

**Crozet Community Advisory Council – Special Meeting - Minutes – Draft
Monday, June 16, 2014 from 7:00 p.m. to 9:00 p.m.**

CCAC Members Present: Meg Holden (Chair), Jennie More (Vice Chair), Mary Gallo, Kim Guenther, Beth Bassett, Kim Connolly, Tom Loach (Planning Commission), Phil Best, John Savage, Janice Applebach, Leslie Burns, Brenda Plantz, George Barlow, Dave Stoner, Ann Mallek (Board of Supervisors)

CCAC Members Absent: Matthew Sposato

Public Attendees: Paul Grady, Nancy Virginia Bain, Marybeth Cerrone, Frank Cerrone, Frank Stoner, Bill Schrader, Susan Stimart, Steve Kostiw, Teri Kostiw, Ross Stevens, Mike Marshall, Alice Lucan, Tim Dodson, Sarah Canady Schultz, Mary Minor Henderson, Tim Tolson, JoAnn Perkin, Ryan Miracle, Billy Gorman, Brian Wheeler, Abby Wheeler, John Ross Hawkins, Frank Calhoun.

Chair Meg Holden welcomed everyone and called the meeting to order at 7:05 p.m.

1. Agenda Review (Meg Holden – CCAC chair): Meg said that we would go over a few agenda items first and then move on to the discussion of the Barnes Lumber property. Meg thanked Leslie and Kim C. for the visual aids for the presentation. Meg recognized and thanked Frank Stoner of Milestone Partners for attending the meeting to present his plan and discuss it with the Council.

2. Approval of minutes from May 15, 2014 meeting: Kim Connolly moved to accept the minutes as presented, seconded by Phil Best, and the minutes of the May 15, 2014 meeting were approved by vote of the Council, subject to any corrections to be given to the Secretary within a week from today.

3. Project Updates/Information:

- **Library Update - Bill Schrader:** Bill reported that the Library's numbers keep growing, with May circulation and door count over 22,000 and 10,200, respectively. The door count is averaging about 11,200 visitors per month. Because the Library will soon be open on Wednesday evenings, we discussed moving the Council's meeting to the Library on the third Wednesday, and Bill has booked a room for September 17. Donations are still coming in, including Giving Tree gifts. Three hundred thousand dollars in grant proposals are still outstanding, and awarded grants continue to come in, including \$110,000 coming in from the Perry Foundation and BAMA Works. Bill thanked everyone for the support.

- **Crosswalk matter - Beth Bassett:** Beth reported that concerns have been raised about the crosswalk between the old and new Crozet Elementary Schools as part of the Safe Routes to School Program. She has received a response from Jack Kelsey, who said that the issue has been the water line and the VDOT requirements for utilities. The requirements have been reduced somewhat and so the project has been rebid. Mr. Kelsey told Beth that the project should be complete by the time school starts. Beth noted that the community has been working

on this project since 2010, and they are still working to keep the matter in front of everyone. Ann said that VDOT is working to revise the project so they do not have to move the water line. She said that projects get complex when utility easements are needed.

- **Barnes Lumber Company Property:** Frank Stoner from Milestone Partners addressed the Council, and thanked us for inviting him to this and the December 2013 meetings. He said that his presentation to us would be a bit more detailed than what he will be able to give the Planning Commission, which is limited to ten minutes. He reiterated his desire to have an open dialog about the plan, and reminded us that he too cares about Crozet and wants it to be successful, having already invested in the downtown as a partial owner of Mountainside Assisted Living. The development team consists of Milestone as the developer, Nelson Byrd Woltz for urban planning and landscape architecture, Timmons for engineering, EPR for transportation planning, Williams Mullen (Valerie Long) for legal work, and CB Richard Ellis for retail and office consulting.

Mr. Stoner then described the existing zoning status and by-right uses, some of which were proffered away in 1996. He provided a map showing different uses across the tract, and said that he is trying to get an idea what the area will look and feel like, and how it will be massed. He also provided computer renderings of the plan. He noted that Charlotte Dammon owns the tract between Crozet Pharmacy and the Barnes property. The central area will have a mini-roundabout, and a key portion of it will be located on a separate tract currently owned by Carroll Conley. This area would be the centerpiece, a plaza with park space. It would have a different paving surface from other roadways in the development. The fringe areas along the boundaries of the development would be single family detached, perhaps 25 or 26 homes, progressing from the boundary to townhouses, offices, and higher density residential toward the center of the property. He noted that the CSX property to the north of the Barnes parcel is deed-restricted to non-residential uses (the railroad does not want the liability associated with proximity to residential areas).

