

BAMBOO GROVE

Neighborhood Presentation
Wednesday, February 12th, 2020

WELCOME TO THE DISCUSSION!



YOU ARE HERE



Christopher Fuller:

- Husband and father of two little girls who love to ride their bicycles to coffee shops and Crozet Creamery
- Works under the Crozet Library at the local engineering company Staengl Engineering
- The property owner and accidental developer
- Community focused designer and advocate of ecologically friendly and resilient neighborhoods, buildings and systems

THE HOUSING LAB
CONNECT + EDUCATE + DESIGN

Nicole Scro:

- Advocate for equitable, attainable, sustainable and beautiful housing
- Lawyer and community focused developer of thoughtful local projects

Justin Shimp:

- Local Engineer
- Lover of Martinis and a father of four
- Born and raised in Nelson County

gallifrey
building for the future





PEDESTRIAN CONNECTION

- **5 Minute Walk:**
Recreational Trails
Water and Mountain Views
- **10 Minute Walk:**
Post Office, Library, Hardware Store,
Coffee Shops, Restaurants, Salon,
Markets, Churches, Employment,
Drug Store, The Future Plaza
- **More walks**
Less Cars, Happier Dogs, Happier
People, More Life, More Lattes

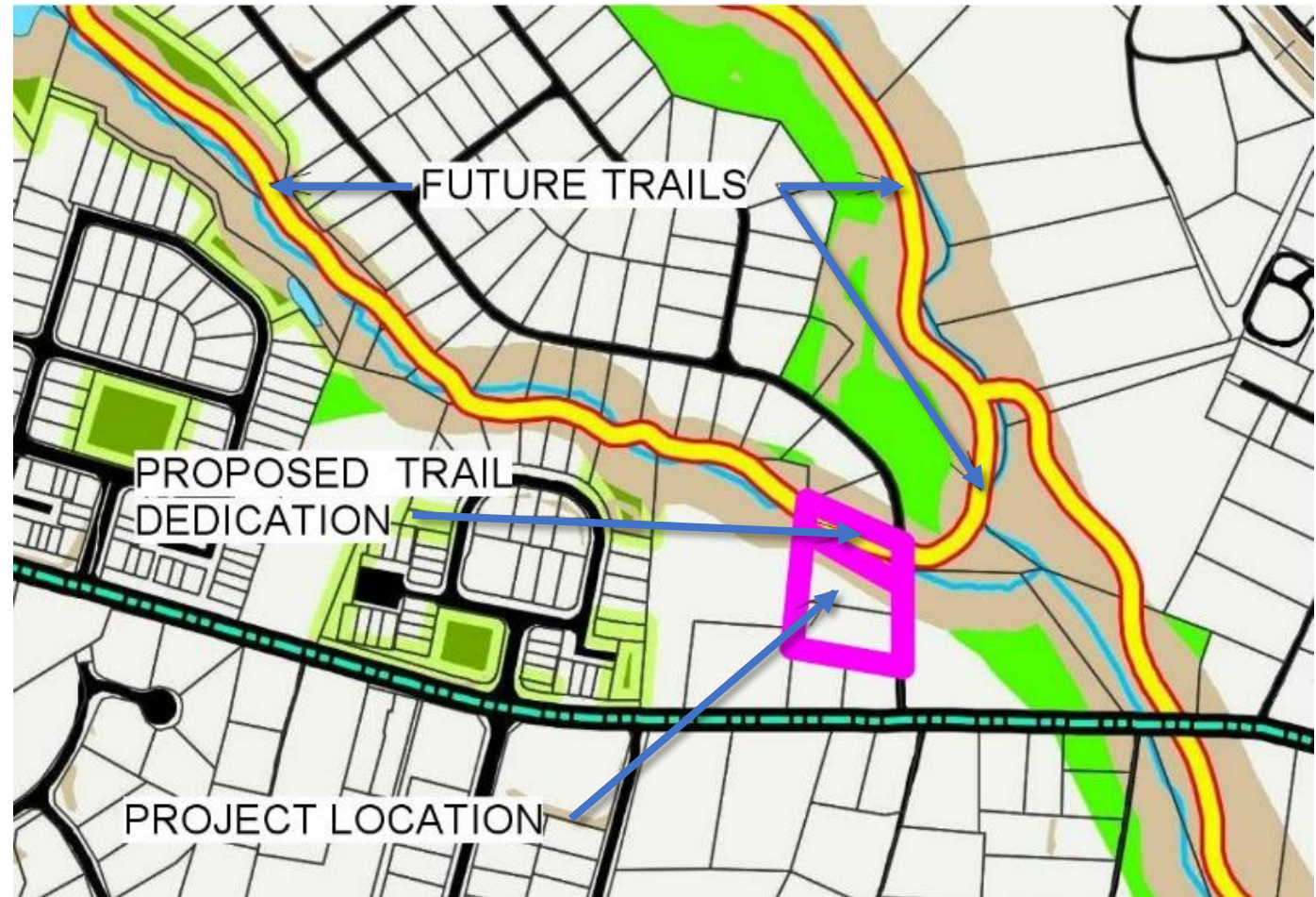
GREENWAY TRAILS

Yellow Line with Red Outline:

Proposed walking trail shown in the Crozet Master Plan

Magenta Box:

The area of this property located next to the stream will be dedicated for public use as part of the recreational trail network

