



Fluvanna County Planning Department

Zion Crossroads Update

April 3, 2013



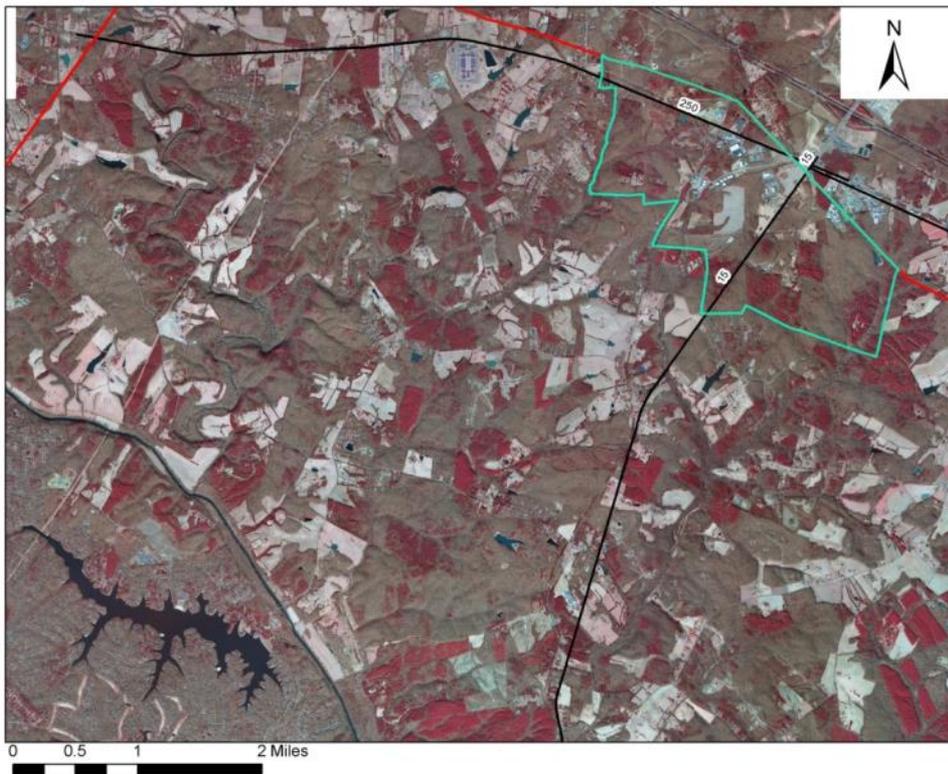
Existing Plans

- **1999: Zion Crossroads Economic Development Initiative**
- **2000: Jefferson Area Eastern Planning Initiative**
- **2001: Fluvanna County Comprehensive Plan**
- **2004: United Jefferson Area Mobility (UNJAM 2025) Plan**
- **2005: Economic Development Plan**
- **2006: Zion Crossroad Community Plan**
- **2007: Northwest Fluvanna Corridor Study**
- **2009: Fluvanna County Comprehensive Plan**



Fluvanna Comprehensive Plan 2009

“Zion Crossroads is the gateway to the heart of Fluvanna County, and should be enhanced to provide a scenic, rural welcome to residents and tourists while at the same time it develops as an employment, retail, commercial, and recreation destination for both county residents and travelers en route to other places along Routes 64, 15, and 250.”



- Major intersections of US 250 and I-64 with US 15
- 15 miles from Charlottesville and 50 miles from West End Richmond
- Straddles Fluvanna/ Louisa County line



Economic Importance

“This area is the county’s primary regional economic development area and is targeted as a regional employment center and for primarily mixed-use, mixed-income development that will also help develop the infrastructure needed for such development, as well as diversifying the county’s tax base.”



Urban Development Areas (UDAs)

