

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 30, 2021 7:51 AM
To: Andy Reitelbach
Subject: FW: comments Proposal: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: T Adajian <adajiatrv@gmail.com>
Sent: Friday, March 26, 2021 11:08 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Re: comments Proposal: SP202000016 Claudius Crozet Park

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Dear Planning Commissioners,

I attended the meeting Tuesday night, and spoke during the public comments on the Crozet Park proposal. I had no absolutely idea of the very high level of expertise on the Commission. County citizens are lucky to have such conscientious and accomplished people in your positions.

As a Crozet resident and an immediate neighbor of the park, I'm far from opposed in principle to an expansion of the park. Crozet clearly needs more recreational facilities. But not in a way that is unnecessarily heedless of neighborhood, traffic, and environmental considerations.

One member of the Commission remarked the fact that the park board made no effort to have a dialog with neighbors (as opposed to speaking with the CCA and getting articles in the Crozet Gazette). The failure to dialog cost time and money, as well as some good will. This practice on the park's part, unfortunately, is the rule rather than the exception. I speak from experience.

So the meeting raised a couple no doubt naive questions for me:

How did the proposal's weaknesses (traffic, impact on neighborhood, greenspace) not get identified by county planning staff? The bar for approval seemed extremely low. (Another fact that caused concern: the planning staff report did not

make it clear, to anyone but a fairly careful reader, that the building proposed was 46K square feet. This fact was subject to what seemed to me obfuscation in the meeting, on the part of the applicant.)

How can citizens be assured that the county planning staff will hold the developer to higher standards? What mechanisms would prevent a repetition of the same, on the next go-around?

How will one of the fundamental problems that lead to the deferral -- that the park didn't seek out a discussion with members of the immediate community -- be addressed?

The Planning Commission asked the applicant hard questions and held the applicant to reasonable standards. Community members like myself got engaged, and were able to contribute, I think helpfully, to the process. So the process worked in that sense.

But to a naive observer/participant, it's puzzling that the proposal was able to get as far as it did. What mechanisms will prevent a repeat? Will members of the community be provided with the written recommendations that the county planning staff makes to the applicant?

Finally, the failure on the part of applicant and planning staff to attend to the obvious environmental issues raised by the proposed extensive paving of the park is very surprising. The health of many of the county's streams -- including nearby Lickinghole Creek -- is impaired. The county has a big Stream Health Initiative. It's uncontroversial that impermeable surfaces, run-off, and constructions are big contributors to that impairment. (I write as a citizen member of the Technical Advisory Committee Meeting for the South Fork Rivanna Watershed.)

Thank you again for your good work.

Sincerely,

Thomas Adajian

5643 Hill Top Street
Crozet

On Sun, Mar 21, 2021 at 10:16 PM T Adajian <adajiatrv@gmail.com> wrote:

Dear Planning Commission,

My property is adjacent to Crozet Park. I have lived here on Hill Top Street in Crozet for 15 years.

The county planning staff report on the proposed makeover of Crozet Park, to be considered at your March 23, 2021 meeting, makes for a surprising read. It has raised many questions for me about this project. [A] Character of the Neighborhood. The proposed building would be two stories, 36' high, and 34,000 square feet (3/4 of an acre). The present one-story building is about 8,000. The new two-story building would be located 30 feet from Indigo/Hill Top St. This is contrary to the county code, so a "Special Exemption" is being requested; *zoning change* might be more accurate. This would be a massive change. But no one -- neither the county nor the applicant -- has made available drawings that show the scale of the building in comparison with the neighborhood. So how can community members evaluate, much less accept, the county planning staff's assurance that, on the proposal, "character of the nearby area is unchanged"? [B] Traffic. County staff write that the expansion would generate 985 daily trips. The Hill Top St. entrance would become permanent, despite detailed concerns about safety, sight

lines, etc., raised by community members in correspondence with the county. The county planners/applicant replies to these concerns by punting on the details about the Hill Top Street entrance. They are to be put off until the Site Review stage Kicking traffic problems down the road -- so to speak -- does not seem like a good strategy. The county staff report summary says, in response to traffic concerns, that "the applicant is proposing additional pedestrian paths throughout the park to provide better connections with the surrounding neighborhood and promote walking to the park," using "future sidewalks."

Neither of these responses seems adequate.

[C] Greenspace? 1/3 of Crozet Park will be paved or covered by a building, on this proposal -- a massive increase in impermeable surface area. Multiple large trees will be lost. But the uses identified for areas designated as Greenspace in the Master Plan (as the park is) are "public parks, open space, and environmental features." [D] Commercial Space. The YMCA, a non-profit community organization, used to run recreational programs at the park. ACAC, a for-profit, does now. Will that continue? It seems reasonable for taxpaying citizens to know the answer to that. The existing proposal seems to be at least as much for a big commercial development as it is for a park the *full* use of which *all* community members can afford.

The proposal as it stands offers little assurance that the character of the surrounding area will be preserved; it would cause traffic problems that have not been responsibly addressed; it will significantly weaken the Park's claim to be what the Master Plan says it is, a Greenspace; and it appears to be more in the nature of a commercial development than a park that will serve all members of the community equally.

As a longtime resident of the neighborhood, and someone whose property abuts the park, I do not believe that this proposal should be approved.

Sincerely,

Thomas Adajian

5643 Hill Top Street
Crozet 22932

References are to <https://www.albemarle.org/Home/ShowDocument?id=8027>

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 23, 2021 2:00 PM
To: Andy Reitelbach
Subject: FW: Remarks re: Crozet Park SP application for tonight
Attachments: Crozet park expansion planning commission talk points 3-23-21.docx

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Peter Thompson <peter@Thecentercville.org>
Sent: Tuesday, March 23, 2021 1:59 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Remarks re: Crozet Park SP application for tonight

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To the Albemarle County Planning Commission,

As recommended by Clerk Carolyn Shaffer, attached are the remarks I'll share at your meeting tonight.

Thank you for your service to our County!
peter

Peter M. Thompson
Executive Director, The Center at Belvedere
540 Belvedere Blvd. | Charlottesville, VA 22901
434.974.4577 (direct) / 974.7756 (main) /434.989.0180 (cell)
www.thecentercville.org



Did you know? - Philanthropic gifts account for over 60% of The Center's annual operating budget?
Please [make a gift](#) and support the work of The Center today!

Peter Thompson remarks to the Albemarle County Planning Commission

March 23, 2021

Good evening and thank you for your time.

I'm Peter Thompson, executive director of The Center at Belvedere, formerly known as the Senior Center. I'm here to speak regarding SP2020 00016 Claudius Crozet Park, supporting the need for this community resource.

I think you know that The Center is a 61-year nonprofit organization that positively impacts our community by providing opportunities for the key ingredients in holistic healthy aging—a sort of teen center for people age 50 and better.

Ten years ago, after extended market research and our own experiences, The Center identified the booming need for healthy aging programs in the Albemarle-Charlottesville area. Albemarle County's own Parks and Rec needs studies reinforce what we found—the need for more indoor recreation spaces to meet the priorities of Albemarle County residents. We have large, lovely parks but they meet only a small portion of our recreation needs--there is a significant shortfall for indoor spaces that can be used year-round, in non-daylight hours, and by larger audiences of area residents.

