



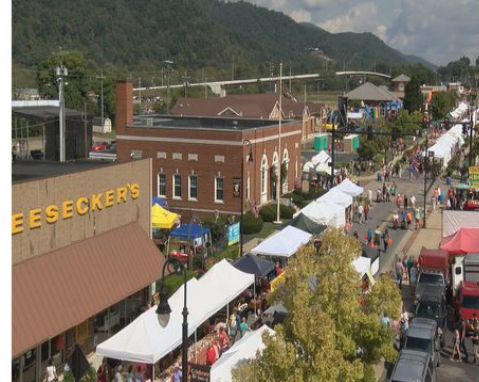

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Downtown Crozet  
Preliminary Guidebook  
April 16, 2019



WHAT COMMON TRAITS AMONG THESE PLACES, HELPS ESTABLISH AND SUSTAIN ...

# AUTHENTICITY?





...AND WHAT ARE THE ESSENTIAL QUALITIES THAT DEFINE ...

# CROZET CHARACTER...



NOT SUCCESSFUL AT ALL



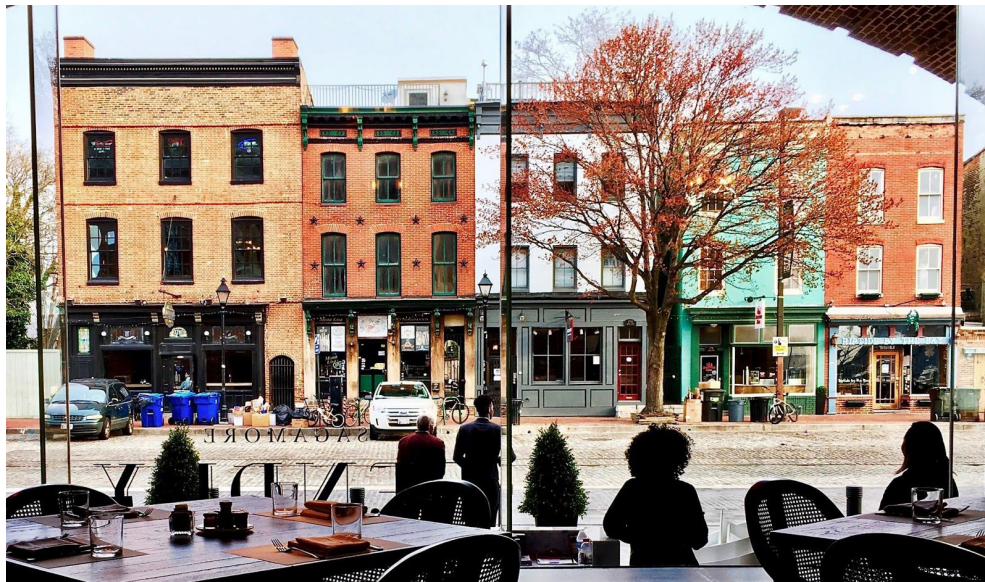
TRYING TO CONTRAST POTENTIAL APPROACHES/ATTITUDES INTO TWO WORKING GROUPS

# FORMS

**SMALL FLOOR PLATE** VS. *LARGE /CONTIGUOUS*  
**PEDESTRIAN HEIGHT** VS. *TOWERING HEIGHT*  
**VARIABLE ADJACENCY** VS. *UNIFORM SPACING*  
**VARIED ROOF** VS. *REPEATED OR ALIGNED*  
**VISUAL ASSEMBLAGE** VS. *REPEATED PATTERNS*

# + FACADES

**MATERIAL VARIETY** VS. *SINGLE/REPEATED PALETTE*  
**ACTIVE STREET LEVEL** VS. *CONCEALED VIEWS*  
**VARIABLE ADJACENCY** VS. *REPEATED MODULES*  
**ORIENT VERTICALLY** VS. *ORIENT HORIZONTALLY*  
**DYNAMIC ORDER** VS. *REPEATED ELEMENTS*





...VARIOUS DESIGN 'TOOLS'...

## SPACE BETWEEN

<b>PUBLIC</b>	VS.	<i>PRIVATE</i>
<b>SELF-DETERMINED</b>	VS.	<i>RULES PROVIDED</i>
<b>COOPERATIVE</b>	VS.	<i>PATROLLED</i>
<b>SPONTANEOUS</b>	VS.	<i>PROGRAMMED</i>
<b>DISCRETIONARY</b>	VS.	<i>COMPULSORY</i>



## USES INSIDE

<b>FLEXIBLE</b>	VS.	<i>FIXED</i>
<b>MAKING</b>	VS.	<i>CONSUMING</i>
<b>FOR LIVING</b>	VS.	<i>FOR VISITING</i>
<b>LOCAL DECISIONS</b>	VS.	<i>DISTANT DECISIONS</i>
<b>OPEN/CONNECTED</b>	VS.	<i>EXCLUSIVE</i>



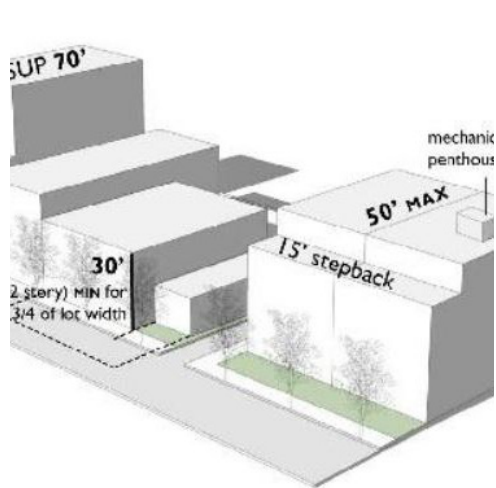


# DCD

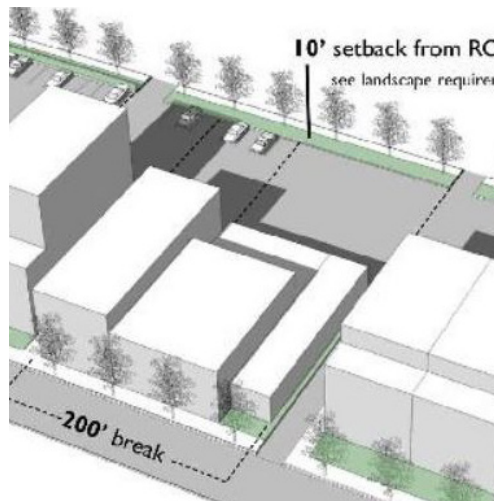
# FORMS

...within one building design or any group of adjacent buildings

- two story minimum height / four story maximum height
- 200ft maximum building frontage without break/passage