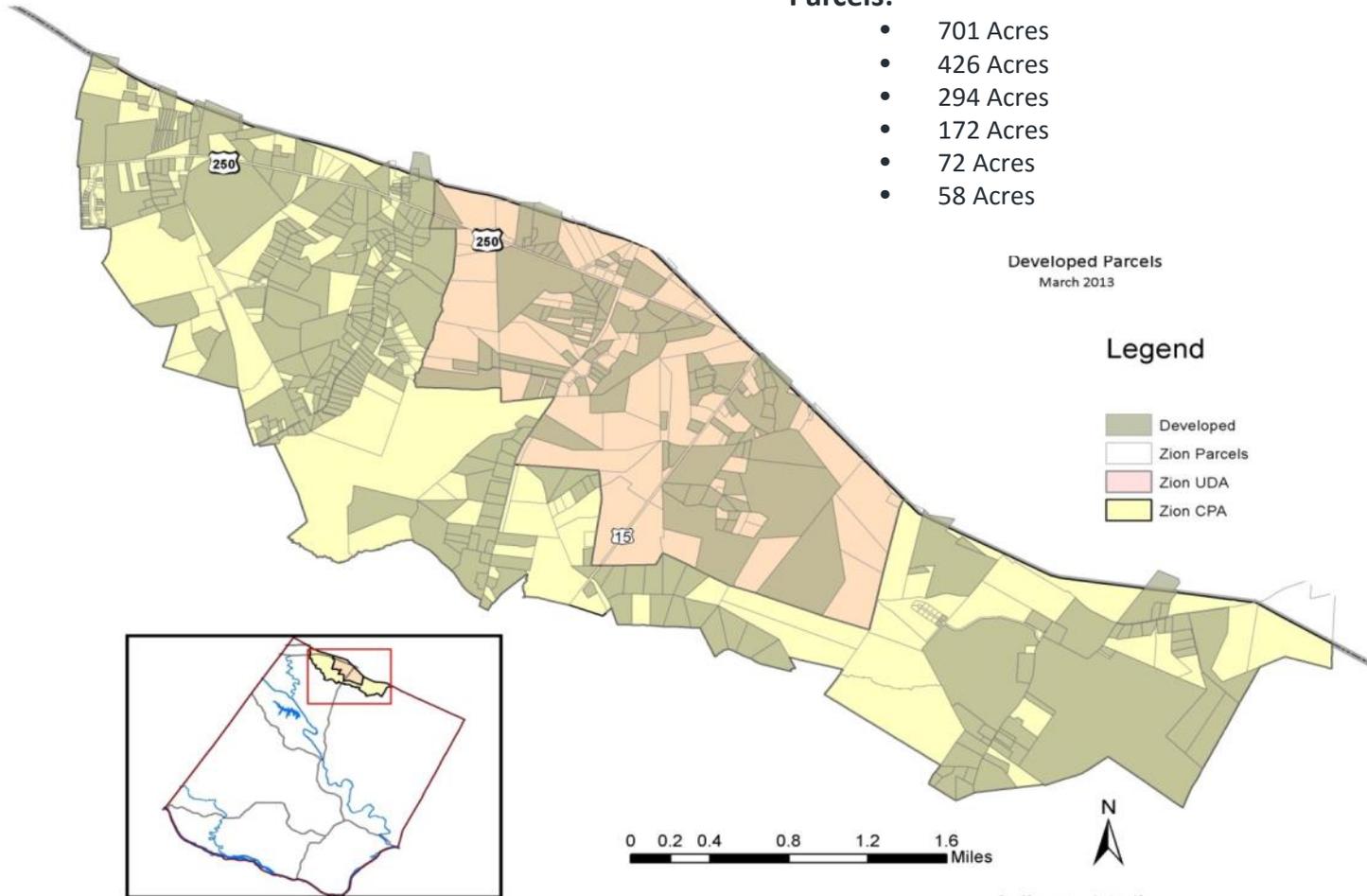
- **An area appropriate for higher-density development due to its proximity to transportation facilities, the availability of a public or community water and sewer system, or proximity to a city, town, or other developed area.**
- **Must be large enough to meet the projected demand for residential and commercial growth for the next 15-20 years.**
 - Required densities/intensities:
 - Four single family units per acre
 - Six townhouses per acre OR
 - Twelve apartments or condo units per acre AND
 - A floor area ratio of at least .4 for commercial development
 - Building height of less than 6 stories
 - Density may be increased with incentives.



Development Potential

Blocks of Undeveloped Parcels:

- 701 Acres
- 426 Acres
- 294 Acres
- 172 Acres
- 72 Acres
- 58 Acres



6016 Total Acres – 3196 Acres Developed = 2820 Undeveloped Acres



Northwest Fluvanna Corridor Study 2007

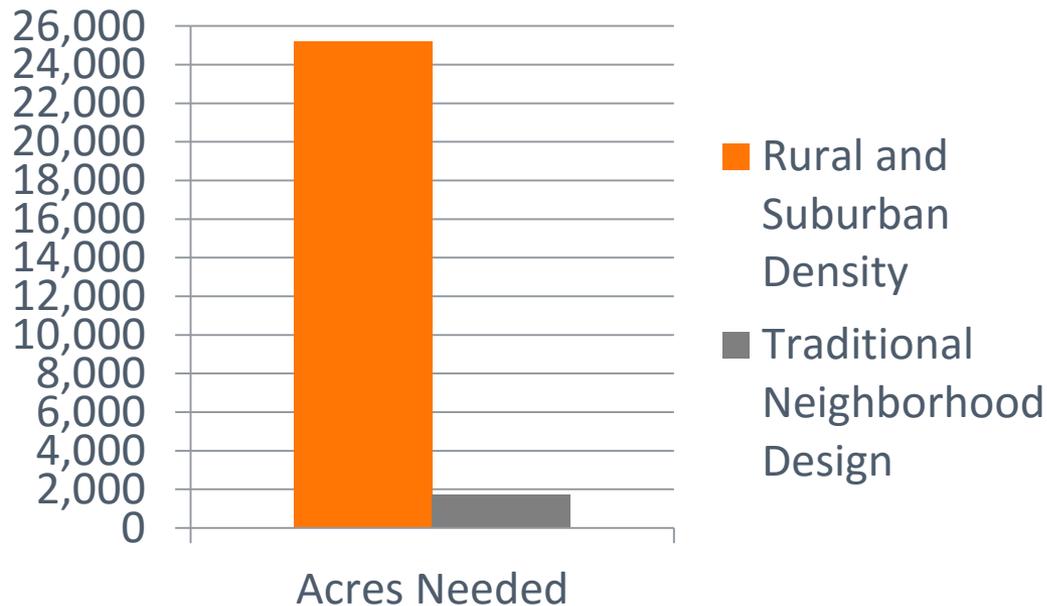
Projected by 2050 (includes parts of both counties):