The issues that Mr. Stoner is aware of now are: too much residential, phasing concerns, traffic and parking, not enough detail, green space concerns, and proffers. He said that most buildings on the rendering are two stories, and some are three. The Conley parcel that he wants to purchase is already zoned Downtown Crozet District, and Mr. Conley is working with Mr. Stoner under a gentleman's agreement on the property. A public speaker who resides in Parkside Section 8 voiced concern regarding what his house would back up to visually, and did not want an apartment building next to his lot. He said that several neighbors share this worry. It was noted that a building could be up to four stories, but Mr. Stoner said that he wants a transition zone for those more intensive uses, as he is sensitive to Parkside Village and Hilltop concerns. Mr. Stoner said that there will be a connection to Parkside, which will ultimately extend to Western Ridge. However, access for construction traffic would be through the Barnes tract.

Mr. Stoner said that the green space in the corner of the map is for stormwater, and provides a protected buffer. While there are some opportunities there for green space, it will be primarily for stormwater management. A Council member asked if he had a list of businesses for the project or an anchor. Mr. Stoner said that he will sell lots to other developers who will build buildings and bring in commercial tenants. A public commenter said that he does want the

natural transition from residential to commercial and noted that there is a great deal of commercial space in the development. Meg explained that the touch point is that we want commercial space to keep Crozet viable, with long term community health. The balance is provided by the Master Plan, which designates the whole area as mixed use. One commenter noted that Milestone's plan is a lot of space in general, and Mr. Stoner responded that he intends for the (residential) buildings to be adaptable so that they could be converted to commercial use in the future. Mr. Stoner then described the residential goals from the Master Plan, and said that he believes that his plan provides many of the desired housing types, and not just apartments over top of commercial space. The Barnes property is approximately 19 acres, comprising 31-32% of the entire Downtown Crozet District (which is about 60 acres). He said that all other areas have already been rezoned to DCD and could be developed immediately. Pointing to a circle centered on the Square with a quarter mile radius, Mr. Stoner said that there are 87 homes in walking distance (¼ mile) to the center. This suburban standard was the rubric for accessibility in the Master Plan. Mr. Stoner showed the Council the 2007 Master Plan consultant's document, which recommended that the whole eastern edge of the Barnes parcel serve as a commercial to residential edge zone.

There are 418 surface parking spaces in Milestone's plan, which is a ratio of less than 2:1. Mr. Stoner presented a chart of maximum and minimum square footages for different types of uses, and noted that he believes that there will be 200,000 to 250,000 square feet of commercial space. Residential use of all types could be about 288 units and he proposes to cap this at 200 residential units without commercial use on the first floor. Right now it is possible to build commercial on the first floor and as many units as possible above that, and this is consistent with the County's designated growth area plan. It is believed that a new school will be needed in Crozet at some point, and Meg pointed out that this has been discussed because of development in Crozet generally and not just due to this project. She said that the challenge is not whether you have growth, it's where that growth occurs. We hope that the County will provide the services as the area grows.

Mr. Stoner said that Milestone's plan is to provide logical transition between uses, with a variety of housing options and flexibility in growth. Blocks 4 and 5 will have buildings with adaptable floors in case use changes from residential to commercial. Affordable housing is provided in all blocks. For commercial space, they will build a plaza that will create an appealing destination. The whole site can accommodate up to 480,000 square feet of commercial use, but Mr. Stoner believes that 200,000 to 250,000 square feet over a ten-year period seems more realistic. He noted that the rest of the Downtown Crozet District can accommodate one million square feet of commercial space.

To address transportation needs, the Milestone plan would extend Library Avenue to Parkside and extend High Street to the Square. Design details need to be worked out with VDOT. Milestone's engineers are trying to figure out a connection to Route 240 (Crozet Avenue) on the east end of the property and to have access it will be necessary to obtain concessions from VDOT. This proposed access would be near the fire station.