The booming 50+ population is particularly acute in Albemarle. More of us want to age in place here, and we continue to be a magnet for older adults to re-locate here. This is a good thing for Albemarle County, and we need to continue to meet the needs of our growing and aging population. Facilities that facilitate Active aging are a key ingredient for meeting this need.

Based on this information, The Center developed a Vision 2025 document that defined a two-pronged approach to what Albemarle and area residents needed of us. One, build a flagship facility in the urban heart of Albemarle-Charlottesville which became The Center at Belvedere, which opened last year.

Two, because our area has and will continue to grow both in numbers and in geographic reach, we have long planned to deliver our programs through more satellite locations. It makes no sense for us to build mini versions of The Center at Belvedere all over the area. Rather, we intend to partner with other entities to deliver the healthy aging programs we excel at.

Crozet has always been the first area we identified as having un-met needs and a critical mass of residents to sustain a robust community center. Now, the Crozet community center facility expansions is the exact type of partnership The Center has envisioned. We know the Western Albemarle growth demands more amenities

to meet our fellow citizen's needs. We have been communicating with Mr. Holzwarth since the earliest discussions of this exciting project about how we could and indeed should work together to meet the increasing demand for healthy aging programs in this area. We are both looking forward to working together to help all our neighbors and, for The Center in particular our older friends, to remain active and healthy so they can continue to be assets for their families and all of our community.

Thank you for your time and for considering the applicants SP application.

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 23, 2021 4:02 PM
To: Andy Reitelbach
Subject: FW: Hill Top Street

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Eve Watters <evewatters@gmail.com>
Sent: Tuesday, March 23, 2021 3:56 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Hill Top Street

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Commission,

I must voice the strongest of objections to the upcoming careless and short-sighted plan to use Hill Top Street as a construction exit, especially now I've learned there are alternative routes available.

Hill Top Street has changed radically in nature during the last decade, and become important to healthy use of it for walkers and bikers, at the same time as the congestion of motor traffic has grown steadily, most cars taking little heed of speed limits or safety concerns. Vandalism to private property has increased, and properties on the older part of the street are mainly treated as public conveniences along the "speedway" to the park and out of the neighborhood. The "sidewalk" that was hurriedly and cynically installed prior to the development of Parkside Village has deteriorated hazardously, and never seen repairs, perhaps not even inspection, in those 20+ years, further encouraging disrespect to those properties along its way.

I further must urge the Commission not to make Hill Top the permanent entry/exit point UNTIL other such points have been put in place, so that Hill Top does not bear the full burden of traffic, along with its fumes, noise, and undue late night activity,

It's an old street, suited in its original design to purposes other than use as a highway; it is only right that new construction should be in keeping with contemporaneous new usage, and the burdens borne fairly by those investing in new construction and those occupying it.

I have often been impressed, in years past, by the consideration and respectful deliberation I've witnessed while in attendance at meetings of various Albemarle planning and supervising groups. I have also been alarmed most recently by the apparent callous disregard of previous agreements, plans, and of residents' stated needs. I hope this trend will now be at an end, for the good of better cooperation and stronger communities within Albemarle,

Yours respectfully,

Eve Watters
434-823-8600
5771 Hill Top St.

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 23, 2021 1:47 PM
To: Andy Reitelbach
Subject: FW: Request to speak at 3/23 meeting UPDATE
Attachments: Crozet_Park_Special_Use_Permit_Comments_Feldman_Jacob.docx;
Hill_Top_Street_Away_From_Propose_Entrance.jpg;
Hill_Top_Street_Toward_Propose_Entrance.jpg

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org

Phone: (434) 296-5832 ext 3437

401 McIntire Road, , Charlottesville, VA 22902

From: Jacob Feldman <feldman.jacob.michael@gmail.com>
Sent: Tuesday, March 23, 2021 1:35 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Margaret Montague Feldman <margaret.m.feldman@gmail.com>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Re: Request to speak at 3/23 meeting UPDATE

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello,

Please my attached comments and pictures referred to in my comments regarding the Special Permit for Claudius Crozet Park. Thank you!

- Jacob

On Mon, Mar 22, 2021 at 10:06 AM Carolyn Shaffer <cshaffer2@albemarle.org> wrote:

Mr. Feldman,

Sorry for the first email, below are the correct directions on how to speak on the Claudius Crozet Park

Thank you for requesting to speak at the PC meeting. **The item you want to comment on is NOT on the Consent Agenda, I am sorry for the previous email, I looked at the agenda wrong.** Please raise your hand when the Chair asks for comments on that item. We will give everyone the opportunity to speak. You will have 3 minutes to speak.

I would like to encourage you to send your written comments to the PlanningCommission@albemarle.org so that they can have them to review before the meeting tomorrow. This is now mandatory, just a suggestion.

Please let me know if you have any other questions.

Thank you,

Carolyn Shaffer

Clerk, Planning Commission and Boards

[Albemarle County](#)

cshaffer2@albemarle.org

Phone: (434) 296-5832 ext 3437

401 McIntire Road, , Charlottesville, VA 22902

From: Carolyn Shaffer

Sent: Monday, March 22, 2021 8:38 AM

To: Jacob Feldman <feldman.jacob.michael@gmail.com>

Cc: Margaret Montague Feldman <margaret.m.feldman@gmail.com>

Subject: RE: Request to speak at 3/23 meeting

Thank you for requesting to speak at the PC meeting. The item you want to comment on is on the Consent Agenda, we do not take public comment on Consent items. You will need to raise your hand when the Chair asks for comments on other matters that are not on the agenda. I have added your name to my list, but please raise your hand, and that will put you in the que, be patient as everyone shows up in order of raising their hand. We will give everyone the opportunity to speak. You will have 3 minutes to speak.

I would like to encourage you to send your written comments to the PlanningCommission@albemarle.org so that they can have them to review before the meeting tomorrow. This is now mandatory, just a suggestion.

Please let me know if you have any other questions.

Thank you,

Carolyn Shaffer

Clerk, Planning Commission and Boards

[Albemarle County](#)

cshaffer2@albemarle.org

Phone: (434) 296-5832 ext 3437

401 McIntire Road, , Charlottesville, VA 22902

From: Jacob Feldman <feldman.jacob.michael@gmail.com>
Sent: Thursday, March 18, 2021 9:23 AM
To: Carolyn Shaffer <cshaffer2@albemarle.org>
Cc: Margaret Montague Feldman <margaret.m.feldman@gmail.com>
Subject: Re: Request to speak at 3/23 meeting

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Thanks Carolyn! I will try to send in some written comments in advance, time permitting. Thanks again!

- Jacob

On Thu, Mar 18, 2021 at 9:18 AM Carolyn Shaffer <cshaffer2@albemarle.org> wrote:

Thank you for requesting to sign up early. I have your name on the list, it is important that when we ask for public comment that you use the raise hand feature, that will put you in the queue, and be patient, I will call on everyone in the queue in order, as when you raise your hand if you are the first, you are at the top and then everyone behind you falls into place. If you take your hand down, and put it back up you will go to the bottom.

You will have 3 minutes to speak and you can only speak one time. You can always send a written copy of your comments ahead of the meeting and I will share it with the Planning Commissioners and staff.

Please let me know if you have any questions.