X



X

ALBEMARLE COUNTY ADMINISTERS THE DEVELOPMENT OF THE CROZET DOWNTOWN AREA THROUGH A SERIES OF REGULATIONS FOUND IN THE 'DOWNTOWN CROZET DISTRICT' ZONING ORDINANCE

# + FACADES

...within one building design or any group of adjacent buildings

- the DCD does not give specific guidance on facades other than the location of entrances typically on the front of the building



X

X

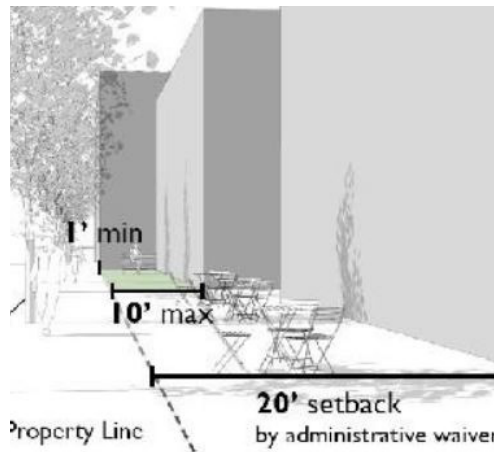


THESE REGULATIONS PROVIDE A BASELINE DEFINITION OF THE CHARACTER, QUALITY, AND USES ENVISSIONED BY THE BROADER COMMUNITY OVER MANY MEETINGS IN THE PAST. FOR THE PURPOSES OF THE NEW DOWNTOWN AREA, WE LOOK TO THE DCD AS ONLY THE FIRST LAYER

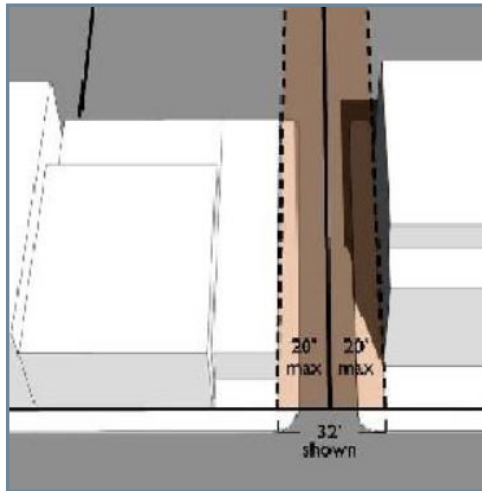
## SPACE BETWEEN

...within one building design or any group of adjacent buildings

- 10 ft maximum setback (more setback with SE approval)
- Sidewalks to be VDOT standard, and minimum widths are noted for certain streets



X



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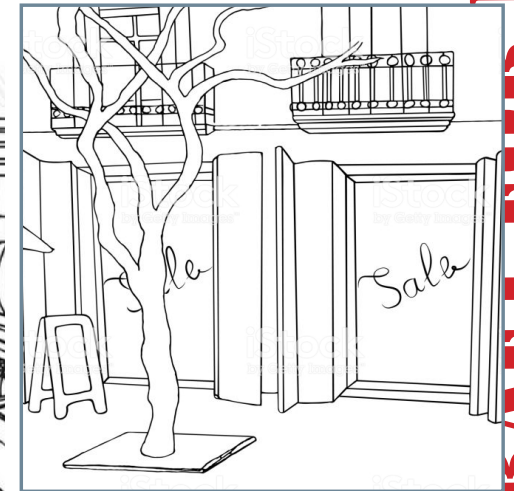
## USES INSIDE

...within one building design or any group of adjacent buildings

- a long list of acceptable uses are delineated
- ground floor residential uses are not allowed by-right
- parking requirements are less intense than typical



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DRAFT FOR DISCUSSION

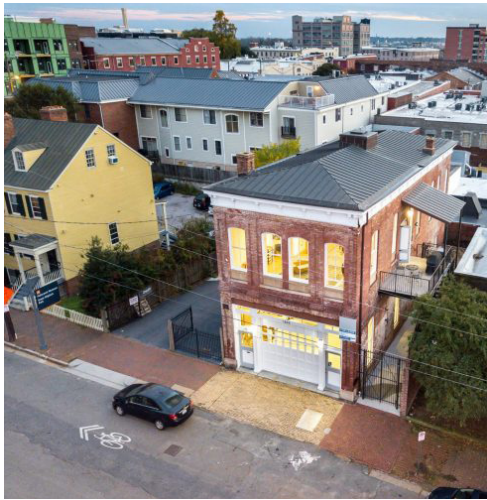


# PRINCIPLES

## FORMS

...within one building design or any group of adjacent buildings

- non-repetitive forms for each building or group of buildings
- sizes / widths are not repeated / adjacent on one block
- arranged in a visually interesting and dynamic fashion
- allow for adaptive re-use in the future



**BUILDING FOOTPRINT VARIABLE  
AND NON-REPETITIVE**



**ROOF FORM AND HEIGHT  
VARIATION**

THE ENTIRE DISTRICT WILL BE PREDICATED ON A NUMBER OF ATTRIBUTES SPECIFIC TO THIS LOCATION, IN ADDITION TO THE REQUIREMENTS OF THE DOWNTOWN CROZET DISTRICT CODE.