Parking will be a challenge too. Mr. Stoner showed the Council a plan with 510 spaces (a lot of the property surface would be used for parking), which would be three spaces per

thousand square feet of commercial for 170,000 square feet of such space. He said that Crozet does need a long term parking solution. The Downtown Crozet District requires one space for each 1,000 square feet of commercial. Mr. Stoner suggested that perhaps developers could contribute to a fund for a parking structure to be built by the County. He said that one potential site is behind the Library. A parking authority similar to that in downtown Charlottesville could be established, but this would need public support. Mr. Stoner explained that although some of this information was new to the Council, it had been prepared in response to requests from the County, and the staff has seen some of this. Mr. Stoner said that the decision is one of land use, but he is not yet sure what sort of commercial use the County wants or what the need is. He pointed out that there is a 14,000 square foot commercial space downtown now, and the developer cannot fill it. He said that there is a process for transition from residential to commercial. He also said that he has met with six local businesses about moving to Crozet.

Mr. Stoner then discussed design standards and the appearance of the development. How will it fit into the area's character? He showed the Council several examples from around the country, including small towns around the area and then a "new town" architectural precedent (such as Serenbe, Georgia and Baxter Village, South Carolina). He said that Milestone will retain architectural control. For an example of a plaza, he showed the Market Square area in Roanoke, and likes the idea of not having curbs and gutters. He noted that his vision may be an issue for VDOT. He also showed residential design precedents, and pedestrian concepts for connection to the park and Parkside. This would include trail connectivity. It was asked whether there could be a pedestrian overpass over the railroad. Ann said that this would be great, and that Buckingham Branch had wanted such a bridge, but because it would have to be ADA compliant, the project never went forward.

Mr. Stoner addressed the subject of proffers. Construction of Library Avenue and High Street will likely cost \$2 million. The plaza cost will add to that, although some features, such as fountains and sculpture, will require community fundraising. He intends for 15% of the land to be green space, with one-third of that (5%) in the red and/or purple zones on the plan. One challenge is that the Albemarle County Service Authority is not sure how much capacity remains in the Crozet sewer line, and it may be necessary to have a holding tank someplace, which would be pumped out at night. This issue has been in the Capital Improvement Plan for five years, and a construction study will be completed this summer to see how much capacity they still have. The normal proffer would be about \$20,000 for a single family home and \$17,000 for multi-family. Milestone proposes to pay no cash proffers, which Mr. Stoner says will drive up prices on houses and businesses on the Barnes property. Businesses are not coming to Crozet now, so why add cost? Mr. Stoner said that the County's own study for library space confirmed that commercial rents downtown do not support the land values. Some spaces go for \$16 per square foot now, and this land will not support such a low rent. It was noted that proffered money cannot be stipulated for Crozet, but Ann said that there must be a way to do this. We should not dis-incentivize the rezoning of the property to Downtown Crozet District. Mr. Stoner said that commercial development on the property should generate about \$450,000 in tax revenues for the County, which should be considered in assessing impact of the development. He also noted that no other property has been rezoned to Downtown Crozet District and been asked to pay proffers. To require proffers would put this property at a disadvantage. Lastly, Mr. Stoner noted that ten

years after adoption of the Master Plan, there has been no privately funded development downtown. He then listed a number of questions for the Council to consider in its deliberations.

Susan Stimart talked about the targeted industry study, which was a regional project but also broke down its data by localities. She recommended that we look at the website for the project. The study examined the area's assets, noting that it is a university-based economy, and also looked at industries that are growing or shrinking. What targets are out there? Agribusiness and biotech were identified, as were business and financial services (such as State Farm Insurance and CFA), and lastly defense (such as US Joiner) and information technology. All of these were thought to be appropriate here and the County is working with the agricultural and biotech sectors in particular. The County has made some zoning code changes to facilitate these. So, this would be a good time for the Crozet community to look at the study and see what is good for Crozet (type of business, but also scale, size, etc.).