Thank you,

Carolyn Shaffer

Clerk, Planning Commission and Boards

[Albemarle County](#)

cshaffer2@albemarle.org

Phone: (434) 296-5832 ext 3437

401 McIntire Road, , Charlottesville, VA 22902

From: Jacob Feldman <feldman.jacob.michael@gmail.com>
Sent: Wednesday, March 17, 2021 7:40 PM
To: Carolyn Shaffer <cshaffer2@albemarle.org>
Cc: Margaret Montague Feldman <margaret.m.feldman@gmail.com>
Subject: Request to speak at 3/23 meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Carolyn,

My name is Jacob Feldman, and I am a resident of the Parkside Village neighborhood. I have concerns about the proposed development in Claudius Crozet Park and would like to speak on this topic at next week's meeting.

Thank you,

Jacob Feldman

To the Planning Commission:

My name is Jacob Feldman. My wife, daughter, and I moved into Parkside Village in February. Although we are newcomers, we walk to Crozet Park at least once every day via Hill Top Street. I oppose approval of the Special Use Permit Application. As a community member, I believe the proposed commercial project:

- Does not belong in a neighborhood park. The Planning Commission has approved a site along Route 250 for the Recreational Facility. A commercial establishment receiving 985 projected visitors per day does not belong in a neighborhood park.
- Eliminates green space by dramatically enlarging indoor recreational spaces and expanding parking lots. Due to an insufficient number of baseball fields and soccer fields, this green space is currently extensively used by soccer and tee ball leagues. The size of the proposed commercial building and its accompanying parking lots is antithetical to preserving rural roots.
- Degrades the character of the neighborhood. Rather than buying in Foothill Crossing, I prioritized being in a neighborhood that valued green space. A massive expansion of the existing indoor recreational facility in Crozet Park is out of character with the open and green space values of the Park and its surrounding community.

I would like to direct most of my comments to the matter of the proposed 24' Hill Top Street Entrance.

A Hill Top Street Entrance for the proposed commercial project will significantly affect the neighborhood character and safety for residents on Hill Top Road. The commercial center is projected to have 985 visitors today. Traffic on Hill Top Street will only increase after Hill Top Street is extended into Foothills Crossing. It is irresponsible to delay consideration of how residents and traffic will be affected until Site Plan review. There absolutely should be a traffic study. Please do not grant creation of a Hill Top Street Entrance to be a "by right" condition to applicant.

Here are some details regarding my concerns with the increased Hill Top Street traffic:

- First, the increased traffic as a result of commercial project is not safe for drivers. From the intersection of Indigo Rd and Hill Top Street through the current end of Hill Top Street, there are no road markings along a windy street. I have included two pictures of Hill Top Street. Given the historical street parking for Parkside Village residents, these roads will only become more narrow and cannot safely accommodate the increased traffic. This road is not suitable for accommodating street parking for residents and a large increase in two-way traffic.
- Second, the increased traffic is an endangerment to pedestrians along Hill Top Street. From the intersection of High Street and Hill Top Street until Indigo Road, there is dilapidated sidewalk that many residents with a stroller or scooter chooses to walk around. How has the Planning Commission taken into account the safety of those residents when more traffic drives up their street? From the intersection of Indigo through the end of Hill Top Street, there is an active community and many children. How has the Planning Commission taken into the consideration the safety of Parkside Village pedestrians? Before a Special Use Permit is approved, a plan to manage neighborhood safety should be developed.

Thank you!

Jacob Feldman

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 22, 2021 11:13 AM
To: Andy Reitelbach
Subject: FW: Public Comments on Crozet Park request for Special Use Permit

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

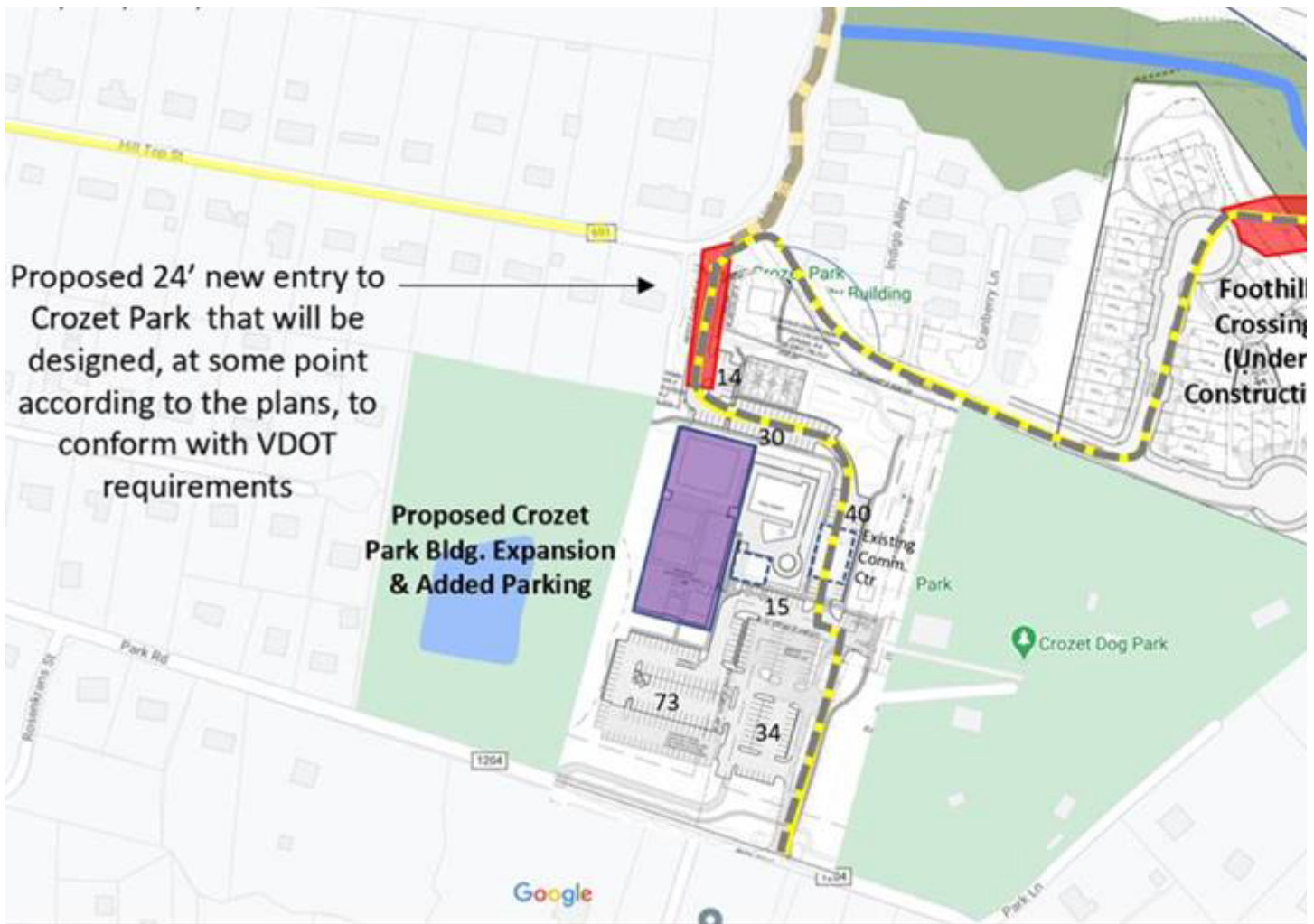
From: Phil Kirby <Pkirby@cmainc.us>
Sent: Monday, March 22, 2021 11:10 AM
To: Planning Commission <PlanningCommission@albemarle.org>; Jennie More <jmore@albemarle.org>
Subject: Public Comments on Crozet Park request for Special Use Permit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Commissioner,

In October I submitted written comments regarding the Special Use Permit Application by Crozet Park to build a commercial style recreation building with a 32,000 square footprint (about $\frac{3}{4}$ of an acre) that is 36 feet high. Unfortunately those comments were never discussed at the CCAC meeting (which was when I understood there would be a question and answer session) nor were they discussed with me at any other time. In fact, until a few weeks ago when I thought the applicant was still making changes to the drawings but was informed by staff they were not. The comments I made in October are still very valid.

