

DESTINATION DOWNTOWN CROZET

16 August 2012

Updated September 12, 2012

CCAC Meeting/Update on Crozet Projects



DOWNTOWN CROZET STREETSCAPE PROJECT PHASE 2A - MAIN STREET & ALLEY IMPROVEMENTS

Preserving the Colorful History of Crozet...Now and Forever



TO THE DOWNTOWN STORMWATER MANAGEMENT PROJECT

CROZET AVENUE STREETSCAPE IMPROVEMENTS

ALLEY IMPROVEMENTS

NEW MAIN STREET STREETSCAPE IMPROVEMENTS

NEW CROZET LIBRARY

- LEGEND**
- Benches
 - Decorative Street Lights
 - Green Space/Biofilters
 - Concrete Sidewalk/Driveways
 - Proposed Tree
 - Brick Pavers
 - Retaining Wall with Rock Veneer Finish
 - Proposed R/W Line
 - Proposed Planted Median

Crozet Avenue Phase II Propose

SCALE: 1" = 20' 0"
DATE: DECEMBER 2011



As of August 16, 2012





Crozet Projects Status – 16 August 2012



FACILITIES
DEVELOPMENT

➤ Library – Parking Lot

- ✓ Complete

➤ Library Building:

- ✓ Groundbreaking Ceremony Held June 26, 2012

Construction Underway

- ✓ Site cleared
- ✓ First Level excavation complete
- ✓ First level foundations and retaining wall nearing completion

Update from Trevor Henry, September 12, 2012: Crozet Ave work continues, lane closure should be done today. Some storm sewer work late next week through 9/28. The extended time is a result discovering a fiber line that was not on the plans or marked. Remaining work is on schedule

- Anticipate 12 months construction
- Impacts to Crozet

- Storm pipe installation in Crozet Ave – Approx start date 8/22 (one lane closure at a time, up to two weeks to complete). Press release today/tomorrow.

- Occasional work on frontage area that encroaches into Crozet Ave – into Fall

- Occasional noise, but generally reasonable level

➤ Storm water Management Project:

- ✓ Major earthwork and initial wetland seeding complete

- Additional seeding and soil stabilization to occur in September

- Project delay due to pre-fabricated bridge components; 3 bridges to be installed across channel in September

Update from Trevor Henry Sept. 12, 2012: Bridges installed , fall planting in progress

- Final plantings , project completion: Fall 2012





➤ “Streetscape” Project:

“Library Avenue (aka Main Street) and Alley Improvements”

This phase of the project is complete with exception of acceptance into the state. As-builts have been submitted to VDOT & ACSA

Utility Relocation

- All Utility easements have been obtained. CenturyLink completed their plan update and estimate. Dominion VA Power’s (DVP) plan revisions have been in progress. Both DVP and CenturyLink are revising their plans, and the Library service, due to an alignment change generated by the Claudius Center site plan. The Claudius Center Developer is responsible to provide the DVP and CenturyLink easements needed.

- Utility Critical Path for Streetscape:

- DVP updates plans & cost for the relocation agreement; County issue a NTP
- CenturyLink updates plans & cost for relocation; County issue NTP
- Send DVP plans to Comcast so they can update their relocation estimate
- Anticipate NTP issued by end of August and work started in Sept, approximately 1 month to complete

Update from Trevor Henry, September 12, 2012: Crozet Streetscape: Over the past month have met with utilities, both companies were required to update their plans to accommodate the Claudius Crozet development. Dominion VA has provided their updated plans and cost estimates, we anticipate Embarq’s update over the next week. Anticipate Notice to proceed to be issued by end of Month with relocation to commence within 30 days of NTP.



➤ “Streetscape” Project:

Crozet Ave design - Remaining right-of-way/easement dedications:

- Three properties still outstanding for completion of acquiring all easements, one is with property owner for signature. The second is tied to negotiating a shared access agreement between two adjacent property owners. The parties have agreed in principle to establishing an escrow for maintenance and are in the process of determining a reasonable amount for annual escrow payment, which appears to be the last issue. Once resolved the agreement will be revised a final draft reviewed by the parties.
- The Design Consultant is in the process of finalizing the construction plans. We expect a final plan by mid-September.

Update from Trevor Henry, Sept 12, 2012: Easements - Down to three property owners, one is in signature cycle. The final set of easements are tied to negotiations over shared entrance maintenance. This is critical path on the project and staff is working to resolve final issues to achieve acceptance of the shared entrance agreement and signature of easements.

Over all Milestone Schedule:

- Utility relocation complete – Sept
- Acquisition of remaining easements (3) – Sept/Oct
- Submission of Plans/Specs to VDOT for final approval – Oct
- Revisions/Updates – Oct/Nov
- Advertise – December
- Negotiations/Award to lowest Bidder – First Qtr 2013



Crozet Projects Status – 16 August 2012



FACILITIES
DEVELOPMENT

➤ **“Crozet North Sidewalk – Safe Routes to School” Project:**

- Project will provide a “Cross Alert” pedestrian crossing at Crozet Elementary School and new curb and sidewalk on west side of Rte 810 to Ballard Drive. The plan has been revised to incorporate comments from impacted property owner. The right-of-way & temporary construction easement changes are being made to the Plat. Other plan revisions to address VDOT comments are in progress. A fall advertisement is planned.

➤ **CSX Parcel:**

- ✓ Property transfer to the County has been completed.

➤ **Crozet Plaza:**

- No changes since the last update.