



# **Zion Crossroads Guidebook**

**Fluvanna County Planning Department  
August 2013**



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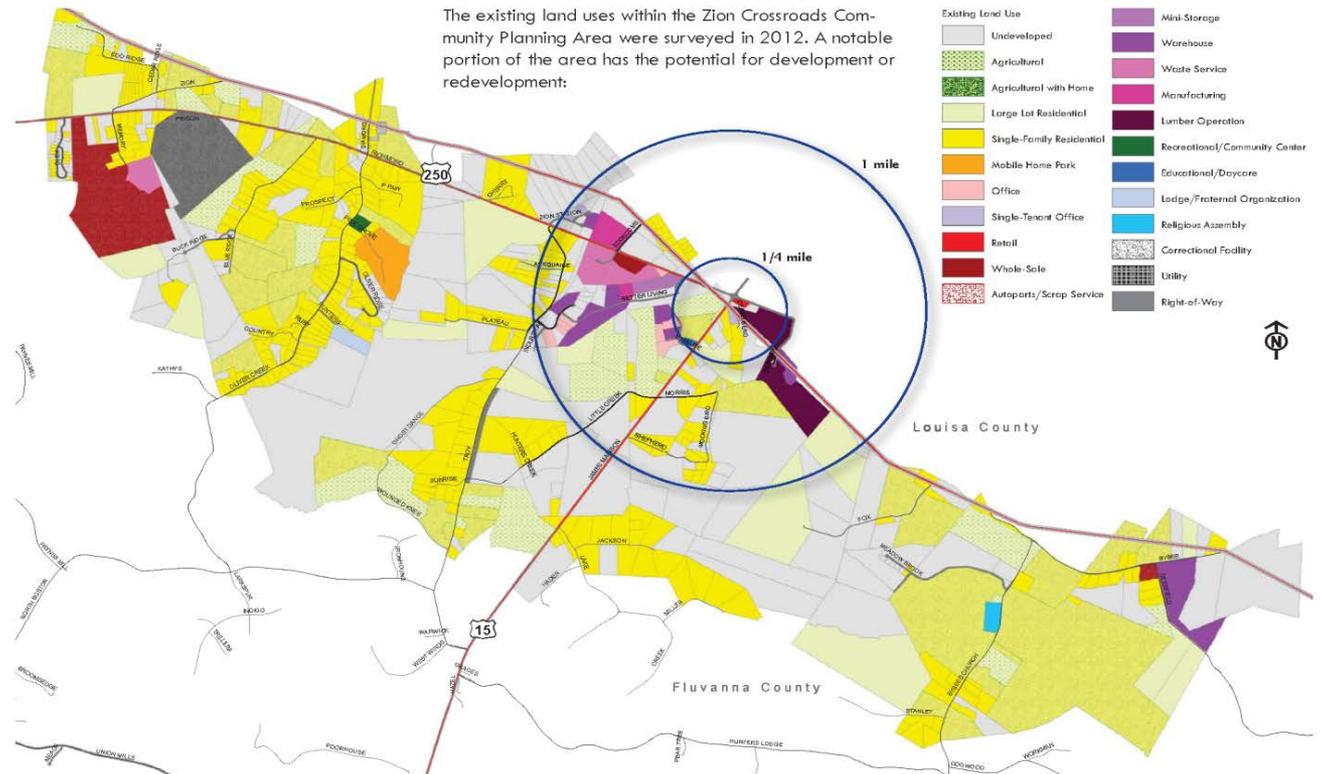
# Introduction

- **The Zion Crossroads Guidebook is to serve as a resource for citizens, property owners, builders and developers who are involved in planning, designing, and building projects within Zion Crossroads.**
- **This area is envisioned as the County's primary economic development engine, where regional employment and mixed-use development can occur side by side.**
- **This Guidebook encourages the efficient use of land and provides direction to implement the County's goals in regards to Zion Crossroads.**



# Existing Conditions

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- **Interstate 64 and Routes 15 and 250 comprise a crucial transportation connection.**
- **Louisa, just across the county line, is experiencing rapid commercial and residential growth.**
- **155 housing units as of 2010 (up from 131 in 2000).**
- **26,300 sq ft of commercial and 484,202 of industrial space.**
- **43% of the CPA is vacant.**
- **Public water and sewer capacity is under consideration and will affect development potential.**



# Previous Plans

**Recommendations and Influence on  
the Guidebook**



- **Jefferson Area Eastern Planning Initiative (2002)**
  - Utilization of Town Centers
  - Zion Crossroads as primary development area for Fluvanna and Louisa
- **Zion Crossroads Community Plan (2006)**
  - Create a distinct identity for the Zion Crossroads area
  - Support Economic Development and Community Based Services
- **Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study (2006)**
  - Regional mixed-use centers and related design specifications
  - Absorb the bulk of regional growth
  - Used heavily in Guidebook
- **Fluvanna County Comprehensive Plan (2009)**
  - Established UDA
  - Transect zones
  - Traditional Neighborhood Development
- **Fluvanna County Regional Water Supply Plan (2010) and Fluvanna County Return on Investment Study (2012)**
  - Examines current and future water supply needs .
  - Recommends new public water and sewer service for Zion Crossroads.
  - Implementation is an underlying assumption of this Guidebook.



# Transect Areas

**Organizing the UDA**



- **A transect is a progression of zones from the town's business district core outward through mixed use areas and traditional neighborhoods, with agricultural or rural uses on the periphery.**
- **Development in zones further from the core becomes progressively less intense.**
- **The transect focuses growth in the more urban centers, preserving rural land.**
- **The transect organizes the community into walkable neighborhoods.**

### **T5: Town Center**

Predominant center of employment and commerce for Fluvanna County

Profiled pages 10 - 15



### **T4: Mixed Use Village**

Vibrant, compact, and walkable village near the center of Zion Crossroads.