I hope the drawing below will help provide context for how the proposed project sits in the existing neighborhood. I used the files that staff identified as the latest drawings to create it. Most pertinent to Crozet Park's request for a Special Use Permit is the size of the new building (in purple) compared to the size of the existing buildings (dotted in blue which have gable roofs about 20' high), the number of new parking spaces (which are annotated totaling over 200 new), and the configuration of the intersection at Hilltop Road which the Park requests to use as a fulltime entrance/exit (currently only used as an exit in special events). It also provides context for how much of the park will become essentially a commercial enterprise and no longer green space. Please see my comments below the drawing regarding these points.



1. **I feel like public comment has been stifled by the process.** Perhaps it due to that the volume of development happening in the county that conflicting, inaccurate and incomplete information is often provided in public venues. Many of us are trying to understand unfamiliar processes and respond to processes, expecting real opportunity to question why decisions are made and how they can be impacted – I understand that this takes a lot of time but it is not happening now. The fact is that we have community meetings where comments are not allowed and Planning Commission meetings that we can not attend (replaced by zoom sessions with 3 minute comment periods that may or may not be sequenced so the public can respond to information presented at the meeting). I have yet to see a meaningful public question and answer session on any important topic.
2. The Planning Commission, as part of the Master Plan review process, recently approved, in concept, a site next to Brownsville Elementary along Route 250 as an acceptable location for a Recreational Facility and all parties agreed that the location was a good idea [*my language might not be right here but this was discussed at the Planning Commission when Staff's Crozet Master Plan update was reviewed*]. **The proposed project is in essence a commercial establishment with 985 projected visitors per day. A facility of this size does not belong in a neighborhood park setting.**
3. **That the findings of Staff misrepresent the scope and scale of the proposed building – YES IT WILL impact the character of the area.** In a prime example of not listening to public comment the applicant has not provided drawings that show the scale of the proposed building within the neighborhoods nearby although drawings of this type were requested specifically. The unfortunate thing is that I have had a fantastic relationship with the park for years and now they are acting like an unchallenged developer maximizing land use, minimizing information – certainly not like a neighbor.

4. **That we are running out of Green Space in Crozet and we should preserve the limited amount that is left.** If this development is completed 1/3 of the park's area will be impervious - not greenspace. Further this development was not mentioned in the Planning Commission's review of the updates on the Crozet masterplan. Staff's recommendation says it is in keeping with the Master Plan. It is difficult for me to understand that logic and why it was not discussed during the Master Plan reviews.

5. **That the vague description of what happens at the proposed new permanent exit on to Hilltop should not be delayed until Site Plan review and, further, that the assertion that no traffic study is required on either Hilltop or Park Street should not be accepted.** If the Hilltop exit becomes a "by right" condition for the applicant it means, as we have seen in other places, that the people impacted no longer have input into the outcome. I have been told in writing that my comments are important and spent hours reviewing drawings of "by right" applications finding issues and asking questions – none of my requests resulted in meaningful dialog with staff unless it was to tell me that the applicant had the right to move ahead prior to approval, or that engineering had approved it, or applicant was not required to provide information about a retaining wall abutting our properties. It is unfair to kick an issue like this the down the road in order for a developer or the park to have the power of "by right" on their side before it is even clear what they are doing. Further, this proposed development is not happening in isolation so traffic impacts to Park, Hilltop and other local streets should be studied *in totality*.

In closing I would like to remind the Planning Commission that many of us have been supportive neighbors of the park for years donating time and money to its development. This proposal is in itself OUT OF CHARACTER with the way the park has acted in the past. I won't deny the project must have some redeeming qualities – access for a broader part of the community, expanded facilities certainly – but build it where it belongs - perhaps on the parcel you agreed was the right place for it on route 250.

Philip Kirby
Parkside Village Resident for eighteen years

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 23, 2021 7:40 AM
To: Andy Reitelbach
Subject: FW: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

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From: whiteroy@embarqmail.com <whiteroy@embarqmail.com>
Sent: Monday, March 22, 2021 9:58 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: SP202000016 Claudius Crozet Park

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

We own an abutting property to Claudius Crozet Park and therefore received the March 5, 2021, letter regarding Claudius Crozet Park's special use permit and the planning commission meeting on March 23. Upon receiving that letter, we reviewed the updated site plan that accompanied the materials for the meeting.

Please consider this email an abutting property owners comments for the meeting on March 23, 2021.

Regarding pedestrians connections:

1. Important connection not shown – There is fence opening and at-grade connection to the perimeter trail at the end of Myrtle Street into the park that is not on the map. With some enhancements, this entry point could provide a safe and high quality pedestrian/bike entry point to the park for the 18 residences on Myrtle Street, plus anyone approaching by bike or on foot from the west.
2. Proposed 8' paved path off Park Road in the southeast corner of the park between the upper ballfield third base line dugout and Park Road – What is proposed is in conflict with the existing ballfield facilities and creates a convoluted, awkward, and potentially unnecessary path. The proposed path is too wide for the space that is available and faces too much grade change. The result is a difficult and expensive access point. Currently, just north of the proposed location, there is an opening in the fence served by an at grade, well-used, and paved path off Park Lane. With similar enhancements as suggested at Myrtle Street, this existing access point could provide a safe and a less expensive/disruptive entry point at this end of the park.
3. North/South central path from Park Road to the Daucet Pavilion – we support this connection, however, since there is only 6' of space between the east end of the entry drive pavement and the drip line of the row of 14

Crepe Myrtles, we suggest installing this path east of the east drip line of the Crepe Myrtles. This would allow for a much better alignment with the Daucet Pavilion sidewalk.

4. New entry off Park Road in the southwest corner of the park - The proposed 8' paved spur is not accessible due to a few issues:
 - a. As shown, the spur dead ends into the east elevation of our 6' wood fence which is along our property line with the park
 - b. The grade change to Park Road from the proposed connection point is a severe 5' of grade change over 5' of distance (+/-).
 - c. A utility pole at the top of the grade in that southwest corner has multi-directional guy cables extending east and north.

If a connection is desired to serve the 18 houses on Park Road, a far better location for an enhanced pedestrian access is just east of the culvert below the park dam. This location is one that has an existing fence opening and was established with an on site discussion a few years ago with Matt Smith, then the County Park and Recreation Superintendent, and Joel Denunzio, VDOT Supervising Engineer. This location provides the better line of sight in both directions and will align with a future cross walk to accommodate the future greenway path to be built along the sanitary sewer easement along that creek.

