

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

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publicinput.com/imaginecrozet

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