

**Crozet Neighborhood Improvement Funding Initiative (NIFI)
Project Description**

Project Name: Crozet Square Streetscape Improvements

Location: Crozet Square

Description: Design and construction of streetscape improvements to the Crozet Square, similar to streetscape improvements previously performed along Crozet Avenue, specifically with the goal of applying for and attracting VDOT matching funds in Fall 2017. Scope includes grading, stormwater improvements, sidewalks, undergrounding utilities, and landscaping Crozet Square and portions of Oak Street. Two NIFI scope options are (1) provide funding for design and County match; or (2) provide funding only for the design of such a project, that could be used to pursue VDOT matching funds, with County match provided by other County (not NIFI) funds.

Cost Estimate: Option 1 - \$[300,000] leveraged to attract \$[300,000] of VDOT funding for total project cost of \$[600,000]

Option 2 - \$[75,00] for design only

Timing/Schedule:

Spring 2017	- Add to County Transportation Priority List
Summer 2017	- Scoping and Preliminary Design;
Fall 2017	- Apply for VDOT Matching Grants
2017/2018	- Design & Procurement
2018/2019	- Construction

Project Readiness: Project concept, preliminary design, and cost estimate is first needed step to then hopefully attract VDOT matching funding. Overall project to be reviewed with County Transportation Planners for concept, cost & schedule.

Justification: Crozet Square is a key public (County-owned) thoroughfare in downtown Crozet and for decades has been poorly designed and under maintained, causing ongoing issues to adjacent property owners and businesses (routine flooding, crumbling unsafe sidewalks, inadequate parking), and remains an eyesore in the heart of the Crozet Community. The Crozet Master Plan has long called for redevelopment of Downtown as a Priority Area in which to focus resources. Improvement to this critical downtown area is a key project that must be done prior to or in conjunction with the proposed new Community Plaza and the Phase I redevelopment of the former Barnes Lumber property. This project will provide the infrastructure to support badly needed economic development in Downtown Crozet, so that the downtown area can prosper, thereby producing significant new tax revenues for the County and reducing commercial development pressure in other areas of the Crozet Growth Area.