IMAGINE CROZET

Virtual Architecture & Preservation Planning Feedback Summary

To reduce the spread of COVID-19, we hosted a virtual opportunity for Crozetians to share their feedback about how best to preserve and plan for the future of Downtown Crozet, the historic district and surrounding neighborhoods.

17 people participated in the online form.

This is a brief summary of everything we heard.

Downtown Crozet

We asked Crozetians about the most important design concepts and policy approach for Downtown Crozet, we heard:

• Support (100% of participants) for using the Barnes Lumber design guidelines to develop guidelines for the entire Downtown area.

• Walkability was frequently mentioned in comments shared by participants, with "Parking design and location" and "Retaining walls, fencing and landscaping" as the highest priority design concepts for Downtown.

• The majority of participants (58%) thought that design *regulations* were the most appropriate policy approach for Downtown Crozet, while 33% of participants recommended required design *guidelines.*

Historic District Neighborhoods

We asked Crozetians about the most important design concepts and policy approach for neighborhoods located within the Crozet Historic District, we heard:

• "Materials and details" were identified as the highest priority design concept for neighborhoods located within the Crozet Historic District (75%), with "Building size" and "Retaining walls, fencing and landscaping" also noted as important design concepts (50%).

• Several participants commented on the importance of low density zoning on St. George Avenue in particular. Yet most participants supported converting an existing structure into smaller units if it meant preservation of a historic home (75% of participants in favor) and all participants (100%) supported allowing additional dwelling units in outbuildings (known as carriage houses or granny flats).

• 58% of participants thought that design *regulations* were the most appropriate policy approach for the Crozet Historic District and 42% of participants recommended required design *guidelines.*

Adjoining Neighborhoods

We asked Crozetians about the most important design concepts and policy approach for neighborhoods adjoining the Crozet Historic District, we heard:

• "Lot placement", "Building size", and "Materials and details" were equally important design concepts for the area (50% of participants selected each of these concepts).

• All participants (100%) supported allowing additional dwelling units in outbuildings (known as carriage houses or granny flats).

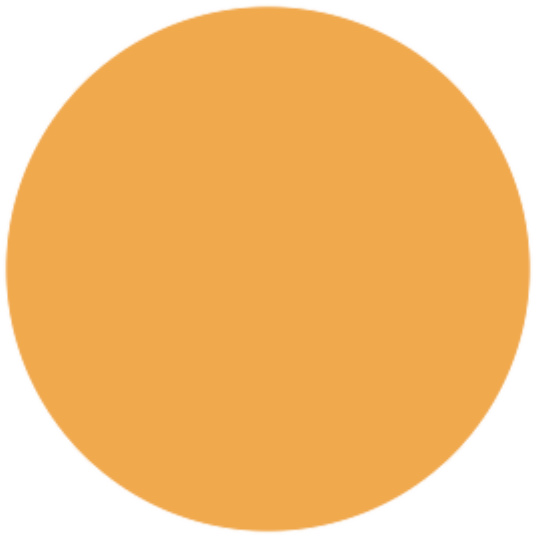
• 57% of participants thought that design *regulations* were the most appropriate policy approach for neighborhoods adjoining the Crozet Historic District, while 29% of participants recommended required design *guidelines.*

Phase 2 - Architecture & Preservation Planning in Crozet

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
137	17	202	27

Do you support using the Barnes Lumber design guidelines to develop guidelines for the entire Downtown area?



100% Yes

15 respondents

Do you have any comments or feedback for the Barnes Lumber design guidelines?

The County has not been able to implement or incentivize design or connectivity standards anywhere else in Crozet. Developers on private land largely do what they want- no sidewalks required and vinyl siding is just fine. The corrugated metal siding and reclaimed brick facades in the guidelines look awesome, but cost money. Can the County incentivize the developer to make these examples a reality?

3 days ago

Authentic design is crucial, no fake facades or movie set design as many retail outlet locations. Historic in feeling doesn't necessarily mean "looks old" new and old works fine Piedmont Place is a good example.

6 days ago

Walkability is deeply important.

6 days ago

Design with walkability, sustainability, and supportive for local businesses-no chains please

6 days ago

Discouraged design qualities in the plan seem spot on. Design with historic character, walkability, and sustainability in mind.

