activity center focused around an improved transit stop and/or public amenity, with residential and small-scale commercial uses near the amenity/transit stop.

Many did not want to see expansion of the shopping center area, though many felt that professional offices were appropriate. There are opportunities for larger retailers here that may not be possible in Downtown. This Center is distinct from Downtown, partially due to its lack of connectivity. Connectivity to nearby neighborhoods as well as the future Eastern Avenue will be important for this Center.



Route 250 West

Route 20 / Interstate 64 interchange:

Participants prioritized the visual quality of Route 250/ Interstate 64 interchange and limiting light pollution. We heard that Downtown should be prioritized for commercial uses and development in this area could generate traffic and compete with development in Downtown.

Though many respondents opposed new growth near this area, others felt that limited development of the southern edge of 250 could provide sites for community uses that could not fit in Downtown, or for businesses that require convenient interstate access.

Between Old Trail Drive and Sparrow Hill:

Participants valued preserving existing green space and limiting added traffic between Old Trail Drive and Sparrow Hill. Most respondents felt that development should be limited to that which current exists under current zoning and recommended improved pedestrian connectivity to nearby schools.

Between Sparrow Hill and Clover Lawn:

Most felt that residential development should continue to be limited along this corridor and not expanded. Pedestrian connectivity between Clover Lawn, Cory Farm, and Sparrow Hill was important to participants.

Visual Qualities:

Most respondents supported buffered edges along Route 250 west - or a heavily landscaped/vegetated area along the road. This is already included in the current 2010 Master Plan.



Want to learn more?

The next Community Workshop will be on Thursday, February 6 from 6:30-8:00 PM at the Western Albemarle High School cafeteria.

Please stay in touch for more information how you can join the conversation, including upcoming events.

Website
tinyurl.com/yxl8wchb

View the full public input results here:
publicinput.com/imaginecrozet

Sign up for the email list!
tinyurl.com/yx9taaxb

Facebook
[@Albemarle.County](https://www.facebook.com/Albemarle.County)

Instagram
[@albemarlecountyva](https://www.instagram.com/albemarlecountyva)

#imaginecrozet

Character Workshop #2 & Housing Focused Conversation Feedback Summary

IMAGINE CROZET

In February, we focused on Crozet's neighborhoods and housing stock. Participants shared thoughts at the second Character Workshop on Thursday, February 6 and online, and housing developers and community members participated in a focused conversation on Friday, February 21. Here's a brief summary of everything we heard:



Density and Form

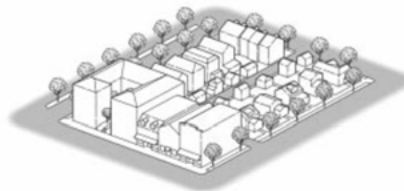
Density and form are two different, yet related, tools that planners can use to shape future land use. Both can be used to shape the scale and intensity of development across different areas of Crozet.

We ranked the following planning concepts:

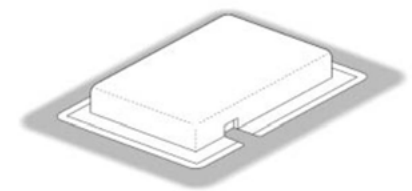
1. Walkability in neighborhoods close to centers like Downtown, Old Trail and Clover Lawn allows community members to conveniently support local businesses and reduces vehicle trips.
2. Form recommendations can respond to existing neighborhood character and be developed based on historic architecture and design.
3. Allowing for a greater variety of housing types, such as bungalow courts, accessory dwelling units and fourplexes, that are consistent with existing single-family houses and can help meet the growing demand for walkable, affordable living.
4. Clustering development allows for land to be preserved for open space and community gathering places.
5. Smaller lot sizes remain more affordable as property values and taxes rise. They allow for infrastructure, such as transit and utilities, to be provided more cost effectively.

A majority of participants chose form over density as a planning priority in Crozet.

Form refers to the physical characteristics that make up built areas, including the size, shape, and configuration of buildings. Form standards typically incorporate building types, build-to lines, number of floors and other standards that shape how a building meets the street.



Density refers to the concentration of people, buildings, or streets in an area. Density is typically expressed in terms of dwelling units per acre and incorporates setbacks, parking requirements, and maximum building heights.



Many participants also acknowledged that density and form are interrelated concepts that impact the character and quality of life in Crozet. Form provides an important link to the appearance of historic development and architecture, while density is an important consideration in planning for critical investments such as schools and infrastructure.

“Northern” Crozet

“Northern” Crozet includes Downtown and adjacent neighborhoods north of the railroad as well as the Hill Top Street/High Street area and Parkside Village.