## + FACADES

...within one building design or any group of adjacent buildings

- non-repetitive facade elements and openings
- variety of materials within one facade, group of buildings
- street level engagement through openings or layering
- expression of local vernacular / environment / time
- durable materials to create permanence





EACH INDIVIDUAL CHARACTER AREAS WILL HAVE DISTINCT FEATURES DEFINED AND DETERMINED BY THEIR LOCATION AND ADJACENCIES. HOWEVER, THERE WILL ALSO BE FUNDAMENTAL THESE PRINCIPLES THAT WILL BE COMMON TO ALL AREAS AS WELL. THEY WILL EACH SHARE THESE ELEMENTS AND QUALITIES THROUGHOUT. AS A RESULT, OVER TIME, THE NEW DISTRICT WILL REMAIN TRUE TO THE CROZET AREA.

## SPACE BETWEEN

...within one building design or any group of adjacent buildings

- public realm is activated with uses or landscaping
- spacing between buildings is not repeated
- (except where shared walls are present)
- encourage gathering



## USES INSIDE

...within one building design or any group of adjacent buildings

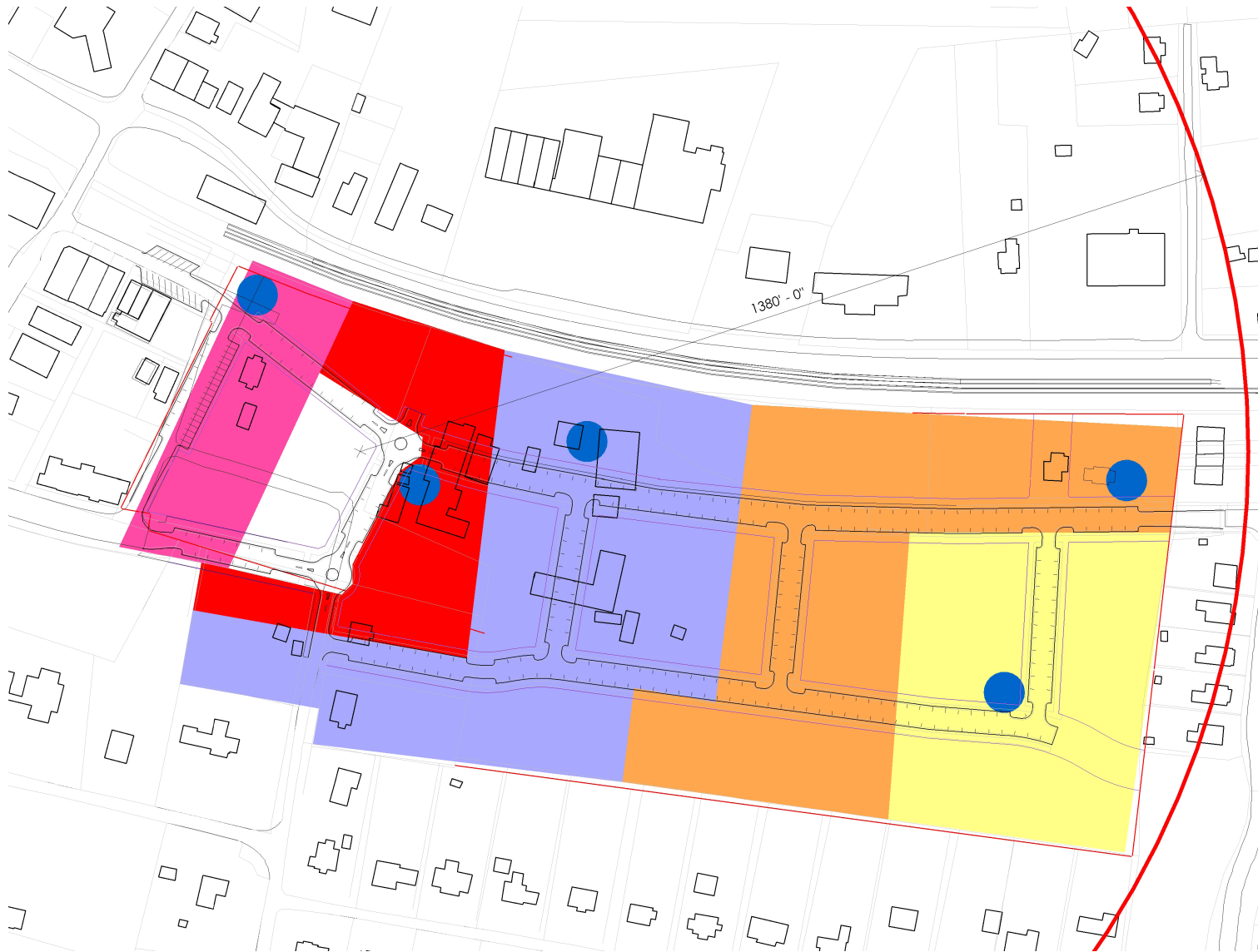
- preference for local businesses
- preference for uses supporting daily living needs
- choices for residents / visitors at various incomes
- encourage community and gathering - sense of place
- discourage funeral homes, drive-thrus, service stations