16 days ago

Maintain historical accuracy and integrity. Design with an old fashioned feel. Sustainabilty and efficiency in EVERY design

25 days ago

Which design concepts do you think are most important for this area?

60%	Parking design and location	6 ✔
60%	Retaining walls, fencing, and landscaping	6 ✔
50%	Materials and details	5 ✔
40%	Building size	4 ✔
30%	Lot placement	3 ✔

Parking is the key to creating a downtown environment. A walkable environment needs to have a minimum of car pedestrian interaction points with controls to guard the safety of pedestrians. Parking for the most part needs to be convenient but hidden in spaces that are not part of the pedestrian area, the buildings form the pedestrian streetscape, square, pocket park and the parking is behind the buildings. This is what creates the charming character of many older downtowns, they were created before the automobile dominated.

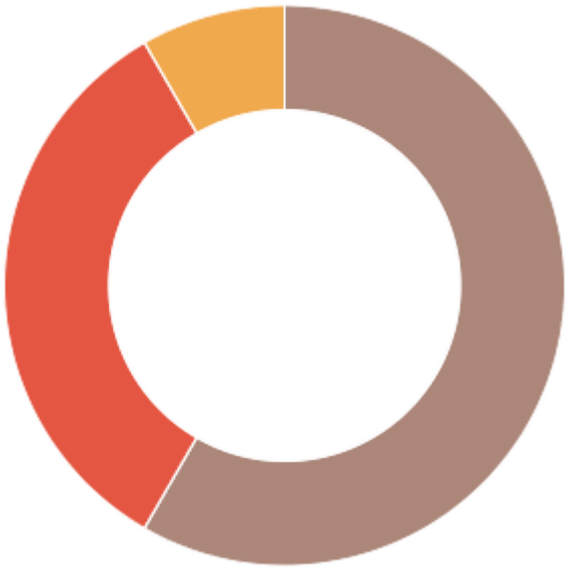
6 days ago

Please design with environmental responsibility in mind. Build with historic character and using older repurposed materials when possible

25 days ago

1 Agree

What do you think is the most appropriate policy approach for architecture and site design in Downtown Crozet?



- 58% **Design Regulations: A set of rules or restrictions that can determine the site design, materials used, architecture and demolition of buildings within a certain area. These regulations apply to all property owners and ty...**
- 33% **Required Design Guidelines: A required set of guidelines used for projects that require Board of Supervisors approval, such as a rezoning or a special use permit. County staff and decisionmakers use these when reviewing...**
- 8% **Voluntary Design Guidelines: A voluntary set of guidelines meant to give advice on how to use different principles and elements of site design and/or architecture.**

12 respondents

Some of the most desirable places in the world, such as Paris France, have the most stringent building regulations on size shape and facade. It is why they are so beloved, there is a uniformity to the streets that make them walkable and pleasing. However beaurocracy can be deadly so the proper balance between regulations and approval process must be developed.

6 days ago

Do not make the process overly cumbersome for each project. Rezonings and Supervisor approval is the easiest way to only allow mega-developers into the game of city building. If you want fine grained texture, you need first-time and small-time developers; so do not scare them away with an opaque and extremely risky prospect like the county's rezoning process. A hybrid of design regulations and design guidelines sounds like a good approach, but is very tricky to balance. Allow creativity with rules that are flexible and smart.

22 days ago

Which design concepts are most important for this area?

75%	Materials and details	9 ✔
50%	Building size	6 ✔
50%	Retaining walls, fencing, and landscaping	6 ✔
42%	Lot placement	5 ✔
8%	Parking design and location	1 ✔
8%	Outbuildings (supporting buildings and structures)	1 ✔

It's hard to tell a romantic and authentic story about a railroad town rich in history if the evidence does not support the tale. Historic areas must be preserved, maintained, and celebrated. The enduring character cannot be sacrificed for large scale projects and short-term profitability.

3 days ago

Density is crucial to maintaining the character of these areas.

6 days ago

Saint George should be low density to be sure. If it isn't the historical quality of it will be demolished for all time.