- 18,000 homes
- 28,000 jobs
- 10,630 acres of land developed
(following current growth pattern)
- By focusing growth in Zion Crossroads Area, land used could be as low as 3,280 acres



By 2030, Zion Crossroads could house as many as 21,319 residents (VEC)

- In 2010, Fluvanna County had 25,691 residents.
- The Virginia Employment Commission projected that Fluvanna’s population will increase to 37,433 by 2020, and to 47,010 by 2030.
- Zion Crossroads UDA could receive between 11,742 and 21,319 new residents over the next 10 to 20 years.
- At rural and suburban densities, 11,041 to 25,186 acres would have to be developed.
- The same growth could be accommodated by Traditional Neighborhood Development of between 711 and 1,708 acres.





Zion Crossroads Community Plan 2006

Collaboration between Fluvanna County and TJPDC Recommends:

1. Village Scale
2. Mixed-use development
3. Higher intensity commercial and light industry
4. Enhance water and sewer services
5. Cluster development
6. Conservation easements
7. Improve stormwater management (green streets, reduce impervious surfaces)



Design Elements From Existing Plans

Zion Crossroads UDA



Road Improvements

Adding a raised median and narrowing vehicular lanes slows traffic to their posted speeds.



Existing Roadway Design



Enhanced Roadway Design

A roundabout at the intersection of Routes 15 and 250 eliminates the need for traffic signals, while an attractive median and a buffer of trees dramatically improves the visual quality of this gateway.



