

# Barnes Lumber Redevelopment Opportunity

**Bringing A Public Private Partnership To Life**

## **50+ PUBLIC ENGAGEMENTS since 2014**

- Planning Commission Meeting June 12, 2014
- Formation of Downtown Crozet Initiative March 2015
- 13 public meetings 2014-2018
- Public Meeting and Design Charrette May 27, 2015
- Public Meeting to Review New Designs June 11, 2015
- 28 DCI Meetings 2015-2019
- DCI Landscape Architect June 2016
- Plaza Design stakeholder meetings June, Aug, Oct, Nov 2016
- Public Plaza Design Review Open House Dec 8, 2016
- Mahan Rykiel Final Design Review April 12, 2017
- DCI Website and Facebook page Sept 2015 – Present
- DCI 5K race & Christmas Tree lighting Nov - Dec 2018





# THE CROZET TOWN TOWN CENTER AND PLAZA

**DOWNTOWN CROZET**  
Master Plan



## Due Diligence

1 year of weekly meetings on technical issues - walking paths, roundabouts, sidewalks

1 year of contract negotiations - who completes design-construction, who pays

3<sup>rd</sup> party background investigations

Independent 3<sup>rd</sup> party review of development agreement to ensure fairness

# Project Patriot | Expanding Downtown Crozet

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Consistent with County Comprehensive Plan/Crozet Master Plan

- Mixed use development
- Central public space
- Main Street

Consistent with Project ENABLE

- Private investment for public good, placemaking, redevelopment opportunities

Supports business retention/expansion

Creates office space for jobs

Private resources for public benefit

Library Avenue and Crozet Square

Builds the county's commercial base

- 153,000 square feet commercial



## Predevelopment - BARNES LUMBER PHASE I

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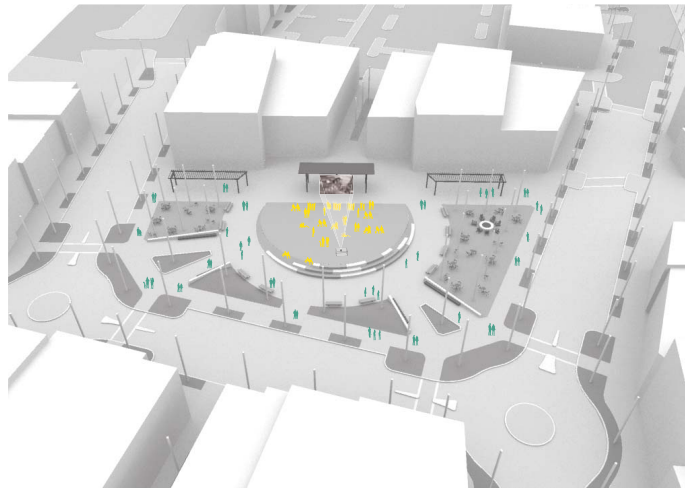
FRINGE AREAS CAN  
PROVIDE TEMPORARY  
PARKING FOR PHASE 1.



# CROZET PLAZA

Event Layouts with Crowds

## SMALL CROWD [movie]

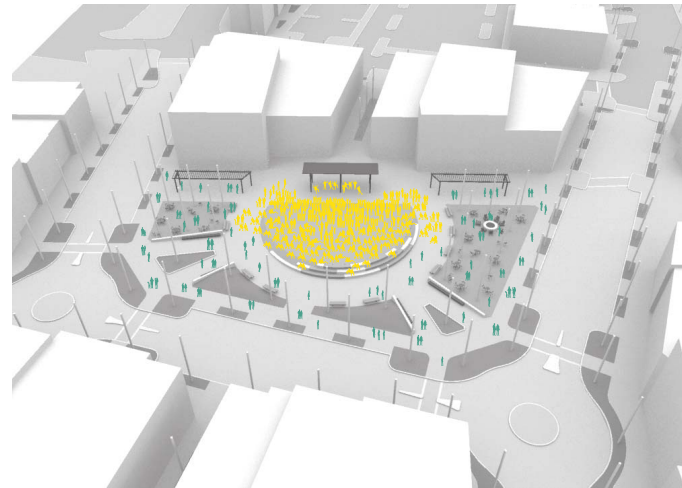


**50 ppl. on Lawn**  
**50 ppl. in Plaza**

*Outdoor movie showing  
with blankets and chairs  
laid out on the lawn.*



## LARGE CROWD [concert]

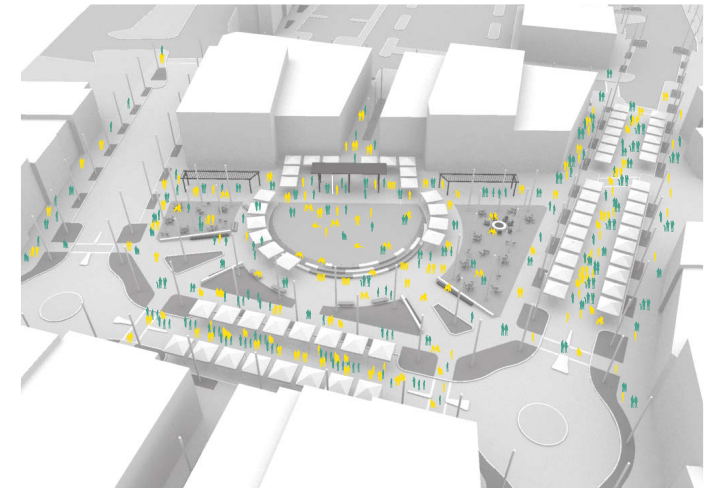


**400 ppl. on Lawn**  
**100 ppl. in Plaza**

*People gathered close to  
the stage and blankets to  
the rear to watch a popular  
musical act.*