6 days ago

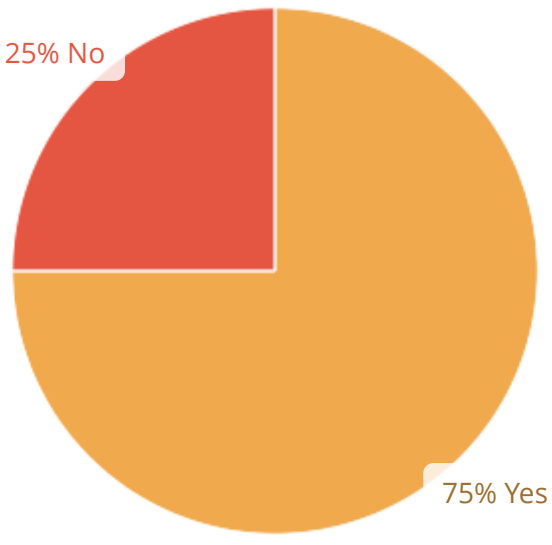
This neighborhood absolutely should be low density. St George Avenue is already dealing with folks speeding in order to make up time from Western Crozet to Crozet Avenue, and our street is dense with children, pets, bikers, and families with small children. To develop out the historic area such as St George Ave will increase pedestrian risk, as well as also knock down historic buildings that are a dwindling resource in Crozet. (Look no further than the Vue over on Blue Ridge Avenue.)

6 days ago 1 Agree

This neighborhood should be codified low density. It should have restrictions about height and the type and number of new buildings that can be put in the area. Further commercial development in the historic zone should be prohibited.

25 days ago 1 Agree

Do you support converting an existing structure into smaller units if it meant preservation of a historic home?



12 respondents

Why or why not?

'Affordable housing' does not have to mean vinyl siding in a treeless cul-de-sac miles from town. Outbuildings can offer options for people to live/visit affordably within walking distance to downtown.

3 days ago

You can't rebuild a historic home. Once it's gone, it's gone. Preservation should be a community point of pride. Do whatever you can to keep the homes.

3 days ago

Such changes would not dramatically change overall density, while expanding housing options and preserving character.

16 days ago 2 Agree

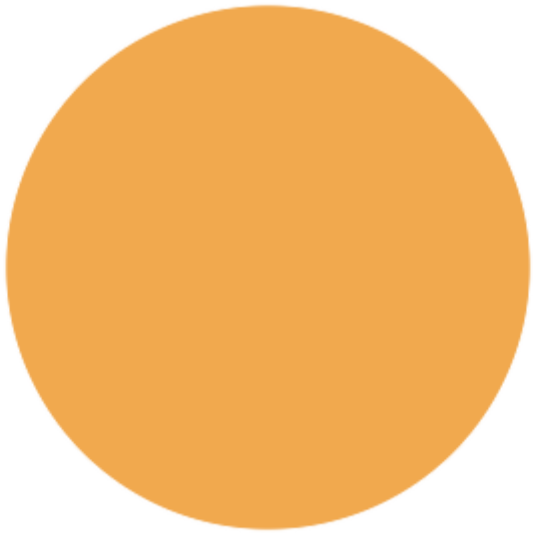
Detached accessory units should be allowed on every detached single family lot in the county.

22 days ago 2 Agree

Smaller units and accessory are a wonderful way to strengthen the neighborhood without having a visual impact. If the neighborhood is kept in artificial stasis it will quickly become unaffordable for those that live in it now. When millions of dollars are injected next door, these property values will increase very rapidly; creating a very unstable economic condition. Allowing the people that live here now to utilize that desirability with rental units to offset the increase in taxes is vital to the survival of the neighborhood.

22 days ago 1 Agree

Do you support allowing additional dwelling units in outbuildings (known as carriage houses or granny flats) in this area?



100% Yes

13 respondents

What do you think is the most appropriate policy approach for architecture and site design in neighborhoods within Crozet's Historic District?