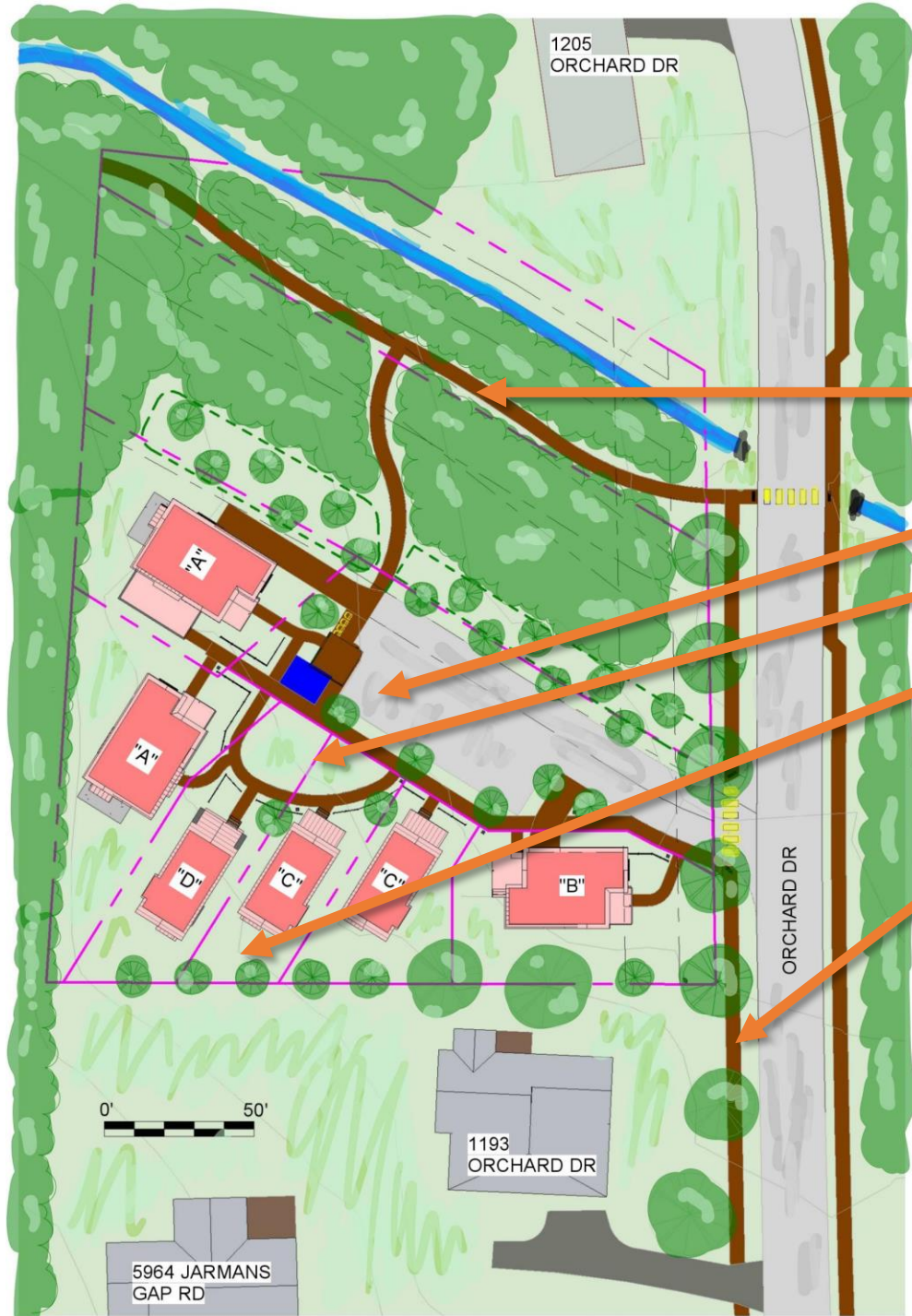


Source: Crozet Comprehensive Plan

SITE DESIGN

Community Focus:

- Walking Trails
- Parking on the edge
- Shared patio and green