Many homes in this area we’re referring to as “northern” Crozet were built before 1960 and are designated Neighborhood Density Residential (3-6 du/acre). As homes continue to age and Downtown redevelops, these neighborhoods and historic properties can anticipate increased development pressure.

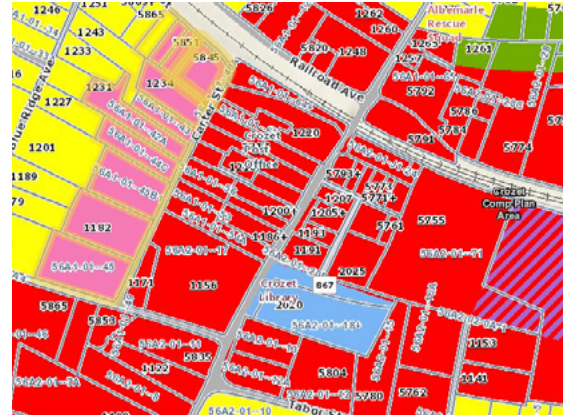


We heard these goals were important as Downtown Crozet transitions to surrounding neighborhoods:

Anticipating how Downtown projects (such as the Barnes Lumber redevelopment) will impact existing neighborhoods and affordability. As these neighborhoods face redevelopment pressures, there are concerns about the loss of currently affordable housing. Some suggestions to mitigate these impacts included permitting infill that is consistent with existing neighborhood’s form and a greater number of housing types.

Promoting walkability between Downtown and surrounding neighborhoods.

Participants felt that the existing “Mixed Use” designation on the west side of Carter Street was still an appropriate transition to neighborhoods west of Downtown.



There is undeveloped land in this area that has development potential. However, the 2010 Master Plan has portions of properties or entire properties designated as “Green Space.” The property owners have requested that we evaluate the current designation.

Participants’ opinions varied between the in-person workshop and online feedback. Though workshop participants were generally supportive of a change to a Neighborhood Density-Low recommendation, 63% of online participants felt that no change was necessary, and 30% supported changing to a Neighborhood Density Residential designation.



We heard that these types of housing are appropriate in this area:

Housing Type	Rank
Single-family detached units	1
Bungalow courts (cluster developments)	2
Duplexes or townhouses (single-family attached units)	T-3
Fourplexes (multi-unit buildings that are designed to look like a single-family home)	T-3
Accessory dwelling units	T-3

We heard these are important form elements that should inform how housing is designed in this area:

Participants suggested restricted heights and outdoor lighting, and brick and traditional siding.

“Western” Crozet

“Western” Crozet includes the Jarman’s Gap Road corridor west of Downtown, including Old Trail, Blue Ridge Avenue, Orchard Acres, Crozet Crossing, Wayland’s Grant, Bargamin Park, Grayrock, and Jarman’s Gap Estates.

This area has opportunities for infill development and greater connectivity between neighborhoods.

County staff have identified areas where the 2010 Future Land Use designations are inconsistent with the current zoning and development that exists today, particularly in the area between Blue Ridge Avenue and the Orchard Acres and Crozet Crossing neighborhoods.

The development known as “The Vue” at the northwest corner of Jarman’s Gap Road and Blue Ridge Avenue developed under its R-6 Residential zoning and will contain 126 multifamily dwellings on approximately 7.317 developable acres. The actual density that is being built is much higher than the Neighborhood Density Residential designation identified in the 2010 Master Plan.

When asked if there was support for changing this property’s designation to be consistent with the approved site plan, responses varied. There was consensus from workshop attendees to support this change, however, 59% of online participants did not support a change.

The adjacent Pleasant Green development also has R-6 Residential zoning and a Neighborhood Density Residential future land use designation in the 2010 Master Plan. This project proposes 250 townhomes and attached dwelling types in multiple phases under its current zoning. The current concept plan includes a new road connection across Powell’s Creek to Orchard Drive and sidewalks along Orchard Drive to Jarman’s Gap Road, as well as a public greenway trail along Powell’s Creek. However, the proposal includes a greater number of dwellings than the 2010 Master Plan recommends.

When asked if there was support for changing the land use designation to Urban Density Residential to permit a wider range of densities and housing types, participants did not indicate support for this change. Workshop attendees were divided and 75% of online participants supported retaining the current land use designation.