- 58% **Design Regulations: A set of rules or restrictions that can determine the site design, materials used, architecture and demolition of buildings within a certain area. These regulations apply to all property owners and ty...**
- 42% **Required Design Guidelines: A required set of guidelines used for projects that require Board of Supervisors approval, such as a rezoning or a special use permit. County staff and decisionmakers use these when reviewing...**
- 0% **Voluntary Design Guidelines: A voluntary set of guidelines meant to give advice on how to use different principles and elements of site design and/or architecture.**

12 respondents

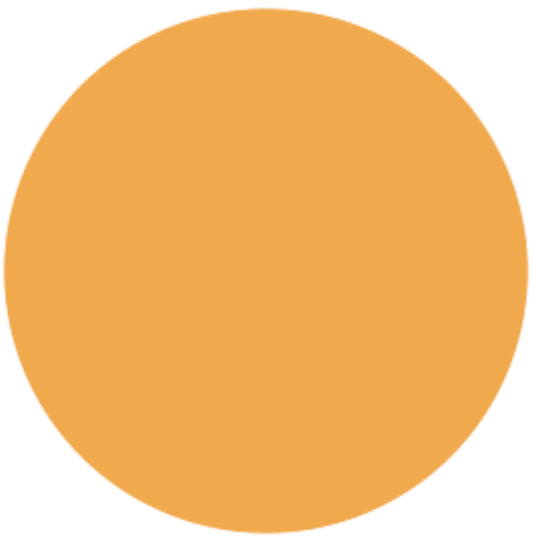
Voluntary design guidelines is another word for "guidelines to ignore."

6 days ago 1 Agree

Which design concepts are most important for this area?

50%	Lot placement	5 ✔
50%	Building size	5 ✔
50%	Materials and details	5 ✔
40%	Parking design and location	4 ✔
20%	Outbuildings (supporting buildings and structures)	2 ✔

Do you support allowing additional dwelling units in outbuildings (known as carriage houses or granny flats) in this area?



100% Yes

10 respondents

Why or why not?

More people can walk/bike to downtown without destroying the neighborhood to fulfill the same objective.

3 days ago

What do you think is the most appropriate policy approach for architecture and site design in this area (neighborhoods located next to Downtown that are outside of the historic district)?



- 57% **Design Regulations: A set of rules or restrictions that can determine the site design, materials used, architecture and demolition of buildings within a certain area. These regulations apply to all property owners and ty...**
- 29% **Required Design Guidelines: A required set of guidelines used for projects that require Board of Supervisors approval, such as a rezoning or a special use permit. County staff and decisionmakers use these when reviewing...**
- 14% **Voluntary Design Guidelines: A voluntary set of guidelines meant to give advice on how to use different principles and elements of site design and/or architecture.**

7 respondents

R1, R2 and R4 are extremely outdated zoning codes to have in this area. These neighborhoods must be allowed to grow naturally from within rather that being shadow bought and redeveloped by large developers. A by-right solution is needed that allows for the next stage of development to be done by the current property owners. Detached accessory Units, multiplexes and pocket neighborhoods are the next level of development, and they can be done in ways that are gentle and in-scale with the rest of the neighborhood. Upzoning to R4 or R6 will cause chaos so it cannot be done that way, nor will it ever happen relying on individual rezonings; this must be done with a form based approach very different from the codes from our automobile obsessed past.

22 days ago 1 Agree

Is there anything else you'd like to share about historic preservation and architecture in Crozet that we didn't cover?

Protect the historic districts from becoming preferred traffic cut through's.

3 days ago

Again to restate, if we do not preserved what is historic we will lose it for all time.