- Staggered houses creates quality private space in the compact setting
- Sidewalk connecting to Jarman's Gap



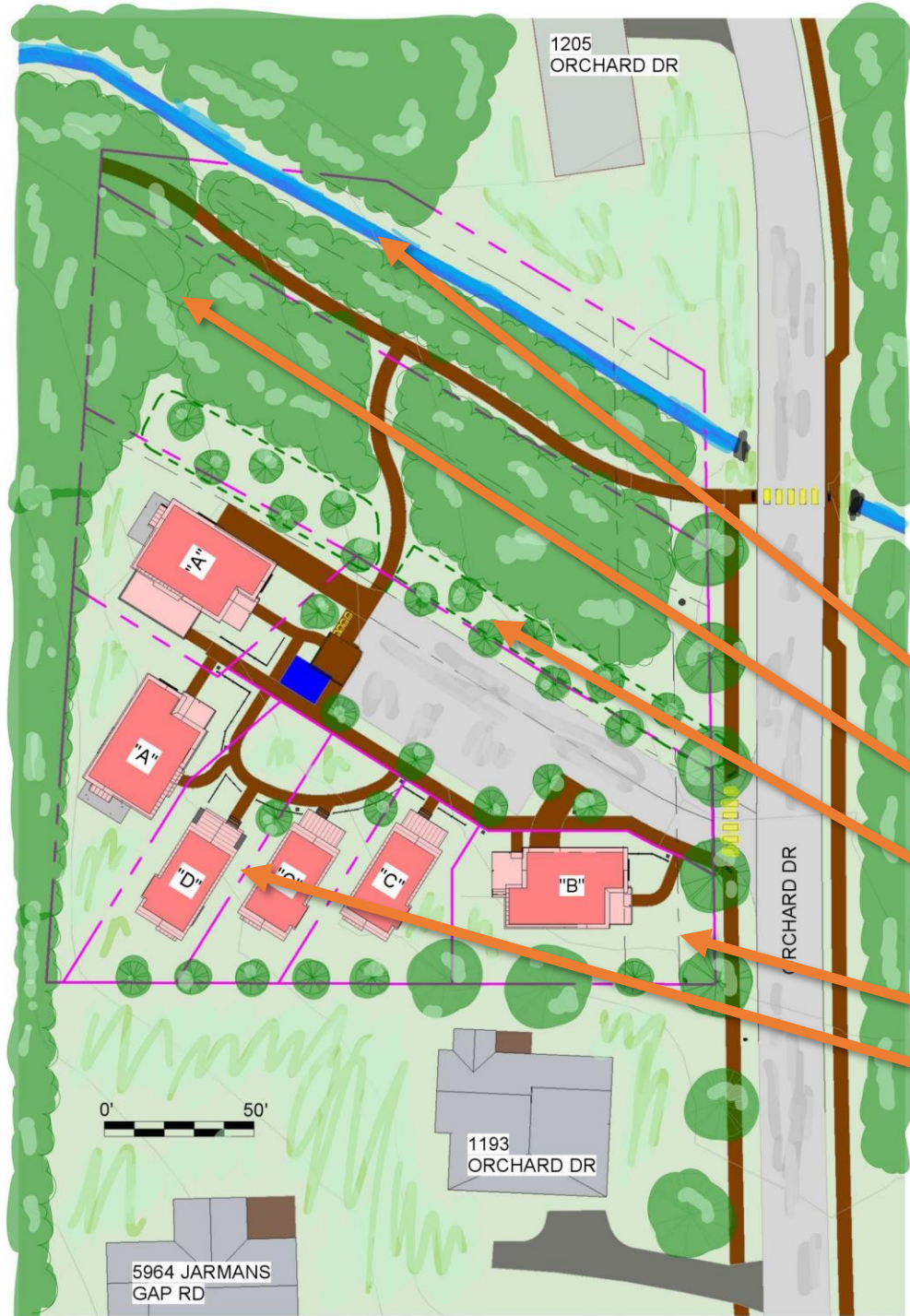
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Environmental Focus:

- Protect the stream
- Contain the bamboo
- Green stormwater features
- Utilities already onsite
- Compact development pattern





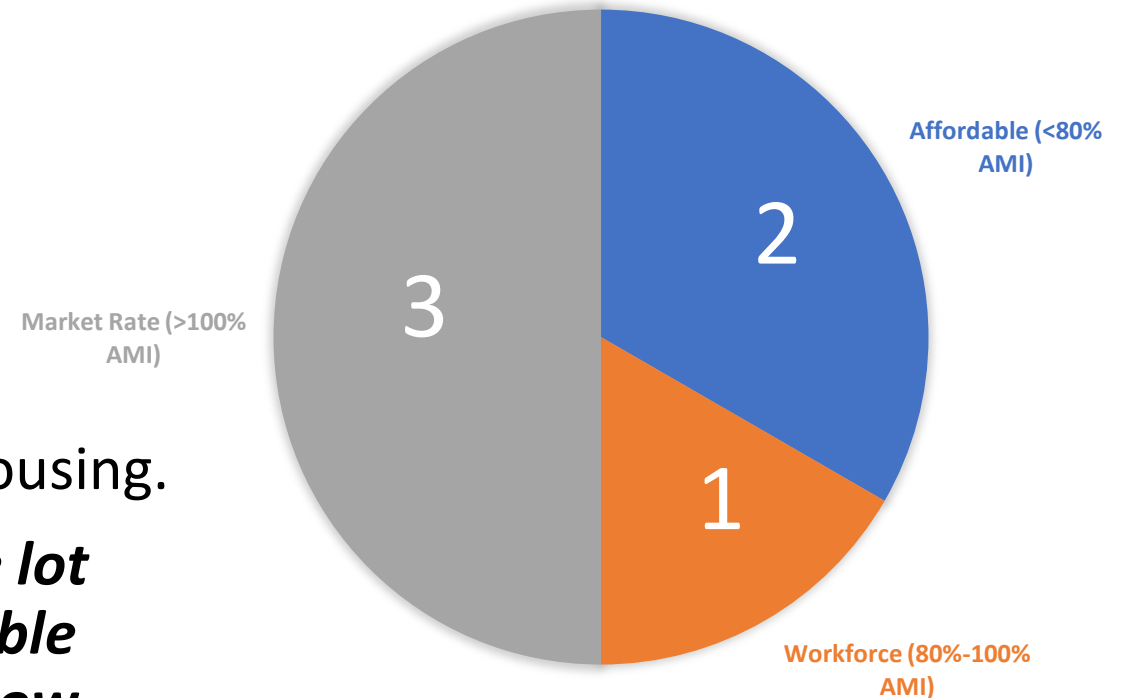


AFFORDABLE HOUSING

- Current By-right Zoning demands large lots and single-family use
- Large lots are becoming scarce -> expensive
- With expensive lots banks demand that builders create expensive homes:
~20-25% lot, ~80-75% building
- By-right Zoning demands expensive housing.