Kim C. asked about trends looking at Crozet. Most of Ms. Stimart's work is on existing enterprises and not as much recruiting, but if a business is changing, she tries to figure out how the County can respond. Ann noted that some companies who look at the research park cannot go there because they have to be affiliated with the University, or sometimes they want to own land, which the park will not allow. Dave asked how much commercial space would be appropriate here? What spaces could be filled out here? Ms. Stimart asked what we would like to fill it with. She noted that it is difficult to bring in business with residential use already in place because of homeowner expectations. It is a bit easier if commercial comes in first and people can decide if they want to live there or not. Companies do want to feel welcome. A question was raised about the amount of commercial space in Old Trail. Tom Loach said that 250,000 square feet are allowed. Ms. Stimart also pointed out that retail (and probably some services, such as physicians) follows rooftops. Ms. Stimart works with companies that export a product or service and they do not care about rooftops; they want to know about the work force. Tom said that this space would allow manufacturing. Would that be lost with the Milestone plan? Ms. Stimart noted that truck traffic is a problem at this site. Tom noted that there is rail, but those businesses that use rail are fewer these days, and when ConAgra and Acme left, many manufacturing jobs were lost. Today we hope to see information technology businesses settle here, and we are fortunate to get some businesses back with Joiner, Starr Hill, and Curtis. Tom said that he is struggling with the loss of this property for potential career ladder jobs. Leslie raised a question about use of the site for businesses, such as light industrial, that might use trucking rather than rail. Ms. Stimart said that businesses that use rail access often need a larger parcel, and the business must be large indeed to cause the railroad to become a partner. Ann said that the railroad does want to lengthen the spur here, which would be attractive to businesses. Leslie said that we should promote the use of rail here, which was echoed by a public comment.

So Meg asked what recommendation the Council wanted to make to the Planning Commission.

Dave had circulated a straw-man resolution and it was passed around for review. Dave said that he tried to capture the sense of the Council at its last meeting and balance support for the plan with members' concerns. Ann asked if anyone had any lingering questions. Phil said

that he needed a better understanding the project phasing; would it come from the east and west? Ann said that the phasing should be proffered.

Jennie pointed out that the Council needs to focus on what the Planning Commission is going to see, because the application is not the same as the presentation this evening. How does the presentation change what has been submitted? Leslie said that it seemed that Mr. Stoner is trying to address our concerns. Dave said that we have been focused on the level of residential uses, but the block plan we saw tonight is not part of the application. Would that plan become part of the application? Do we want retail following the rooftops?

Mary noted that it is difficult to interpret the plan because we don't know how many square feet of residential is actually being proposed. Jennie asked how far we should deviate from the Master Plan. Leslie said that we should stand behind the staff position, but if new ideas were proposed, we would support those. Kim asked if we can encourage the County to support a railroad crossing. She also noted that we have not previously seen or discussed a parking deck, which does need to be considered in the future. A member asked why the hearing must be tomorrow and Mr. Stoner explained that he is up against several deadlines with the purchase contract for the land. Phil said he thought it would be good to put this off for two weeks. Although he likes how the issues have been addressed in the presentation, Phil said that he cannot approve what has been presented in writing to the Planning Commission. John said that he agrees with Dave's draft resolution. In general, the Council liked what was presented here tonight.

There remained however considerable concerns from members over the amount of residential use in the plan. Mary was concerned about commercial use following rooftops and that residential use will creep across the landscape. Phil noted that there are a number of multi-unit properties alongside the property boundary at Parkside village. Phil says he needs to work more with the staff to firm this up. Kim agreed with Tom's assertion that affordable rental units are a critical unmet need. Kim said that she did not oppose residential use as long as it is comprised of leased units and not single family detached. Tom says that the parking issue is not clear and asked how that will be resolved. This is a major issue to be dealt with as a community, and Brenda agreed with Tom. Leslie said that she liked what she had heard, but still had an issue with Section 7 being residential. She sees the whole tract as a north-south property and not east-west, and liked the visuals, but still wants to try to emphasize rail. Leslie also liked the plaza, although she knows VDOT will have issues with maintenance. Ann said that that everything that is presented to the Planning Commission becomes part of the application, so whatever is presented tomorrow night becomes part of record. Mr. Stoner pointed out that units along Parkside will be townhouses and not condominiums. He also said that he cannot proffer everything in the presentation because he has not received as much guidance from staff as he would like. (For instance, how much commercial is enough?) Ann said that the developer can only proffer what it thinks it can deliver, and cannot predict what the commercial demand will be. Mr. Stoner said that he wants to have these transitions toward the edges of the property. Janice said that she liked the visuals and where the uses would go.