**ENCOURAGE GATHERING,  
CREATIVITY, AND COMMUNITY**



**SUPPORT NEEDS OF DAILY  
LIVING**



**THE THRESHOLD**

**THE SQUARE**

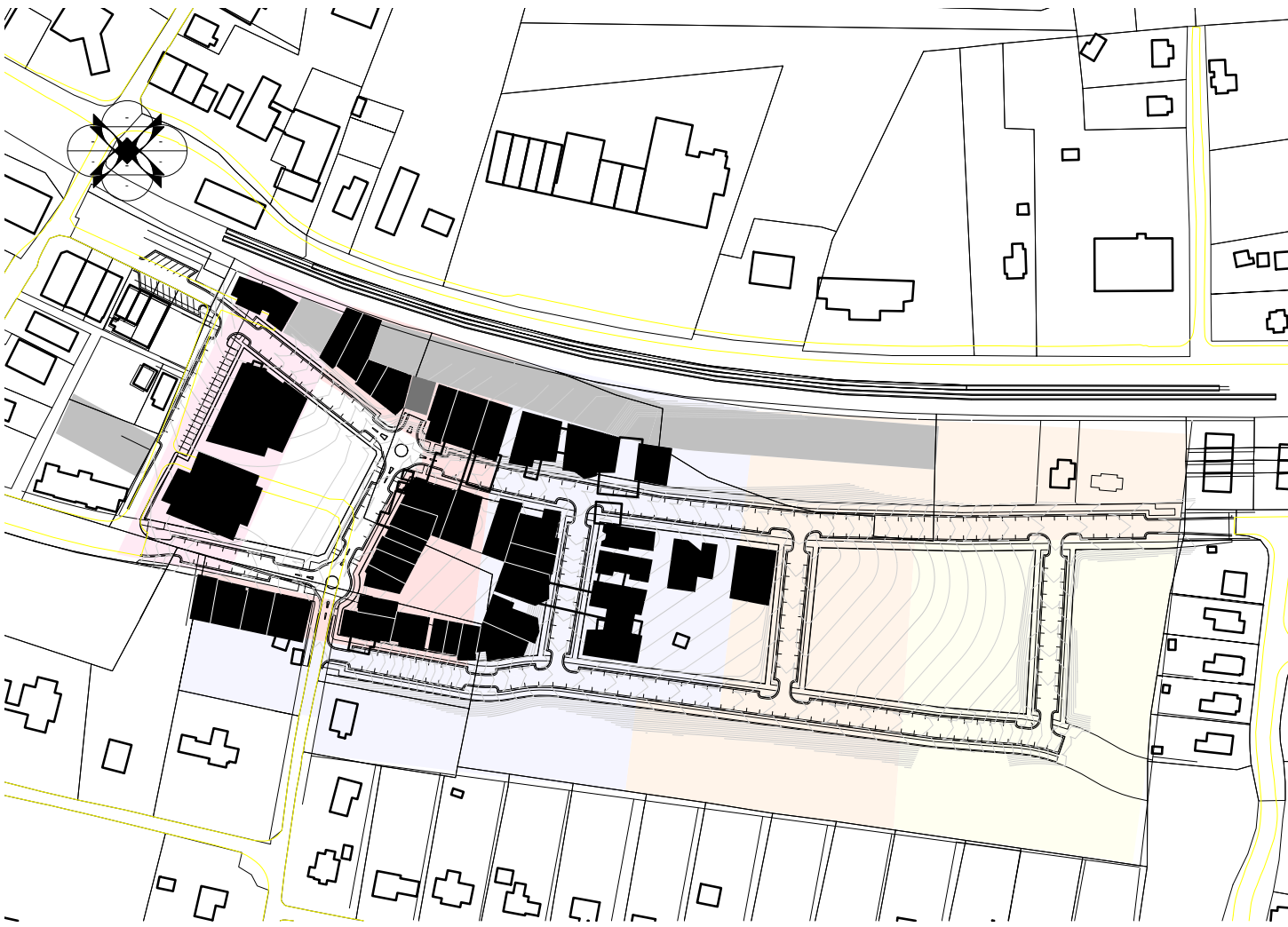
**THE DISTRICT**

**THE EDGE**

**THE 'HOOD**

 **NOTEABLE**





**DRAFT FOR DISCUSSION**

# THE THRESHOLD

## FORMS

...within one building design or any group of adjacent buildings

- potential for larger footprint buildings with visual presence
- encourage vertical 'marker' or mass to increase recognition
- conform to DCD by-right only (no SE increase)



**LARGER FOOTPRINT BUILDINGS  
MAY BE APPROPRIATE**

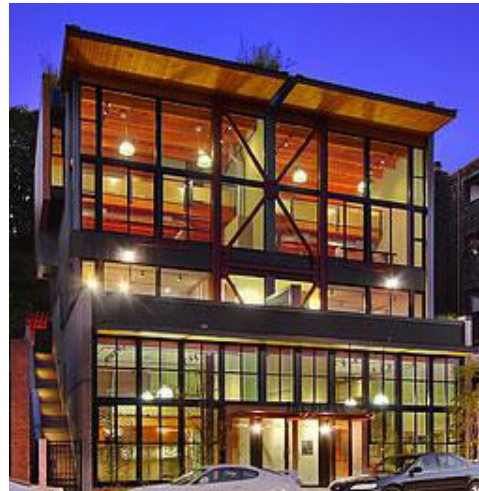
**FORM TO ANNOUNCE ARRIVAL  
WITHIN NEW DOWNTOWN  
CROZET DISTRICT**

THIS AREA CONTAINS LANDMARK AND 'GATEWAY' BUILDINGS MEANT TO ANNOUNCE ONE'S ENTRY INTO A NEW DOWNTOWN CROZET DISTRICT AND PROVIDE TRANSITION TO A NEW SENSE OF PLACE.

