

**Crozet Citizens Advisory Council**  
**Draft List of Issues and Comments**  
**Barnes Lumber Rezoning and SUP Application**

**Issue: Concern Over Amount of Residential vs. Commercial/Retail**

- Prefer no single family detached development at all on the site – only townhomes and multifamily (condos and apartments) units. Some CCAC members are adamant about this; other CCAC members are willing to allow some single family detached development if it is limited.
- If any single family detached is developed, limit this to a single row only around the border of the property in block 6 (but only if no significant stream buffer there), and block 8. First floor single family detached should only be used as buffer area in accordance with the intent of the Master Plan.
- *Possibly also reduce and limit the number of single family detached and townhouse developments to a certain maximum numbers – well below the general 200 unit limit that has been proffered.*

**Issue: Amount & Location of First Floor Residential**

- *Lower the amount of first floor residential allowed in blocks 4 & 5 by either eliminating any first floor residential in block 4, or changing the proffered minimum 51% 1<sup>st</sup> floor non-residential requirement in blocks 4 & 5 to a higher minimum - for example minimum [75]% non-residential. This allows some flexibility for street level multifamily units but keeps a primarily commercial district feel along the main Library Ave.*
- *Decrease the size of blocks 6, 7, 8 to the outer boundary of property only – perhaps 1 or 2 rows of buildings maximum, thereby ensuring first floor residential in these areas is primarily used to buffer the existing residential neighborhoods, and maximizing the size of the first floor non-residential or commercial/retail district on the rest of the site.*

**Issue: Phasing and Prioritization of Commercial/Retail vs Residential**

- Require via proffers that some minimum amount of commercial/retail space be built initially, or at a minimum prior to allowing a certain number of residential units. For example, require [25,000] sf of commercial/retail be built prior to building the [26<sup>th</sup>] residential unit.

**Issue: Plaza, Green Space, and Viewshed Concerns**

- General - Want to see more public green space and hardscape (Plaza area) specifically identified and proffered.
- Plaza - *Proffer some minimum specifications/concepts for the Plaza, while still allowing design flexibility. Proffer may include:*

- *Size (square footage)*
- *Materials (keep general – i.e., not typical concrete and macadam)*
- *Minimum number of appurtenances (benches, planters, fountain, lighting, kiosks, etc) or budget for such*
- Plaza – Proffer an alternative plan if the Connelly property is not acquired and incorporated into this development.
- Greenspace - Clarify via proffer the potential size, location, and design of the green space on southeast portion of parcel, including separately defining the likely stream buffer requirement vs the likely storm water pond acreage, and show remaining useable acreage.
- Greenspace - *Provide via proffer minimum specifications/concepts (number and/or size) for additional “pocket parks” while still allowing design flexibility*
- Viewshed - *Require additional consideration of preserving the Blue Ridge Mountain viewshed in public areas, especially throughout the Plaza area and potentially also along Library Avenue and/or the greenspace. While it is acknowledged that implementing this concept would occur during design phase (which may result in, among other things, further limiting building heights in some areas), some emphasis on this should be added even at this stage.*

**Issue: Proffers**

- Require financial proffers for each single family or townhouse or multi-family residential unit in accordance with current County policies; Consider reducing or waiving those for (1) buildings in which 1<sup>st</sup> floor commercial/retail exists; and (2) age-restricted (i.e. >55) housing units.
- Request that the County use proffers for identifiable community projects that would benefit the downtown area, such as a new CSX underpass, parking deck, or infrastructure improvements to the square.

**Issue: Traffic and Road Layouts**

- *Include alternative/additional road layouts which include additional roads for traffic circulation (i.e., incorporate more of the prior downtown “grid” road system, complete and utilize Oak Street in the plan, identify other “secondary” roads on the plan that could improve traffic circulation).*