We heard that these types of housing are appropriate in this area:

<i>Housing Type</i>	<i>Rank</i>
<i>Single-family detached units</i>	1
<i>Accessory dwelling units</i>	2
<i>Duplexes or townhouses (single-family attached units)</i>	3
<i>Bungalow courts (cluster developments)</i>	4
<i>Fourplexes (multi-unit buildings that are designed to look like a single-family home)</i>	5

We heard these are important form elements that should inform how housing is designed in this area:

Participants suggested that an overabundance of any single housing type might not be ideal, but that any housing type done well could enhance character.

“Southern” Crozet

Southern Crozet refers to neighborhoods along the Crozet Avenue corridor south of Park Road including Park View, White Oaks, Chesterfield Landing, and the Meadows; Route 250 corridor including Brownsville Road, Sparrow Hill, Cory Farm, Liberty Hall, and Clover Lawn.

Due to environmental features (such as steep slopes and streams) as well as roadway safety concerns in this portion of Crozet, there is limited development potential and connectivity in this area.



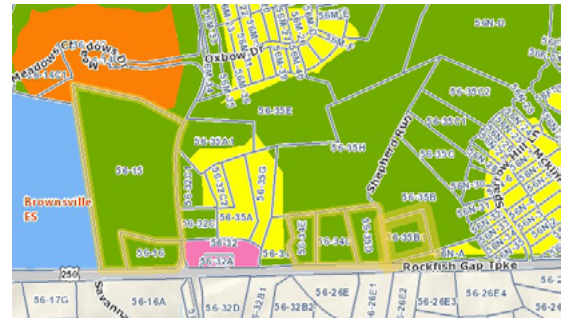
Following up on an outstanding question from January, participants felt that the Clover Lawn should be a “**Village Center**”, the focal point of activities for a village or place with small scale, neighborhood-serving commercial and service uses.



For this area, the 2010 Crozet Master Plan states: “Existing zoning along the corridor is not totally consistent with the Land Use Plan for this area. The Land Use Plan recommends that wide swaths of rural land continue to exist as Greenspace. However, some properties in the corridor are zoned R1 and R2 Residential which allows one and two dwellings per acre, respectively.”

In this Plan, Green Space is defined as: “...all existing and proposed public parks, public open space, environmental features and active park areas. It includes public greenways and park-related institutional uses. It also contains important environmental features and privately owned park and recreational areas which may be active or passive.”

These parcels have relatively few environmental constraints and are not intended to be formal park or recreation space. When asked if there was support for changing the Green Space designation to Neighborhood Density Residential (Low) to align with existing conditions and existing zoning in the area, a majority of participants did not support a change.



We heard that these types of housing are appropriate in this area:

Housing Type	Rank
Single-family detached units	1
Bungalow courts (cluster developments)	2
Duplexes or townhouses (single-family attached units)	T-3
Fourplexes (multi-unit buildings that are designed to look like a single-family home)	T-4
Accessory dwelling units	T-4

We heard these are important form elements that should inform how housing is designed in this area:

Participants suggested limiting outdoor lighting and ensuring development is not visible from the road.

Participants supported including a landscaped or wooded buffer in any development on the southern edge of the Development Area along Route 250.

“Eastern” Crozet

“Eastern” Crozet includes neighborhoods east of Crozet Park and Starr Hill, including Brookwood, Westhall, Westlake Hills, Foothill Crossing, Western Ridge, Emerson Commons, Wickham Pond, and Highlands.

This area has limited developable area remaining and we’ve heard that connectivity to Downtown is a key priority and challenge.



We heard connectivity between these neighborhoods and Downtown Crozet could be improved by:

- Creating additional connections between Routes 240 and 250.
- Constructing a shared-use path or sidewalk along Route 240 from Highlands to Starr Hill.
- Creating connections between neighborhood streets and cul-de-sacs.



There is undeveloped land in this area that has development potential. However, the 2010 Master Plan has portions of properties or entire properties designated as “Green Space.” The property owners have requested that we evaluate the current designation with the Master Plan update.

There was support from participants to redesignate the developable portions of this property between Park Ridge Road and Wickham Pond to a residential land use designation.

Workshop participants supported an “Urban Density Residential” designation to allow for improved sidewalks and connectivity between Wickham Pond and Western Ridge, as well as trail access. 50% of online participants supported a “Neighborhood Density Residential” designation, 33% felt no change was necessary, and others felt that a “Neighborhood Mixed Use” or “Urban Density Residential” designation would be appropriate.



We heard that these types of housing are appropriate in this area:

Housing Type	Rank
Single-family detached units	1
Duplexes or townhouses (single-family attached units)	2
Accessory dwelling units	T-3
Bungalow courts (cluster developments)	T-3
Fourplexes (multi-unit buildings that are designed to look like a single-family home)	4

We heard these are important form elements that should inform how housing is designed in this area:

- Participants suggested considering height, type, and number of units.
- Participants suggested considering pedestrian and cyclist safety along Three Notch’d Road.
- Participants suggested restricting outdoor lighting and building heights.