Through rezoning, we plan to reduce the lot prices so that six compact, more affordable houses can be built on the site, three below 1000 sq ft and three below 2000 sq ft

PROPOSED NEIGHBORHOOD HOME MIX





PROJECT ECONOMIC SCENARIOS

(The Boring Slide)

- Current By-right Zoning (2 Units) : *This can be built tomorrow, **feasible but certainly not affordable.***
 - Lot price of \$200k (constant) : *Lot price is \$100k per lot : Market Rate*
 - 2 Houses @ \$400k - \$500k each : *House prices are all based on lot being 20%-25% of total price*
- Rezoning (4 Units) : *This is what the comprehensive plan currently allows, **even feasibility is questionable.***
 - Infrastructure price of \$200k, Lot price of \$200k : *Lot price is still \$100k per lot. Hitting Market Limit!*
 - 4 Houses @ \$400k - \$500k each : *House price based on \$100k lot price*
- Rezoning (5 Units) : *This is **one affordable unit** over what the comprehensive plan currently allows*
 - Infrastructure price of \$250k, Lot price of \$200k : *Infrastructure price is nearly the same as 4 units*
 - 1 House @ \$200k - \$240k : *Affordable house needs a \$50k lot price*
 - 4 Houses @ \$400k - \$500k : *House price based on \$100k lot price*
- Rezoning (6 Units) : *This is **two affordable units** over what the comprehensive plan currently allows*
 - Infrastructure price of \$250k, Lot price of \$200k : *Infrastructure price is the same as 5 units*
 - 2 Houses @ \$200k - \$240k : *Affordable house needs a \$50k lot price*
 - 1 House @ \$275k - \$325k : *Small house needs a \$65k lot price*
 - 3 Houses @ \$375k - \$475k : *House price based on \$95k lot price*

BIG

or

SMALL

Reality Check

- People *want* to live here
- More housing will be built in Crozet *and walk* or will be built in Greene County *and drive*
- “Thickening” of existing neighborhoods is a labor of love but is currently illegal so requires rezoning.
- Only BIG developers have the know how and money to go through the rezoning process. They do not usually strengthen neighborhoods, they often build large, out of context projects.
- We need *by-right* zoning options

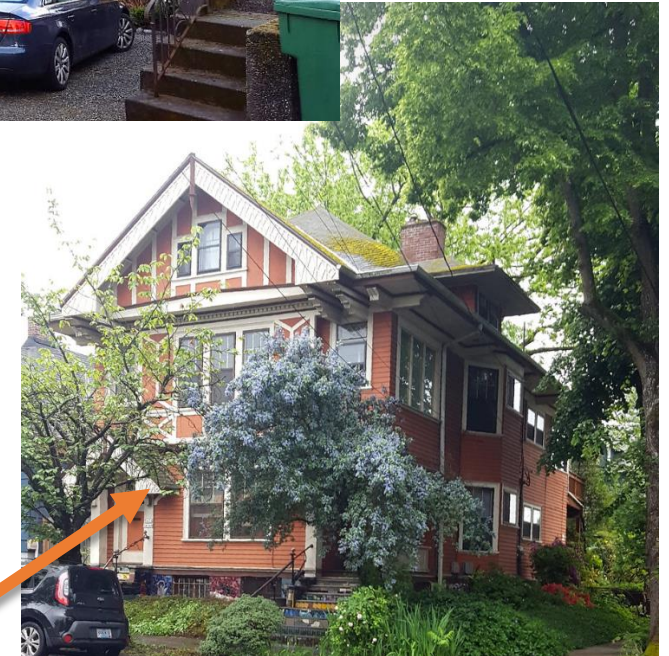




ALLOW GENTLE DENSITY

Repair the by-right zoning code to allow for gentle, incremental change:

- Eliminate lot size and frontage length requirements in single family zones.
- Enhance density rules with small form and affordability bonuses
- Allow at least three families per existing single-family detached lot.
 - Allow Detached Accessory Units without an owner occupant requirement.
 - Allow two-family and three-family dwellings.
- Allow infill pocket neighborhoods.
 - Allow amenity fronted lots and remote parking.





OUR HUMBLE REQUEST

Let us test this rediscovered, gentle way of building affordable community in Crozet on Orchard Drive.

- Let us rezone the property to allow for a more compact, affordable and community friendly form.
- Let us put the parking along the edge.
- Let us build two affordable units more than the current comprehensive plan density for the site.



THANK YOU FOR
JOINING US!