## + FACADES

...within one building design or any group of adjacent buildings

- 'four sided' design treatment, these buildings have no 'back'
- orient facade elements, openings, order vertically
- articulate corner design with form, material, and/or lighting
- encourage appurtenances, including balconies



**X**



**X**



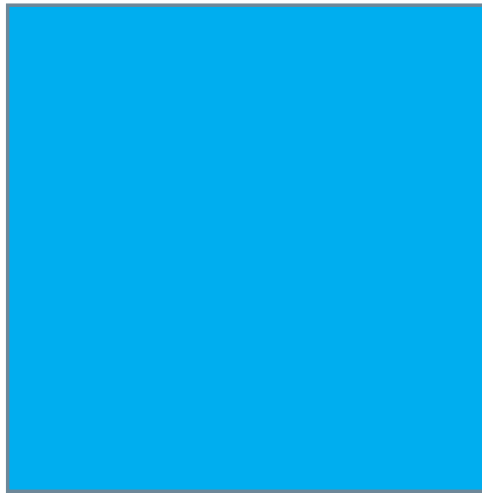
# SPACE BETWEEN

...within one building design or any group of adjacent buildings

- street edge sidewalk no more than DCD maximum (no SE)
- encourage broad pedestrian passage between buildings
- focus primary 'front' on the square
- limit curb cuts (considerably) no vehicle passages between



X



X

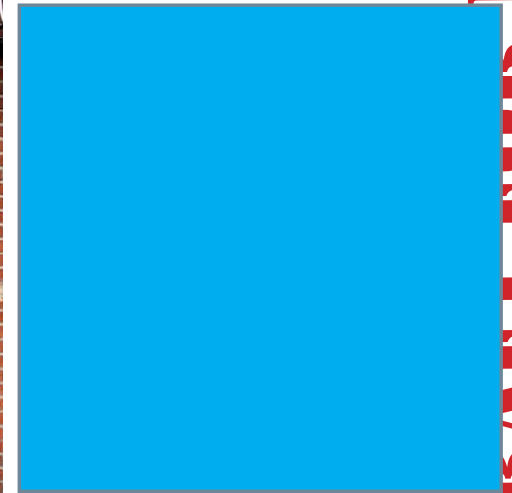
# USES INSIDE

...within one building design or any group of adjacent buildings

- encourage mix of large single user and small shops
- encourage unique uses not found elsewhere in crozet
- encourage uses with sense of place and square activity
- no waivers for ground floor uses will be supported
- discourage funeral homes, drive-thrus, service stations



X



X

# THE SQUARE

## FORMS

...within one building design or any group of adjacent buildings

- buildings should be 'shoulder to shoulder', zero lot line
- encourage short widths toward square, long width to side
- facades generally should align (within 2-3 ft) of adjacent
- encourage max DCD height (SE max also acceptable)
- DCD required gaps between buildings primarily pedestrian



X

X

THIS AREA CONTAINS BUILDINGS MEANT TO ENCLOSE THE PUBLIC SQUARE WITH A VARIETY OF VISUALLY INTERESTING USES THAT WILL BRING SOCIAL AND ECONOMIC ENERGY TO THE OUTDOOR SPACE.

## + FACADES

...within one building design or any group of adjacent buildings

- high(er) floor to floor clearance at ground level along street
- encourage large 'industrial' openings /visibility to interiors
- fewer balconies and more awnings appurtenances
- narrow(er) shop fronts encouraged (more shops = better)
- facades generally should align (within 2 to 4 feet)



X



X



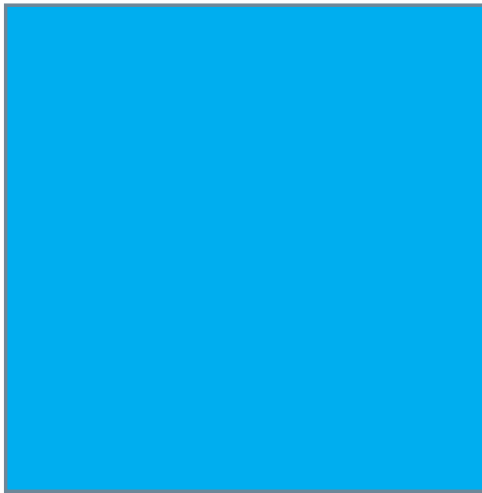
# SPACE BETWEEN

...within one building design or any group of adjacent buildings

- visibility to / from greenspace is encouraged
- sidewalk area 'see and be seen' cafe/strolling environment
- street sidewalk to DCD max with SE (20' encouraged)
- only DCD minimum 1 pedestrian break per block allowed
- limit curb cuts (considerably)



X



X

# USES INSIDE

...within one building design or any group of adjacent buildings

- encourage primarily small footprint shops w/local feel
- encourage 'destination' uses unique to Crozet
- uses should encourage gathering and active street edge
- no waivers for ground floor uses will be supported
- discourage funeral homes, drive-thrus, service stations



X



X

# THE DISTRICT

## FORMS

...within one building design or any group of adjacent buildings

- occupied gaps between buildings are accepted
- facade setback along street frontage generally variable
- mix of by right DCD heights only (SE max not supported)
- DCD required gaps between buildings primarily pedestrian



X



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THIS AREA CONTAINS A VARIETY OF BUILDINGS AND USES MEANT TO SUPPORT ACTIVITIES AND NEEDS OF DAILY LIVING FOR VISITORS AND RESIDENTS ALIKE

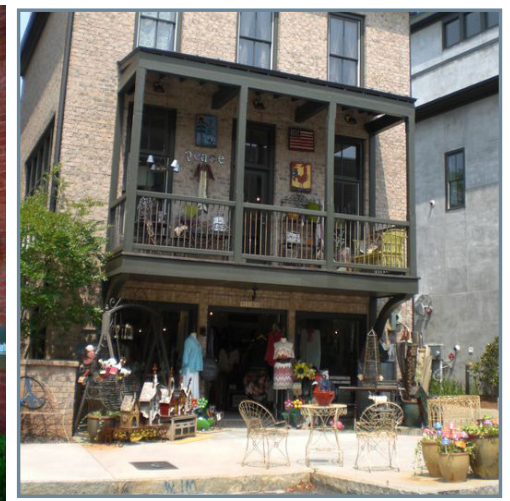
## + FACADES

...within one building design or any group of adjacent buildings

- theme of predominant 'industrial' windows to continue
- recessed entries encouraged to invite browsing
- appurtenances like balconies and awnings encouraged
- allow murals /art between buildings /encourage discovery