Housing Focused Conversations

Development community members (including area affordable housing non-profit organizations and developers and market-rate housing developers) and community members participated in two focused conversations on Friday, February 21.

The comments and thoughts below were shared by participants and summarized into themes by County staff.

Housing for Whom?

There is a limited supply of non-rental housing for senior residents. There is also a significant lack of housing for low-income seniors.

Housing policy should consider demographic trends. For example, 30-44 year old and 60-74 year old age groups are growing nationally. How does this impact the Crozet housing market and dynamics?

Encouraging home businesses in live/work units beyond the limits of the current home occupation regulations could provide economic benefits.

Dimensions of Affordability

A housing policy could consider three “dimensions” of affordability and include stated goals for each.

“Quantity” refers to the number of affordable homes available in a community.

“Depth” refers to the level of affordability, often measured in Area Median Income (AMI). Housing that is affordable to residents below 60% AMI almost always requires subsidies.

“Length” refers to the amount of time that a home is required to be affordable.

Neighborhood Change

There appears to be a strong desire among current residents to maintain their existing neighborhoods’ character and limit change.

There is a need to acknowledge that the redevelopment of Downtown and Barnes Lumber could put pressure for change on aging neighborhoods.

There is a concern that existing affordable homes will be lost or replaced with more expensive housing. Some infill could allow for smaller units or gradual densification.

Local Tax and Fiscal Policy

Rising real property taxes place financial pressure on residents, especially those with fixed incomes. Typically, land values rise and structures depreciate over time, and in aging neighborhoods a property’s land can cost more than the home.

There is limited ability for the County to provide tax relief to groups besides senior and disabled residents per state code. Relief is not available to income-qualified homeowners.

The County could consider using financing tools such as a Tax Increment Financing (TIF) to capture future tax growth and dedicate this revenue to a dedicated affordable housing fund.

Planning and Zoning

Current zoning restricts the variety of housing types available and ability for neighborhoods to adapt.

Discrepancies between the Crozet Master Plan’s land use recommendations and current zoning districts cause uncertainty for developers by requiring rezonings, which increases land holding costs due to length of time needed to gain approval. These discrepancies also prevent usage of density bonuses for providing affordable housing or open space dedication.

Proffers and Affordable Housing Commitments

Very little actual affordable housing is being built under the current proffer system. Development finance means that developers often opt to pay cash to an affordable housing fund in lieu of constructing homes.

When for-sale affordable homes are built and marketed for 90 days, but no income-qualified buyers are willing to pay the requisite price, these homes end up being sold at market rate.

Deed restrictions could be a solution to ensure longer-term affordability.

The County should use its enabling authority to enact an affordable dwelling unit ordinance.

Want to learn more?

The next Community Workshop will be on Thursday, February 6 from 6:30-8:00 PM at the Western Albemarle High School cafeteria.

Please stay in touch for more information how you can join the conversation, including upcoming events.

Website

tinyurl.com/yxl8wchb

View the full public input results here:

publicinput.com/imaginecrozet

Sign up for the email list!

tinyurl.com/yx9taaxb

Facebook

@Albemarle.County

Instagram

@albemarlecountyva

#imaginecrozet

Organization

The Guiding Principle is a vision statement.

Each Goal aligns with a focus area or theme.

Each Recommendation supports a Goal with specific actions, policies, and locations.



Character Guiding Principle: Support and strengthen Crozet’s existing character and history as a self-sustaining town, while welcoming new and infill development that is compatible in scale and design and provides housing choice for all community members.

Goals/Recommendations:

- Encourage and support a mixture of uses in Crozet’s designated centers of activity.
- Support the continued revitalization of Downtown as the historic, cultural, and commercial heart of Crozet with distinctively urban design.
- Leverage and amplify Crozet’s artisan community, culture, history, and entrepreneurial spirit through creative placemaking projects and partnerships.
- Construct new and infill development that is compatible in design and scale with existing neighborhood fabric, especially in areas with historic and vernacular architecture.
- Redevelop and reuse existing historic buildings to preserve affordability and creatively sustain the character of existing neighborhoods.
- Provide a variety of housing options that meet the needs of Crozetians at all income levels.
- Maintain a distinct rural edge along Crozet’s boundary to provide a visual connection to its cultural heritage as a town nestled in the Blue Ridge Mountains.