## MARKET/FESTIVAL [street closure]



**1500+ ppl.**  
**68 10'x10' Tents in**  
**plaza and on streets.**

*High Street and Main Street  
are closed on the Plaza  
for a regional festival [craft*



# PHASE 2 ROAD PLAN





# PHASE 3 ROAD PLAN

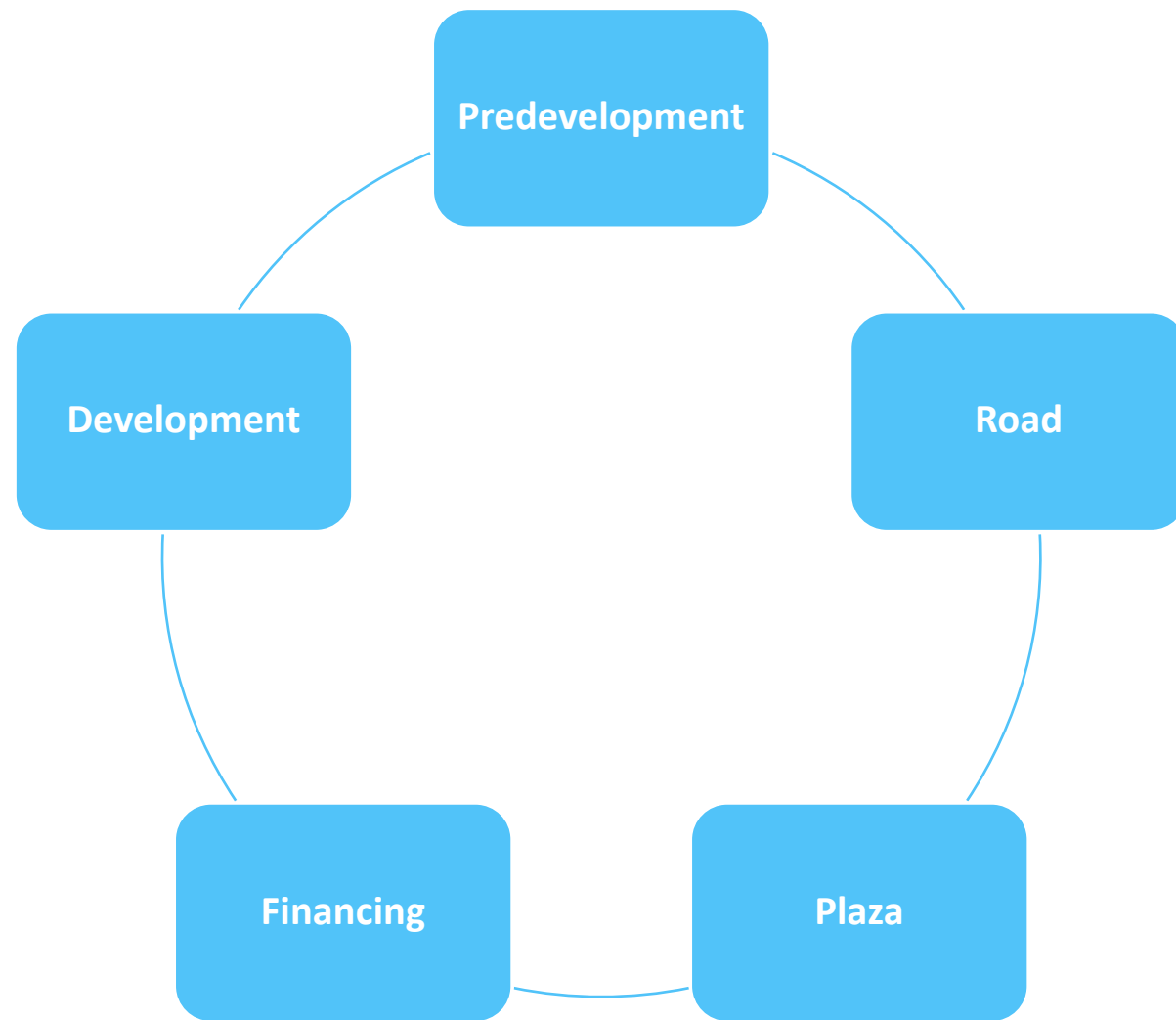




# FUTURE CONNECTIONS







## PPP Project Elements

# Predevelopment – Phase 1

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## Private Developer Role

- Rezoning – Phase 1
- Meet ARB Guidelines
- Create a Plaza Site Plan
  - Submit to County for approval
- Match Environmental Planning Grant
- Create Road Plans

## Public County Role

- Rezoning – Phase 1
- Review Road Plans
  - Requires VDOT, County and Developer approval
- Market Study
- Parking
- Crozet Master Plan
- Public Engagement
  - Crozet Masterplan, Plaza Design, Road Design

# Development Agreement Summary

## Road

**County Benefit:**  
**\$4.8M road grid**

- \$2M developer contribution
- Developer Right of Way contribution (Est. \$500k)
- \$2.3M VDOT Contribution

## Plaza

**County Benefit:**  
**\$3.2M plaza**

- County contributes \$1.6M
- Developer borrows \$1.6M
  - County pays Syn-TIF to developer loan paid in full

**Downtown Crozet built and expanded as planned**

Other Questions or  
Comments?

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