X



X



# SPACE BETWEEN

...within one building design or any group of adjacent buildings

- any gaps between buildings could be active or occupied
- encourage occasional passages to rear or side courtyards
- buildings closer to street / less sidewalk is encouraged
- varied space between buildings encourages 'discovery'
- encourage pedestrian exploration of small nooks/crannies



X



X

# USES INSIDE

...within one building design or any group of adjacent buildings

- this area predominantly commercial on street level
- will support SE for intermittent ground floor residential uses
- encourage office uses on upper levels
- encourage small 'making' shops to support daily living



X



X

# THE EDGE

## FORMS

...within one building design or any group of adjacent buildings

- discourage SE for exceeding maximum by-right height
- variable and expressive roof forms encouraged
- gaps between buildings for vehicle or pedestrian passage



X



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THIS AREA BEGINS TRANSITION FROM STREET LEVEL AREAS FOCUSED ON COMMERCIAL ACTIVITY TO A MORE GENEROUS MIX OF RESIDENTIAL AND COMMERCIAL USES AT STREET LEVEL.

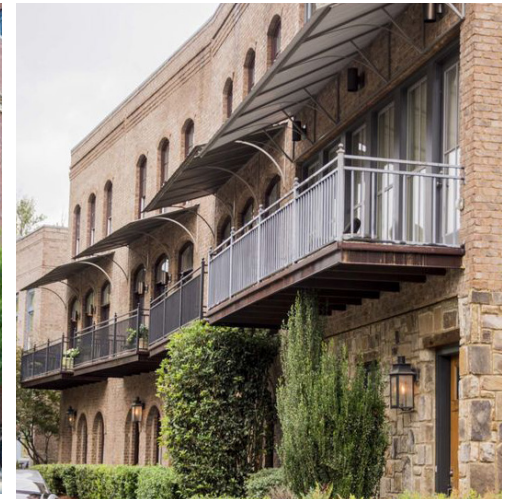
## + FACADES

...within one building design or any group of adjacent buildings

- steps or multi-level entrances are acceptable
- asymmetrical facades encouraged



X



X



# SPACE BETWEEN

...within one building design or any group of adjacent buildings

- street edges for strolling, but not necessarily wide gathering
- more privacy at street edge is acceptable
- spaces between buildings for light and / or service



x

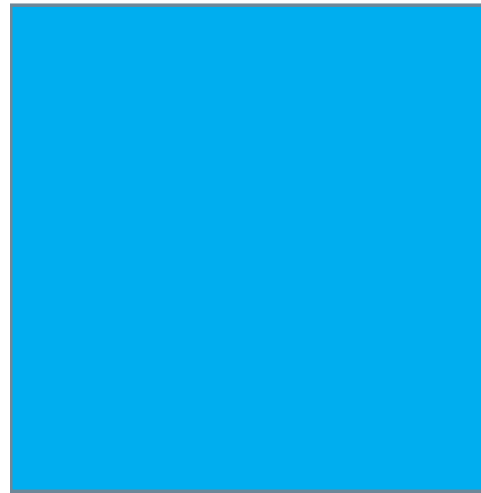


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# USES INSIDE

...within one building design or any group of adjacent buildings

- this area could be predominantly residential on street level
- will support SE for ground floor residential uses
- encourage larger employers / 'maker' workshops at corners
- could be ideal location for mid-size multi-family uses
- ideal locations for live/work units



x



x

# THE 'HOOD

## FORMS

...within one building design or any group of adjacent buildings

- discourage SE for exceeding maximum by-right height
- variable and expressive roof forms encouraged
- 'triplets' are maximum repetition of form
- traditional roof forms acceptable



X



X

## + FACADES

...within one building design or any group of adjacent buildings

- steps or multi-level entrances are acceptable
- asymmetrical facades encouraged
- encourage porch and stoop appurtenances at residential



X



X

THIS AREA IS PREDOMINANTLY RESIDENTIAL WITH SOME LIMITED COMMERCIAL USES AT STREET LEVEL ON THE CORNERS.



# SPACE BETWEEN

...within one building design or any group of adjacent buildings

- street edges for strolling, but not necessarily wide gathering
- more privacy at street edge is acceptable
- spaces between buildings for light and / or service



X

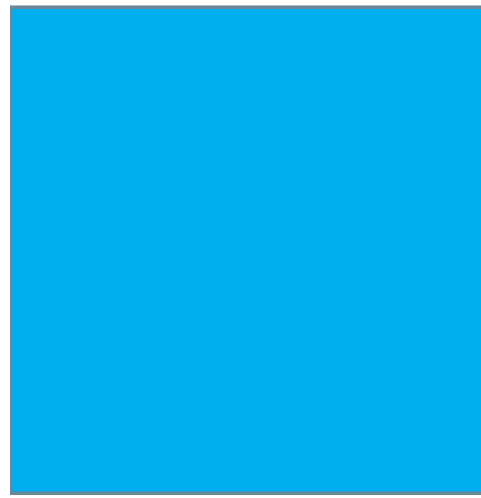


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# USES INSIDE

...within one building design or any group of adjacent buildings

- this area could be predominantly residential on street level
- will support SE for ground floor residential uses
- encourage courtyard home arrangements where feasible
- no garage openings to street
- commercial street level uses at corners (if any)



X

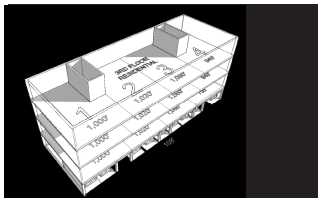
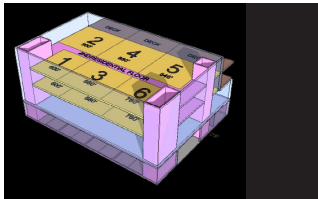
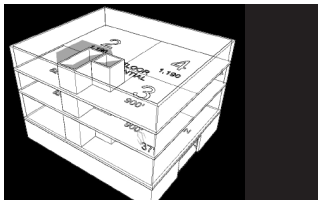