6 days ago

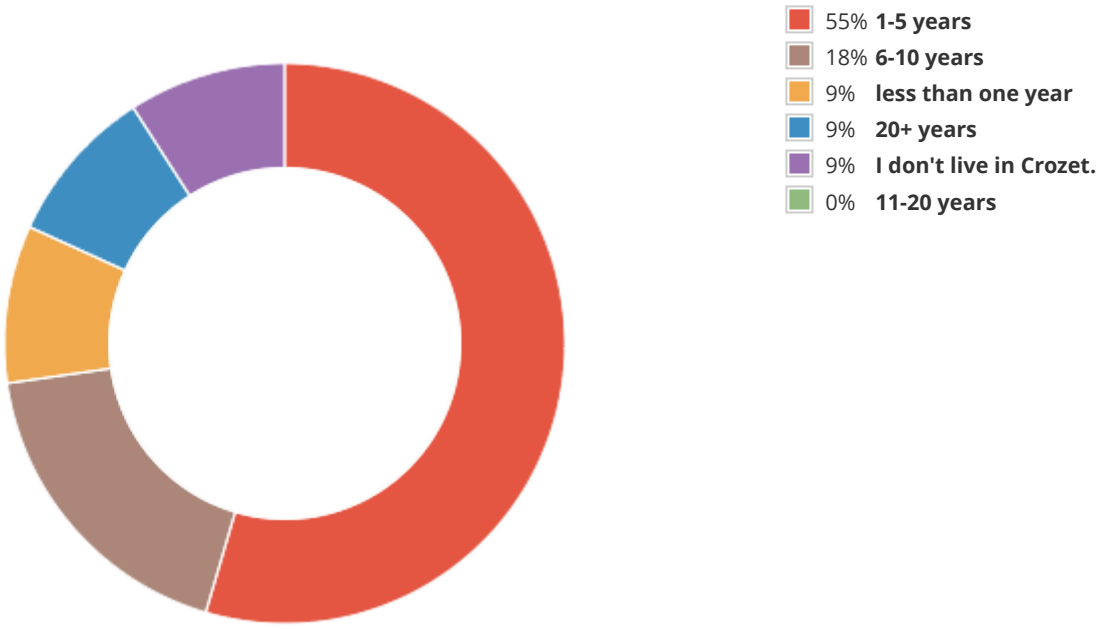
To stress again, the historic district needs to stay low density. As Old Trail and the other new neighborhoods approach max density, developers will begin looking for opportunities elsewhere. With a precarious traffic and pedestrian situation already, shadow development at the expense of our already dwindling historical resources is a very real threat. I would hope the historic heart of Crozet can be preserved while keep everyone safe.

6 days ago

Just to restate that the St. George Ave Historic district should be codified as a low density neighborhood. No biz dev there and no highrises

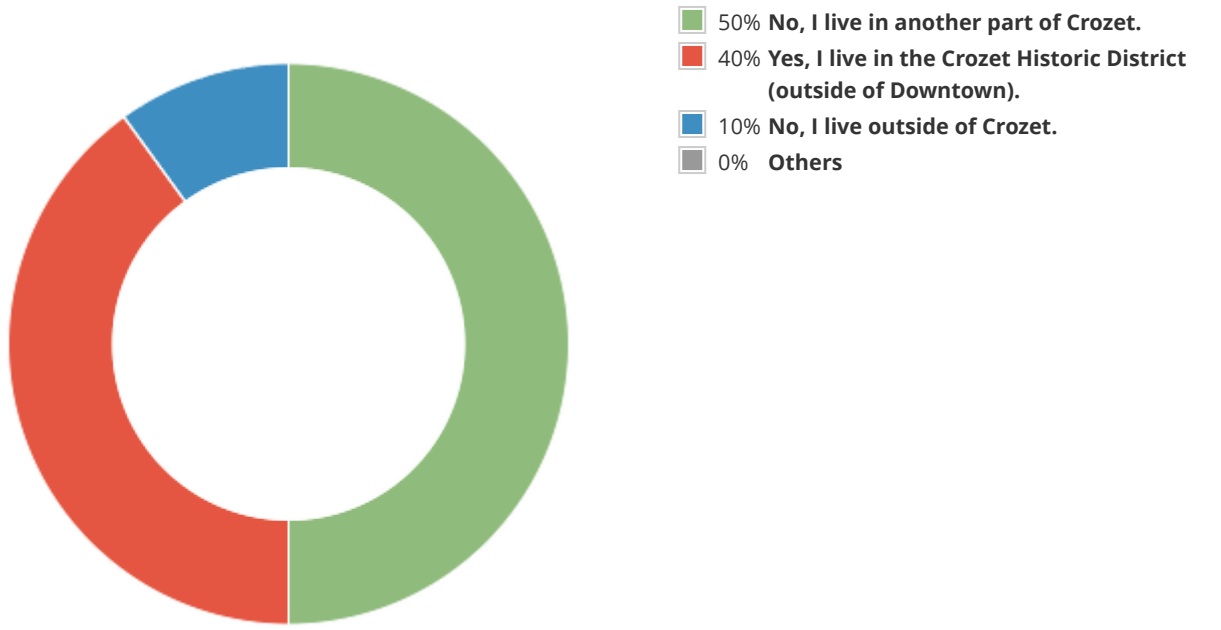
25 days ago

How long have you lived in Crozet?