Example of a 4-way roundabout



Gateways





Village Scale

West
Broad
Village

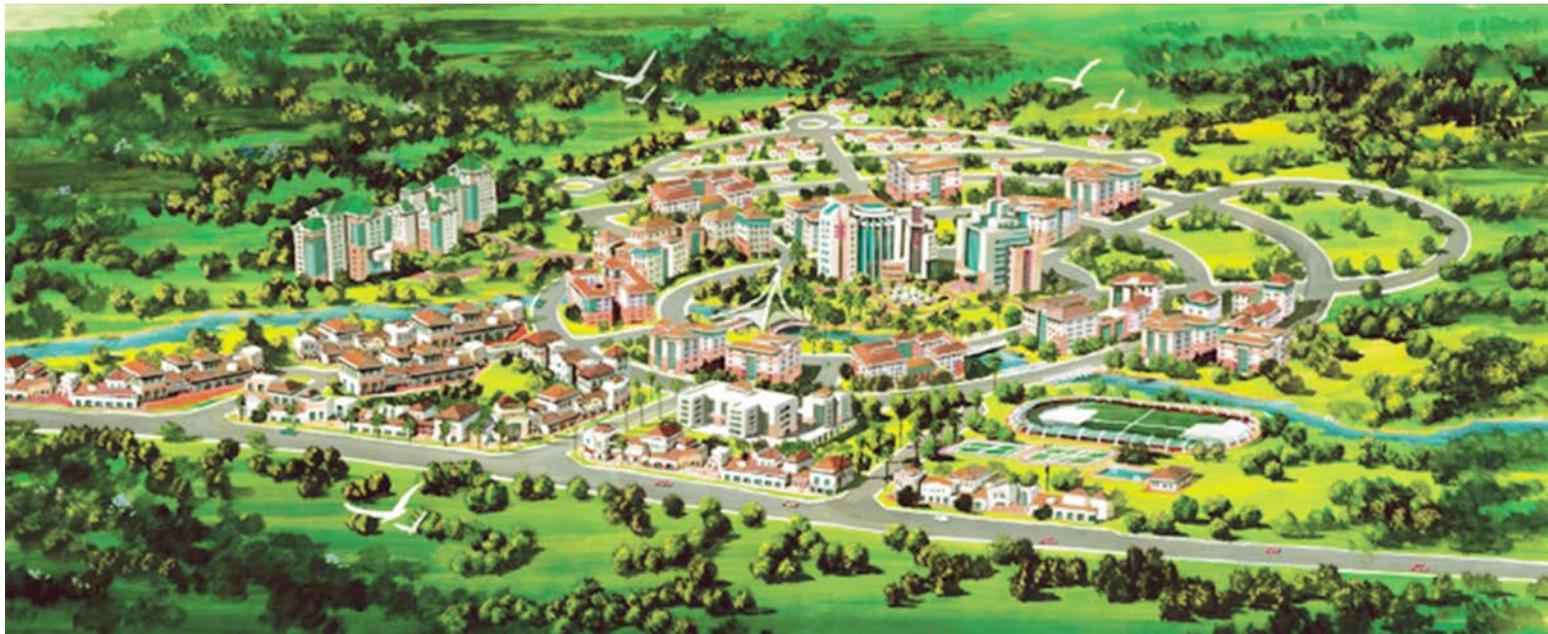




Mixed-Use Development



- Purple - Parks
- Yellow & Orange - Private homes
- Red - Residential Townhomes
- Salmon - Retail
- Cream - Retail with Residential
- Lt blue - Offices and Offices with Retail





Rural and Environmental Features

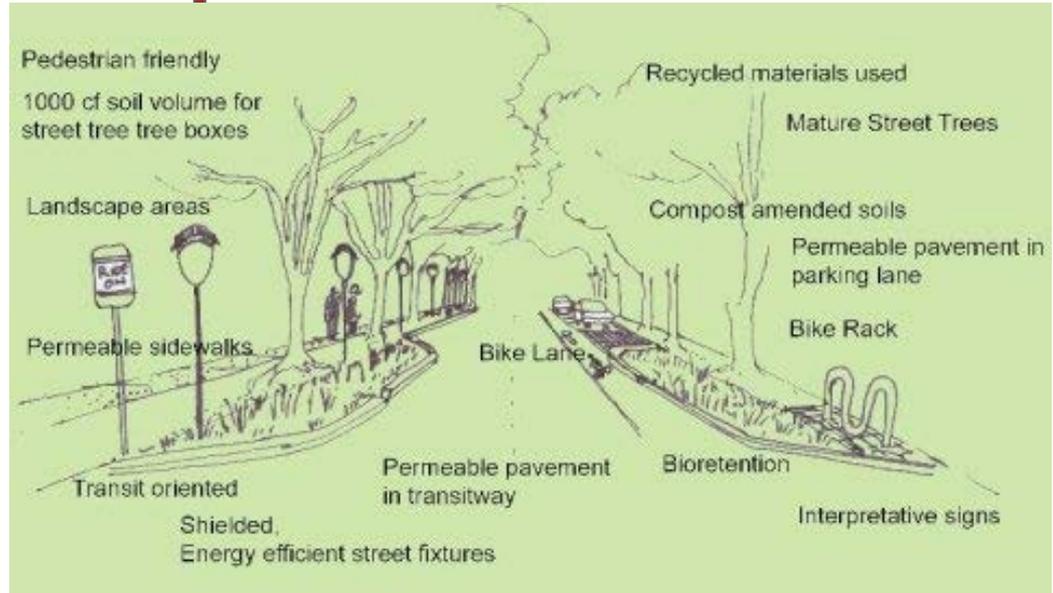


Conservation Practices:

- Green Street Techniques
- Bioswales
- Reduce Impervious Surfaces
- Protect Existing Open Forested and Agricultural Areas



Green Street Techniques





Recommendations - Zion Crossroads Community Plan 2006

Short Term Goals

- Site and construct gateways to Zion Crossroads
- Define a village-scaled center in the Comprehensive Plan update
- Install the necessary infrastructure required to attract mixed-use development.
- Coordinate safety improvements for Route 250 and Route 15
- Study the feasibility of Zion Crossroads as a satellite location for PVCC.
- Develop a marketing strategy and marketing plan
- Hire a County tourism/economic development officer

Long Term Goals

- Promote additional mixed-income residential development
- Promote a sustainable light industry park along the Route 250 corridor
- Develop clean environmental practices for surfaces, streetscapes and development
- Protect existing open, forested, and agricultural areas by clustering growth into defined areas
- Develop higher density commercial
- Site an integrated work place development center in Zion Crossroads

Ongoing Goals

- Employ conservation and open space easements
- Develop a Village Center as a focal point of the community
- Support mixed use development
- Create a Main Street with shops, restaurants, and green streetscape
- Integrate transportation options – pedestrian, bicycle, Park & Ride, and public transit
- Expand and diversify local tax revenue
- Enhance tourism and related recreation
- Improve the quality of employment opportunities
- Support vocational and technical job demands of the current and future job market
- Encourage locally-based businesses and retail establishments



Questions?