5. New pedestrian entry north of the Pickle Ball Courts – this entry point could be considered redundant since there are three existing and well-used access points on the north side, all needing upgrades.
6. General Comment – there are multiple existing entry points into the Park that should be enhanced and promoted. Any new spurs from new or existing entry points should not be represented as 8' paths given that the perimeter trail is only 6' wide.

Regarding site and parking lot lighting - with additional lighting in the park, we feel that all lighting should be “cut off” lighting. Further, we suggest that since the park closes at 10PM, all parking lighting should be turned off at 11PM. This would save money and electricity.

Regarding surface water runoff, building water runoff, and pull deck drain runoff – it is not clear how all the surface water, building, and pool deck drainage will be handled. This, as well as all the additional impervious parking and pavement is an acute concern, particularly for the pond which is in a state of stress.

Regarding wildlife/wetland disturbance – the green space throughout the park will be impacted during the construction period and afterwards by increased human use. Who is accountable for and how can we review the plan for the specific protection and preservation of the trees, existing green spaces, and wetland areas during and after construction?

Regarding landscape treatment for sight and sound buffering – with the planned elimination of 50 trees, it is imperative that great care in design and installation of new facilities and landscaping is taken. Sound and light and facility screening is essential.

We support the proposal for a special use permit for the new facility, provided special attention to the above listed issues are addressed by the county and the Claudius Crozet Park.

Thank you for the opportunity to provide this comment.

Karl Pomeroy and Rebecca White
5700 Park Road, Crozet, VA 22932
434-987-1229

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 23, 2021 7:43 AM
To: Andy Reitelbach
Subject: FW: Crozet Park Project

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
Albemarle County

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

-----Original Message-----

From: Jethomson <jethomson@comcast.net>
Sent: Monday, March 22, 2021 7:54 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Crozet Park Project

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good Evening,

I have read with much dismay of yet another project that is being “pushed” through despite the serious negative impact of the project. Why can’t we just stop with all of this needless construction. The park is great as it currently is. The current volume of traffic around the park has increased significantly over they previous years to the point that we simply cannot handle increased volume. Hill Top Street is already busy enough without adding additional volume. Many, and I mean many people walk with their families and animals everyday on Hill Top Street and worry about the current car volume that frequents the road daily. Can someone who is making a decision regarding the park project please stop for a second and ask yourself if you want this in your back yard? My wife and I have lived in Parkside Village since 2004. We have watched Albemarle County completely disregard Crozet residents concerns over the years to the point that you don’t even make excuses for going back on your word. The county consistently makes promises knowing that you have no intent of honoring them. It’s all about dollars and it’s great as long as it’s not in your back yard. Please stop this pattern of behavior. Please consider diverting traffic to an option that does not include Hill Top Street.

Sincerely,

John E. Thomson
5475 Hill Top Street
Crozet, VA 22932
4348255075

Sent from my iPad

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 22, 2021 5:55 PM
To: Andy Reitelbach
Subject: FW: Hilltop St. Construction entrance/exit

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
Albemarle County

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

-----Original Message-----

From: melody wright <alluswrights@juno.com>
Sent: Monday, March 22, 2021 5:22 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Hilltop St. Construction entrance/exit

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

I am writing to express my concern with the upcoming option/plan to use Hilltop St. in Crozet as an entrance and exit for the construction vehicles/traffic during the park expansion project.

When you do have other points of entrance/exiting for this from the park it should be used and the burden should not be put on the residents of Hilltop St. Even after the project is complete it does not make sense that the end of Hilltop St. should be used in this manner as one of the points of entry/exiting unless we are having a parade/event and need to ease the traffic burden.

Just recently during construction at the end of the road there were trucks using this road and using it all day for hauling dirt out of the subdivision they were building. It's dangerous for the residents, for children, and pets. It's noisy and its distracting. Its dusty and its wearing a road out that should be only going to and from the homes on that street.

When you have an alternative, I hope you will look at that, as you have two exits from Crozet Park that can be used and also less housing along that road with less humans walking because its not a good walkable road with any sidewalks.

Please listen to your taxpayers. I happen to own two properties on Hilltop and have been a life long resident of this area.

Thanks for your time,

Melody J. Wright

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 22, 2021 12:31 PM
To: Andy Reitelbach
Subject: FW: COMMENTS: Special Use Permit Crozet Park Expansion

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Jennifer J Kirby <jjhkirby@icloud.com>
Sent: Monday, March 22, 2021 12:30 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Jennifer J Kirby <jjhkirby@icloud.com>
Subject: COMMENTS: Special Use Permit Crozet Park Expansion

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Good Afternoon,

I am writing to express my Opposition to the request to amend existing special use permit SP199500043 -

SP2020000016 Claudius Crozet Park
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL(S): 056A2010007200; 056A20100072A0; 056A20400000A4
LOCATION: 1075 Claudius Crozet Park, Crozet, Virginia 22932

I'm critical of this project for the following reasons:

1. **Public Funding for a Commercial Development**
2. **Project will impact the character of the Local area /Scale related to nearby neighborhoods**
3. **Traffic and Safety of pedestrians**
4. **Potential negative impact on biodiversity in Crozet.**

Traffic and safety of pedestrians is a major area of concern. In general, Crozet traffic is continuing to increase, and heavy traffic is already common at times from Parkside Village including the increased traffic the will occur with the completion of the new Westlake and Parklane residential developments.

I urge you to consider these issues as you review this Special use permit application. From discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

**Jennifer J Kirby
434 Cranberry Lane
Parkside Village
Crozet, VA 22932**

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 22, 2021 4:07 PM
To: Andy Reitelbach
Subject: FW: COMMENTS: Special Use Permit Crozet Park Expansion

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Jennifer Jane Kirby <jjhkirby@icloud.com>
Sent: Monday, March 22, 2021 4:01 PM
To: Jennie More <jmore@albemarle.org>
Cc: Planning Commission <PlanningCommission@albemarle.org>
Subject: Re: COMMENTS: Special Use Permit Crozet Park Expansion

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Good Afternoon,
I appreciated your quick response.

I thought I would add my source for public funding was taken from a 11/20/20 Crozet Gazette Article that cites Park Board member comment on the financial plan indicating a "request for 2.4 million in public funding".

Maybe that has changed since November. I may not be up to date on the project funding.

Again, thank you for your time.

Best regards,

Jennifer Kirby
Parkside Village
434 Cranberry Lane
Crozet, VA 22932

Sent from my iPhone

On Mar 22, 2021, at 2:55 PM, Jennie More <jmore@albemarle.org> wrote:

Thank you for your email.

- Jennie More
Planning Commissioner
White Hall District

From: Jennifer J Kirby <jjhkirby@icloud.com>
Sent: Monday, March 22, 2021, 12:30 PM
To: Planning Commission
Cc: Jennifer J Kirby
Subject: COMMENTS: Special Use Permit Crozet Park Expansion

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good Afternoon,

I am writing to express my Opposition to the request to amend existing special use permit SP199500043 -

**SP2020000016 Claudius Crozet Park
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL(S): 056A2010007200; 056A20100072A0; 056A20400000A4
LOCATION: 1075 Claudius Crozet Park, Crozet, Virginia 22932**

I'm critical of this project for the following reasons:

1. **Public Funding for a Commercial Development**
2. **Project will impact the character of the Local area /Scale related to nearby neighborhoods**
3. **Traffic and Safety of pedestrians**
4. **Potential negative impact on biodiversity in Crozet.**

Traffic and safety of pedestrians is a major area of concern. In general, Crozet traffic is continuing to increase, and heavy traffic is already common at times from Parkside Village including the increased traffic the will occur with the completion of the new Westlake and Parklane residential developments.