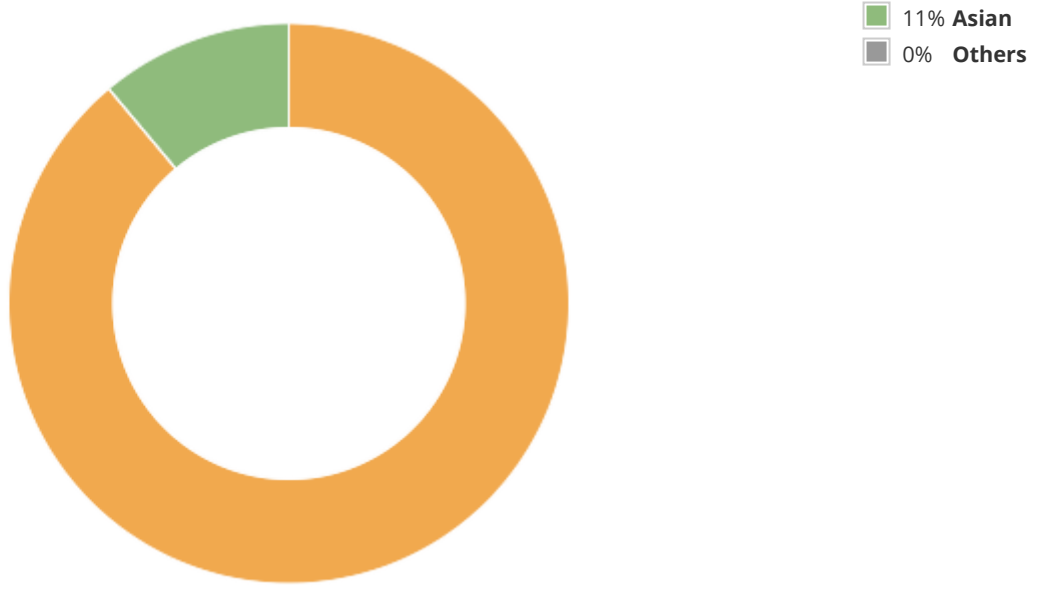
11 respondents

Do you live in any of the areas highlighted in this survey?



10 respondents

What is your race/ethnicity?



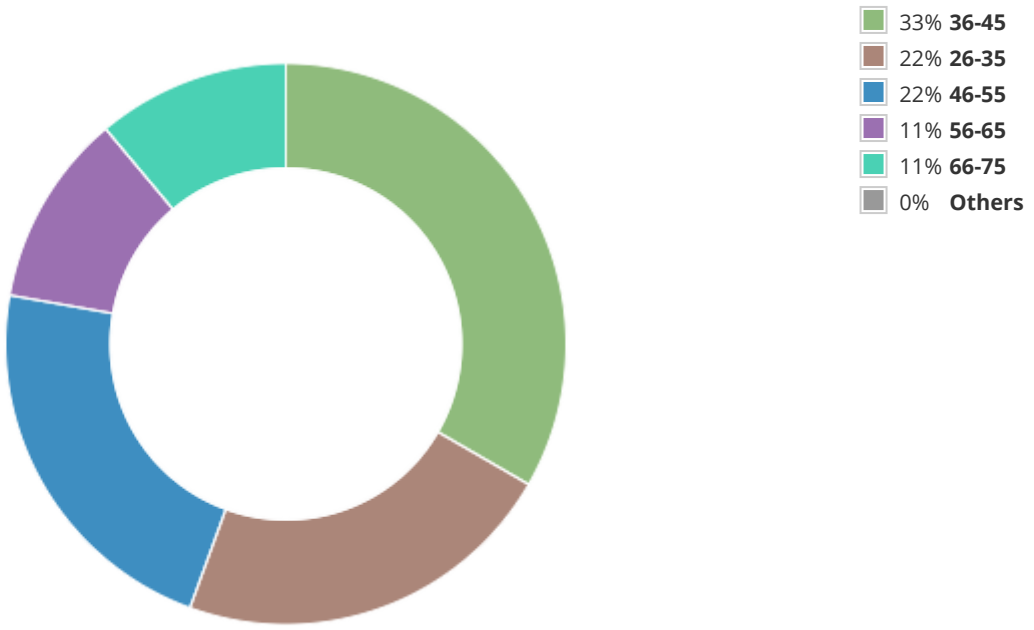
9 respondents

What is your gender?



9 respondents

What is your age?



9 respondents