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# FORMS

## BUILDING BLOCKS

BUILDING MASSING/FOOTPRINT



ROOF HEIGHT VARIATION



BUILDING ROOF FORM VARIATION



## LANDMARKS





# + FACADES

SCARCITY & CREATIVITY

CHANCE & CREATIVITY

MATERIAL PALLET



OPENINGS



APPURTENANCES



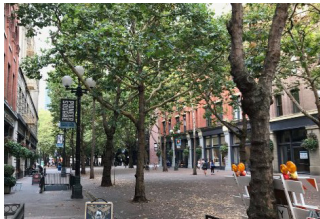
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# SPACES

## SCALE

TREES / PLANTINGS



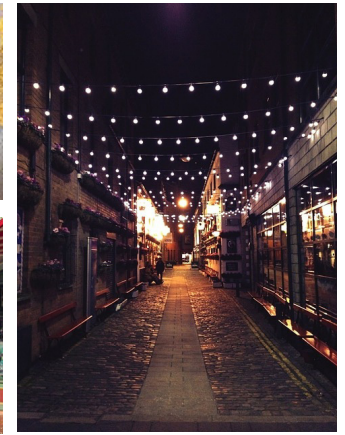
SEATING



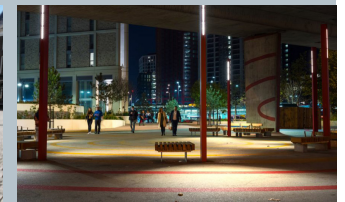
SURFACE



LIGHTING



## EXPERIENCE

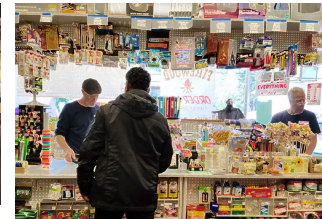
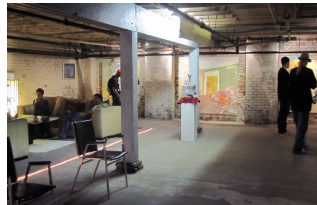




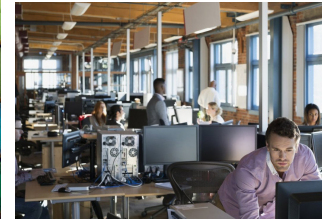
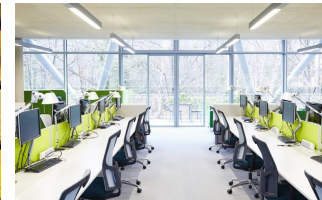
# USES