I urge you to consider these issues as you review this Special use permit application. From discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Jennifer J Kirby
434 Cranberry Lane
Parkside Village
Crozet, VA 22932

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 22, 2021 10:34 AM
To: Planning Commission; Andy Reitelbach
Subject: FW: public comment this week
Attachments: PC Statement.docx

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cschaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: hauschott <hauschott@aol.com>
Sent: Monday, March 22, 2021 10:18 AM
To: Carolyn Shaffer <cschaffer2@albemarle.org>
Subject: public comment this week

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Please share the attached memo with members of the Planning Commission. Thanks.

Sandy Hausman
434-205-4055 / 434-989-8121

To the Planning Commission

From Dean Schott and Sandy Hausman

5577 Hill Top Street, Crozet, VA

We have lived in Parkside Village for five years and have had the opportunity to use and observe the park extensively. We are writing to ask that you do three things in reviewing a request to amend the existing special use permit.

First, we ask you to consider this request in context. We live in the age of climate change, in a community that has already lost thousands of trees and acres of open space. Park developers are requesting a great deal of paved parking which we believe will not be needed most of the time.

The park has accommodated large numbers of cars for special events – Fourth of July fireworks and bi-annual arts fairs – by allowing drivers to park on the grass. We ask that this tradition be continued for one year, giving the county time to assess the actual need for paved parking.

Given that the new recreation center will have a much larger footprint than the existing facility, we would also like the developer to add a green roof on top of the building, and – if needed – permeable parking or grasscrete pavers. Solar panels are not enough. We want the park to replace lost green space with new green space.

Second, we urge you to delay any approvals until such time as the county can afford to install sidewalks connecting the rest of Crozet with this community park. We already live in fear of hitting pedestrians or cyclists on Tabor or Hill Top Street, especially at dusk or at night. The county must consider the safety of this area before adding a new attraction to the neighborhood. It is, frankly, dangerous to do otherwise.

Consider, too, the large amount of development that has already occurred in this part of Crozet without the addition of access roads. A new recreation center promises to add nearly a thousand vehicles to streets not designed to accommodate more cars, trucks and buses. Until there is easy access to the area by some other route, we ask the county to delay approval of this project.

Finally, we hope you will consider the burden already placed on this neighborhood during construction of Foothills V. We endured weeks of construction equipment and dump trucks arriving and leaving Parkside Village, creating a good deal of noise, parking on Indigo Street and obstructing traffic.

The park developer's plan should not be approved until we receive assurances that construction traffic will arrive and leave the property through the Perkins Gate off Park Street rather than the Pomeroy Gate off Hill Top and that all construction will be staged on park property rather than community streets.

The park board has not sought public input on this project, and has not been transparent about its plans. We ask the county to step in now – to offer protection for the environment, for families living around the park and for those who will use the new facility in the future.

While it is not within the Planning Commission's purview, we request that the county's economic development team, in conversation with the park board, explore other options for this recreation center. Might it, for example, be built on one of the large vacant sites we, as a community, want to redevelop? Putting this facility in another part of town such as the former Barnes Lumber site would allow us to preserve the green space that already exists at Crozet Park.

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 22, 2021 8:08 AM
To: Andy Reitelbach
Subject: FW: comments Proposal: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: T Adajian <adajiatrv@gmail.com>
Sent: Sunday, March 21, 2021 10:16 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: comments Proposal: SP202000016 Claudius Crozet Park

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

My property is adjacent to Crozet Park. I have lived here on Hill Top Street in Crozet for 15 years.

The county planning staff report on the proposed makeover of Crozet Park, to be considered at your March 23, 2021 meeting, makes for a surprising read. It has raised many questions for me about this project. [A] Character of the Neighborhood. The proposed building would be two stories, 36 ' high, and 34,000 square feet (3/4 of an acre). The present one-story building is about 8,000. The new two-story building would be located 30 feet from Indigo/Hill Top St. This is contrary to the county code, so a "Special Exemption" is being requested; *zoning change* might be more accurate. This would be a massive change. But no one -- neither the county nor the applicant -- has made available drawings that show the scale of the building in comparison with the neighborhood. So how can community members evaluate, much less accept, the county planning staff's assurance that, on the proposal, "character of the nearby area is unchanged"? [B] Traffic. County staff write that the expansion would generate 985 daily trips. The Hill Top St. entrance would become permanent, despite detailed concerns about safety, sight lines, etc., raised by community members in correspondence with the county. The county planners/applicant replies to these concerns by punting on the details about the Hill Top Street entrance. They are to be put off until the Site Review stage Kicking traffic problems down the road -- so to speak -- does not seem like a good

strategy. The county staff report summary says, in response to traffic concerns, that "the applicant is proposing additional pedestrian paths throughout the park to provide better connections with the surrounding neighborhood and promote walking to the park," using "future sidewalks."

Neither of these responses seems adequate.

[C] Greenspace? 1/3 of Crozet Park will be paved or covered by a building, on this proposal -- a massive increase in impermeable surface area. Multiple large trees will be lost. But the uses identified for areas designated as Greenspace in the Master Plan (as the park is) are "public parks, open space, and environmental features." [D] Commercial Space. The YMCA, a non-profit community organization, used to run recreational programs at the park. ACAC, a for-profit, does now. Will that continue? It seems reasonable for taxpaying citizens to know the answer to that. The existing proposal seems to be at least as much for a big commercial development as it is for a park the *full* use of which *all* community members can afford.

The proposal as it stands offers little assurance that the character of the surrounding area will be preserved; it would cause traffic problems that have not been responsibly addressed; it will significantly weaken the Park's claim to be what the Master Plan says it is, a Greenspace; and it appears to be more in the nature of a commercial development than a park that will serve all members of the community equally.

As a longtime resident of the neighborhood, and someone whose property abuts the park, I do not believe that this proposal should be approved.

Sincerely,

Thomas Adajian

5643 Hill Top Street
Crozet 22932

References are to <https://www.albemarle.org/Home/ShowDocument?id=8027>

Andy Reitelbach

From: Megan Nedostup
Sent: Monday, March 22, 2021 8:08 AM
To: Andy Reitelbach
Subject: Fw: Pedestrian safety issue - special use permit application SP2020-00016 Claudius Crozet Park
Attachments: Park Lane Topo (1).pdf

Megan Nedostup, AICP

(pronounced nuh-DAHST-up)

Development Process/Project Manager

She, her, hers

[Albemarle County](#)

mnedostup@albemarle.org

434-296-5832 x3004

401 McIntire Road, Charlottesville, VA 22902

From: nick b <robahb@gmail.com>

Sent: Sunday, March 21, 2021 2:54 PM

To: Planning Commission <PlanningCommission@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>; Kevin McDermott <kmcdermott@albemarle.org>; culpeperinfo@vdot.virginia.gov <culpeperinfo@vdot.virginia.gov>; Shephard, Carrie (VDOT) <carrie.shephard@vdot.virginia.gov>

Cc: Merritt Baynes <merrittbaynes@gmail.com>

Subject: Pedestrian safety issue - special use permit application SP2020-00016 Claudius Crozet Park

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Albemarle Planning Commissioners-

I know you all are busy, so here are our key takeaways:

-We wholeheartedly support the development of an expanded community center at Claudius Crozet Park.