John said that he agrees with Dave's draft resolution, and suggested that the developer send a resubmittal incorporating what has been shown this evening. Phil said that he thought all

these issues were in the staff report. Should we list them in the resolution if they are already in the report? Meg felt strongly that our resolution reflect that Mr. Stoner responded to the Council's request that he provide this additional information to us. She also recommended that the resolution say that the Council believed that more specific information be provided to the County.

After more discussion of the precise wording of the resolution, David Stoner moved to adopt and was seconded by Kim Connolly. The motion passed 10 votes for and 3 against. The resolution is attached hereto.

4. Announcements: This Friday, Crozet Park will be hosting a community-wide picnic. Blue Ridge Pizza will be there. The event starts at 6:00 p.m. and is followed by a movie at the pool at 8:30. More picnics are planned for July 18 and August 15. Tim Tolson announced that the Independence Day Celebration will be held on Saturday, July 5. The parade will be at 5:00 p.m. followed by a performance by Abbey Road and fireworks at 9:30. More details are on the Crozet Community Association website. Note that certain streets will be closed.

5. Future Agenda Items: None.

The meeting adjourned at approximately 10:25 p.m.

George W. Barlow, III
Secretary

**Resolution of the Crozet Community Advisory Council
Regarding TP/MP Proposal for the Barnes Lumber Redevelopment
June 16, 2014**

WHEREAS, Transatlantic Partners c/o Milestone Partners (“TP/MP” or “Applicant”) has submitted applications to provide for rezoning of the Barnes Lumber property from Heavy Industrial and C-1 Commercial to Downtown Crozet District (DCD) (ZMA 2001000018) and for a special use permit to allow for first floor residential uses (SP 201400001);

WHEREAS, the County of Albemarle Planning Staff has prepared a report discussing this application and makes the following italicized recommendations to the Planning Commission (“Staff Report”), in advance of a Planning Commission Public Hearing slated for June 17, 2014; and

WHEREAS, the Crozet Community Advisory Council (“CCAC”) has reviewed these applications and related documents, met with County Staff, met with TP/MP representatives, discussed these issues with Crozet and County residents, and wishes to provide input to the Albemarle County Planning Commission and the Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED that the CCAC is in agreement with the Staff Report and its findings and recommendations;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC requests that the Planning Commission not approve the TP/MP rezoning and special use permit applications in their current form;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC is very supportive of this type of mixed use redevelopment of the Barnes Lumber property and encourages the Applicant to amend its applications to address the stated concerns, in the hopes that this type of redevelopment of the Barnes Lumber property may proceed successfully;

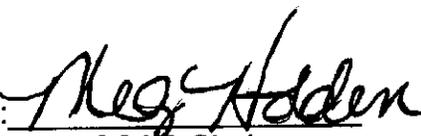
NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC is particularly concerned with the following issues presented by the applications:

- *The proposed upper limits of residential development would not make the residential use a secondary use as recommended in the CMP.*
 - *A more significant commitment to providing office/R&D/flex uses/employment should be provided as recommended in the CMP.*
 - *The traffic study identifies impacts to intersections on Crozet Avenue that will be difficult to address, according to VDOT.*
 - *Cash proffer amount is not consistent with the County's cash proffer policy if SP is approved permitting residential uses not associated with a mixed use building.*
 - *The proffers are in need of substantive and technical revisions.*
- That a stronger commitment be made toward phasing of commercial/retail development early in the overall development plan (as compared to current emphasis on initial residential development).
 - That more detail and commitment be provided to the nature and form and character of public and green space, both throughout the development but particularly the plaza area in the commercial/retail "heart" of the redevelopment.

and that, if possible, any such redevelopment should comply more closely to the goals and intent of the Crozet Master Plan with respect to these and other issues;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC wishes to thank both the Applicant for its interest and efforts toward redevelopment of this property, and the County Staff and all reviewers for their invaluable input and review of these applications.

I, Meg Holden, do hereby certify that the foregoing was adopted by a majority of the Crozet Community Advisory Council at its regular monthly meeting held June 16, 2014 by a motion made by David Stoner, seconded by Kim Connolly. CCAC members present: Meg Holden, Mary Gallo, Mike Guenther, Jennie More, Beth Bassett, Kim Connolly, Phil Best, John Savage, Janice Applebach, Leslie Burns, Brenda Plantz, George Barlow, Dave Stoner.

Signed: 
Meg Holden, CCAC Chair