## PUBLIC

### STREET LEVEL



### UPPER LEVEL



### ROOFTOP

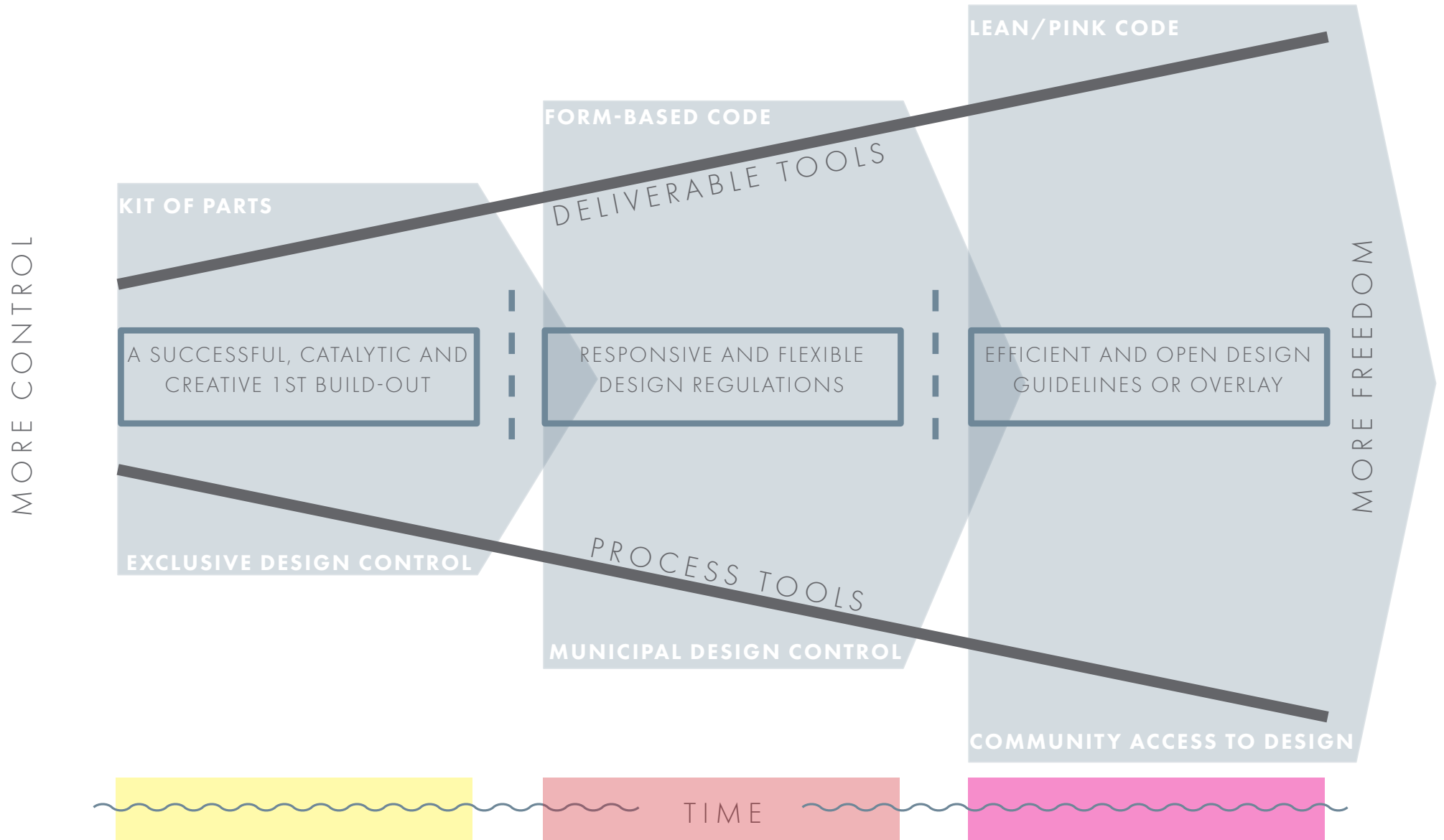


## PRIVATE



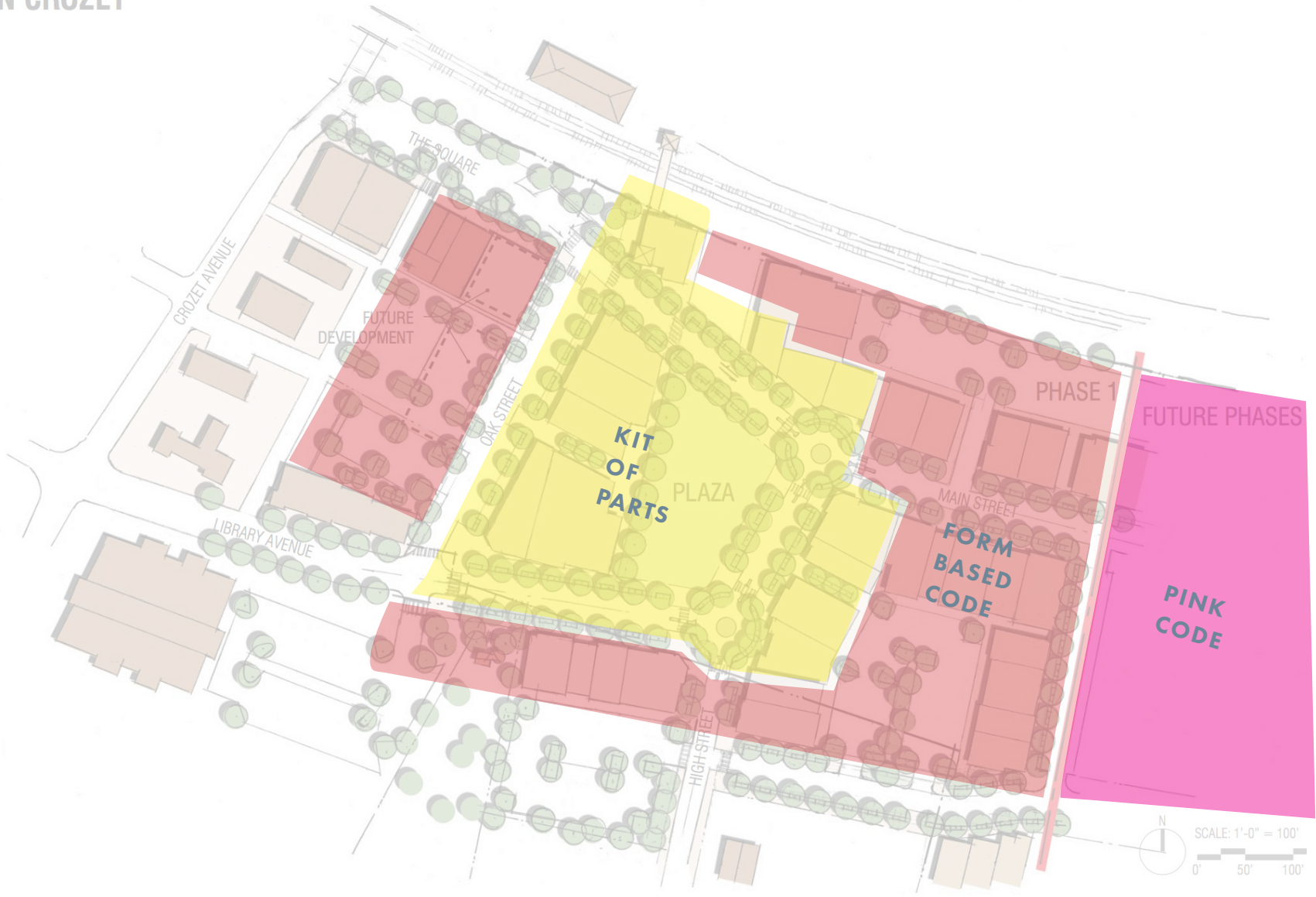
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## A PROCESS OF AUTHENTIC COMMUNITY DEVELOPMENT





**DOWNTOWN CROZET**  
Master Plan



**DRAFT FOR DISCUSSION**

...IS IT POSSIBLE TO EXPECT

# AUTHENTICITY

AS THE RESULT OF APPLYING....

## DESIGN TOOLS

APPROPRIATE TO SCALE  
AND SITE

X

## IMPLEMENTATION PROCESS

APPROPRIATE TO MARKET  
CONDITIONS

OVER

## TIME

TO ALLOW FOR CREATIVITY, LEARNING, ADAPTATION,  
FLEXIBILITY, EVOLUTION OF IDEAS AND CHARACTER, A  
PATIENT DEVELOPMENT OF SENSE OF PLACE  
(NOT MANUFACTURED)



...AND WHAT ARE THE ESSENTIAL QUALITIES THAT DEFINE

# CROZET CHARACTER...



NOT SUCCESSFUL FROM THE PAST