-However, we are concerned that its development could lead to pedestrian and/or vehicular safety issue at the intersection of Park Road, Agatha Ridge Lane, and the Park Road entrance to the park. We believe this issue warrants a review by VDOT to determine if at this stage of construction plans should be made to shift the entrance of the park to align with Agatha Ridge Drive or consider other options to reduce this hazard.

-We support the Hill Top Street entrance assuming measures are taken to ensure safety such as a three way stop.

-Construction traffic should use both the Hill Top Street and the alternative Park Road entrances, unless the community is given an explanation of why one was chosen over the other.

Full text follows:

As soon-to-be-residents of Crozet, we wanted to express our wholehearted support for special use permit application SP2020-00016 Claudius Crozet Park (for additions to the facilities at Crozet Park). Since we moved to Central Virginia in 2008 we've been attracted to Crozet because of its small town feel and walkability. The planned expansion of the community center coupled with the continued development of a vibrant, walkable downtown drove our decision to move to the nearby Park Lane Community.

We believe the facility will fill a gap for Western Albemarle residents who will no longer have to travel to Charlottesville to use a larger indoor fitness facility, and we agree with the Planning Commission staff that the siting of the facility at Claudius Crozet Park is in the spirit of the neighborhood and in accordance with the Crozet Master Plan. The scale of the buildings is well within allowable limits (being 32 feet high when 35 feet are allowed), and the facility appears to be well planned.

As noted in previous meetings, the facility will cause additional vehicular traffic, and the proposed intersection with Hill Top Street should be carefully studied. Perhaps concerns about sight lines can be addressed using a three way stop at that intersection. However, this entrance is necessary to connect the Park with the planned extension of downtown to the north. Omitting this entrance will not cut down on vehicular traffic. Instead, vehicles coming from the north and northwest would be forced to travel west on Hill Top Street (or Park Ridge Drive extended), south on High Street, and then east on Park Road. This is not in agreement with the strategic vision for downtown which emphasizes connections to Claudius Crozet Park.

Likewise, as all members of the community will benefit from the facility, all construction traffic should not be routed onto Hill Top Street, unless for a good reason communicated to residents (e.g. Hill Top street is set to be repaved in the near future and Albemarle County does not wish to damage Park Road). However, routing all construction onto Park Road is also unfair. Ideally, construction traffic should be routed both via Hill Top Avenue and the alternate entrance to Crozet Park on Park Road.

We do have an important pedestrian safety concern about the main park entrance on Park Road and its proximity to the entrance of Agatha Ridge Lane onto Park Road. Although not shown on the plans for the park, the Agatha Ridge Lane intersection almost overlaps with the entrance to the park (see attachment), but not enough for drivers leaving Agatha Ridge or the park to realize they probably should treat the intersection as a two way stop intersection, particularly when turning west out of Agatha Ridge or east out of the park.

This will eventually be exasperated by the planned pedestrian connectivity at this intersection (which is shown in slide 6 of the attachment 4 – Claudius Crozet Park Concept Plan). We expect the pedestrian walkway connecting Agatha Ridge Court to Jamestown Road will be a popular route for pedestrians and bicyclists from south of Park Road who wish to avoid busy Park Road. However, as of right now that crossing does not have a crosswalk, the roads do not align, the main park entrance does not feature a way for pedestrians to enter without walking on the entrance road itself, and drivers and pedestrians are forced to navigate busy Park Road while also considering Agatha Ridge and /or the park entrance as separate intersections.

Given more traffic to the park, more traffic out of Agatha Ridge, and more traffic due to post-COVID reopening, without improvements to these intersections, we believe it is only a matter of time before there is a vehicular or, even worse, a pedestrian accident at this intersection. We ask that Albemarle County and VDOT carefully consider what can be done at this intersection to make it safer, including the possibilities of aligning the intersections of Agatha Ridge and the park entrance, adding a four way stop at this intersection to calm traffic on Park Street, or adding pedestrian aides like a crosswalk.

Thank you for your consideration,

Nick and Merritt Baynes

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 22, 2021 7:26 PM
To: Andy Reitelbach
Subject: FW: Park expansion planning meeting

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
Albemarle County

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

-----Original Message-----

From: Jessi Gatewood <jessi.gatewood@gmail.com>
Sent: Monday, March 22, 2021 7:18 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Park expansion planning meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To whom it may concern,

This email is to strongly express concerns regarding using the Hill Top Street Park Entrance as a construction entrance. As there are alternate entrance and exit points available into the park (in particular, one off of Park Street that is not even currently in use by those accessing the Park's facilities), and given the sheer amount of traffic it will add to Hill Top Street and the surrounding neighborhoods, I feel it critical to let the Planning Commission hear my concerns. As the Park also intends to make Hill Top Street a permanent entrance/exit, I also request this not be done until other entrance/exit points exist within our neighborhood, thus taking the burden off of Hill Top Street. We are currently burdened by the recent development behind our home in Parkside village, in which there is a constant stream of construction behind our home 10 hours a day and large trucks moving up and down indigo and hillside causing not only congestion but danger to the children living in these neighborhoods. (there are not appropriate signs and crosswalks to maintain pedestrian safety if the growth is allowed to continue in this small neighborhood and this new park expansion will only cause a greater hazard). How many more children need to be hit by cars in Crozet before Albemarle County pays attention to thoughtfully planning the county in an appropriate manner regarding the safety and well being of the citizens of Crozet. Feel free to contact me if you have questions. I am a concerned mother residing on Cranberry Lane Regards, Jessica Gatewood

Sent from my iPhone

Andy Reitelbach

From: Sarah Kasen <sarah.kasen@gmail.com>
Sent: Sunday, March 21, 2021 10:08 PM
To: Planning Commission
Cc: Jennie More; Allie Pesch; Andy Reitelbach
Subject: Concerns Re: SP2020-00016 Claudius Crozet Park - Planning Commission Public Hearing
Attachments: PSV Planning Commission Letter Park Expansion.pdf

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Members of the Planning Commission,

Attached please find a letter to the Planning Commission from the Parkside Village Homeowners Association in regard to Crozet Park's expansion plans (Special Use Permit Application SP202000016 Claudius Crozet Park) scheduled for discussion during your Tuesday, March 23 meeting.

Thank you so much for your consideration,

Sarah Kasen
Crozet, VA

--

Sarah Kasen

434-409-7216 | sarah.kasen@gmail.com

Parkside Village Homeowners Association
P.O. Box 777
Crozet, VA 22932

March 21, 2021

Albemarle County Planning Commission
401 McIntire Road
Charlottesville, VA 22902

Subject: Special Use Permit SP2020-00016 for Claudius Crozet Park

Dear Members of the Planning Commission:

As a bordering neighbor, the Parkside Village subdivision has enjoyed its close proximity to Crozet Park and has benefitted from the numerous improvements made during recent years. We applaud the work of so many volunteers who pour timeless energy into maintaining a safe, clean, and enjoyable rural space, as well as those who donate to maintain and upgrade the facilities for our friends, neighbors, and children.

Based on a survey publicized by the Crozet Park Board of Directors, it appears that a number of Crozet community members have supported a larger recreation facility on its grounds. We trust that this survey was balanced and neutral. While we hope that we don't one day lament the loss of a rural park near downtown Crozet to urbanization, we do appreciate how this expansion might meet the needs of the larger community. Trusting that other Crozet locations were considered for a project of this magnitude, we stand in favor of the community's wishes.

With all of this said, on behalf of the Parkside Village subdivision, the Parkside Village Home Owners Association (HOA) conveys the following concerns to the Albemarle County Planning Commission in regards to the Special Use Permit Application submitted by Collins Engineering on behalf of Crozet Park:

1. ***Parkside Village Bylaws.*** Tax Map Parcel 056A2-04-00-000A4, which is zoned residential (R-6) was conveyed as a charitable gift to the Park for the sale price of \$0 in Dec 2006.¹ However, it remains part of the Parkside subdivision and is listed as such in the County's records. Therefore, it continues to be subject to the Architectural Review Board of the Parkside Village Homeowners Association as declared in the *Declaration of Convents, Conditions, and Restrictions for Parkside Village* recorded in the Albemarle County Clerk's office. Crozet Park accepted this condition of the gift.² The ARB is required by

¹ Deed of Gift. Recorded in Albemarle County on 1/25/2007; Bk 3357 Pg 512-517.

² Ibid.

law to not be “unreasonable, capricious, or arbitrary”³. To avoid said “arbitrary” discretion, Crozet Park is subject to our application process just as any other property owner in the Parkside Village subdivision. **We respectfully request that the Special Use Permit be amended with a condition stating that proposed changes to this parcel are subject to these existing and current bylaws.**

2. ***Construction Ingress/Egress.*** The Special Use Permit application seeks to use the gated emergency access road off of Hill Top Street for all construction traffic. It was stated during the CCAC meeting held virtually on 14 October 2020 that this was to avoid disruption to Crozet Park’s visitors. Please note that *Hill Top Street is the only access route to over 80 existing homes and is already congested with construction traffic as the only access route for Foothill Crossing’s most recent build-out phase of an additional 32 homes.* The neighborhood’s only school bus stop is at the intersection of the emergency access road and Hill Top Street and, because there is only one entrance to the subdivision, requires the school bus to perform a three-point U-turn at this location. There are 15 or more elementary school-aged children congregating during pick-up and drop-off. With all of these factors, *the HOA believes it is dangerous to put the additional construction burden on the Parkside Village neighborhood, a burden which is unwilling to be borne by the Park itself at neither its two-way main entrance nor existing secondary entrance, which is used only during special events, on Park Road (see Figure 1).* **We respectfully request that the Special Use Permit prohibit construction access from Hill Top Street (and move all construction traffic to one of the two existing entrances on Park Road).**

³ Civ. Code § 4765(a)(2); See also *Cohen v. Kite Hill Community Assn.* (1983) 142 Cal.App.3d 642.



Figure 3. Photograph taken from the area of the proposed permanent park entrance (currently the emergency access point) looking to the center-right (northeast). The steep downward grade of Hill Top Street obscures oncoming traffic.

4. **Screening.** County engineers noted concerns regarding screening between the proposed facility and the Parkside Village subdivision:

*(a) "The parking areas will need to be screened from the adjacent residential uses at the site planning stage."*⁴

*(b) "Consider adding screening landscaping in the area near the new structure. This may mitigate the impact of the structure on the lots on TMPs 56A2-02-0B 19, 21, 23, and 25."*⁵

⁴ Letter to Mr. Scott Collins (Collins Engineering) from Mr. Andy Reitelbach (Planning Division, County of Albemarle) dated October 2, 2020.

⁵ *Memorandum: Initial Review Comments for SP2020-00016.* To Andy Reitelbach, From Francis H. MacCall. Division: Zoning. Date: 9/22/2020 / 10/05/2020.

*(c) "Also consider screening landscaping along the proposed entrance from Hill Top Street. (d) Be mindful of lighting on the building when designing the building and final site plan. The need for lighting on the west side of the building is more than likely unnecessary which should avoid conflict (sp) the adjacent residential. Glass walls, similar to the YMCA in McIntire Park are discouraged, as the lighting within the structure more than likely will create a big impact to the adjacent residential properties."*⁶

*(d) "The landscape mentioned above may be condition (sp). This may be able to be covered in the first standard condition as a major element."*⁷

After several communications with the Park regarding noise pollution in past years (for example, the noise that was created by the pool's dome maintenance system after the initial install and the lightning alarm siren that continues to erroneously sound and flash after 9pm), our subdivision greatly appreciates such suggestions from the engineers.

When asked about plans to maintain a screen between the proposed facility and adjacent neighborhood during the CCAC meeting, Collins Engineering and Mr. Holzwarth offered little information. The submitted plan shows the removal of existing mature growth trees at the Park's north boundary (see Figure 4). With the tree clearing for the new Foothill subdivision bordering the Park (and erroneous over-clearing which extended well within the 100ft buffer required for creek at the Park's northeast corner), *these trees are the only remaining light and noise abatement features on the entire northern park boundary, a boundary that extends nearly a quarter mile along residential neighborhoods.* Their imminent removal leaves no natural screening whatsoever. **We respectfully request that a screening design plan be required by the County as a condition prior to granting the Special Use Permit.**

⁶ Ibid.

⁷ Ibid.



Figure 4. Photograph looking from Indigo Road towards Crozet Park. The submitted Special Use Permit application includes removal of the large trees behind the Quick Start tennis courts, the only remaining light and noise abatement features between the Parkside Village subdivision and the existing Park buildings and pool.

Let us clearly and unequivocally state that our intention is not to stall or stop progress on the Park's expansion plans but rather protect, with reasonable accommodations, the surrounding residential neighborhood. As members of the Planning Commission, your careful consideration forms the basis for a healthy local democracy that strikes balance between urban development and the concerns of the citizens which already live here.

Respectfully,

Parkside Village Homeowners Association

Board Members:

Justin Beck
Emil Groth
Will Brown
Jim Duncan
Sarah Kasen

cc: Andy Reitelbach, Allie Pesch, Jennie More

Andy Reitelbach

From: Carolyn Shaffer
Sent: Thursday, March 18, 2021 9:20 AM
To: Andy Reitelbach
Subject: FW: Crozet Park

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
Albemarle County

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

-----Original Message-----

From: Pattie Baber <plb3287@embarqmail.com>
Sent: Wednesday, March 17, 2021 1:39 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Crozet Park

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom It may concern,

I wanted to send you a email and express my worry and concern about opening the

gate to Crozet Park on Hill Top Street. I live in the last house on the left on Hill Top.

It is already a dangerous place to back out of my driveway due to the traffic coming from Parkside.

If the gate to the park is also open the traffic will be extremely dangerous for me and others

on my street. There are many trees blocking the vision of the drivers like myself, especially

during the summer months. I would like to know if those trees will be taken care of to prevent

further blind spots. I also wonder if there will be a stop sign there for drivers so that they can

be sure and look for people backing out. It seems to me that it would be better to open the gates

that go to Park Road. Thank you for your consideration...I really think that this is a dangerous

situation for people on Hill Top.

Pattie Baber

434-823-5015