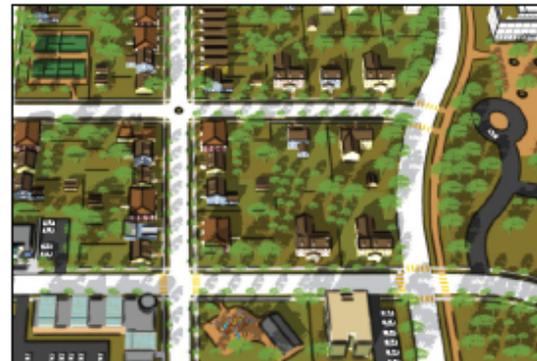
Profiled pages 16 - 21



### **T3: Mixed Use Neighborhood**

Traditional neighborhood with small-scale commercial uses nearby.

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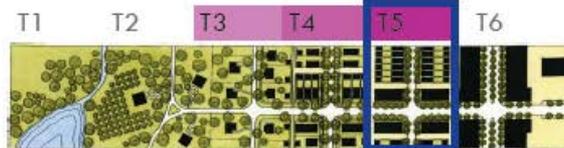




# Town Center (T5)



**Transect**  
Development density and  
level of activity along rural-  
to-urban continuum





## Town Center (T5)

- Zion Crossroads Town Center is the center of employment and commerce for Fluvanna County.
- This area will be a significant contributor to Fluvanna County's job growth, cultural amenities, and tax base.



Peninsula Town Center *ma architects*  
Hampton, VA



Shirlington Village *villageatshirlington.com*  
Arlington, VA



Downtown Short Pump *Downtownshortpump.com*  
Richmond, VA

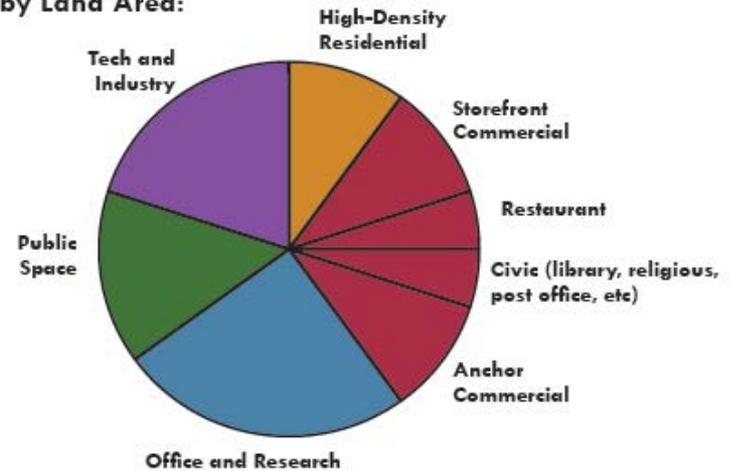


## ► Mix of Uses



The uses and activities featured in the Zion Crossroads Town Center maximize the benefit of proximity through reciprocal relationships. Restaurants provide fare to nearby office and industry workers. Residents benefit from an attractive and walkable area, while providing activity and safety. Parking can be shared. Distributors have shorter supply chains. In some cases multiple uses may occur on the same lot, although in many other cases uses will be located nearby on separate sites.

Uses by Land Area:





# Traditional Neighborhood Development

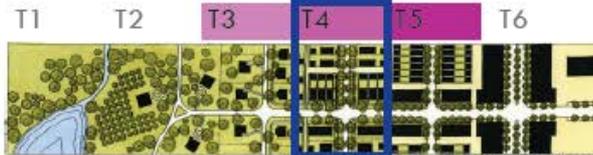
- **Human-scaled streetscapes with street trees, benches, and other niceties.**
- **Diversity of uses and activities.**
- **Interconnected network of narrow streets, sidewalks, and paths, with safe crossings marked.**
- **Transit-oriented, and adaptable to increased service as demand grows.**
- **On-street and structured parking, with surface parking minimized and relegated to behind buildings.**
- **Higher-intensity office, research, technology, and light industry on periphery with buffers.**
- **Higher-density residential areas within walking distance of the town center.**



# Mixed Use Village (T4)



**Transect**  
Development density and  
level of activity along rural-  
to-urban continuum





# Mixed Use Village (T4)



Market Street Condos  
Reston, VA

Reston-Condos.com



New Town  
Williamsburg, VA

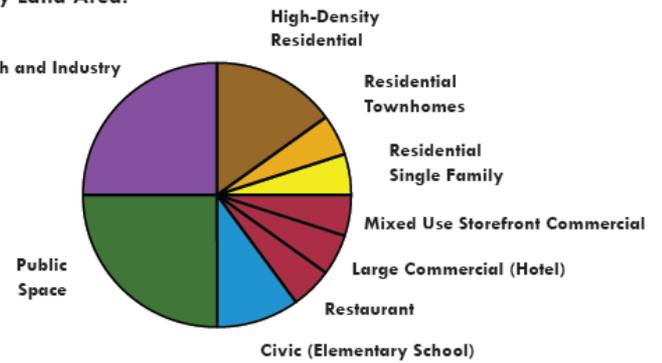
Williamsburg Real Estate

- **Vibrant places to live and work within the UDA, as designated by the Comprehensive Plan.**
- **The intensity of activity is less than the Town Center's, but neighborhood remains closely tied to the center:**
  - Integration of multifamily structures, townhomes, duplexes, and single-family homes.
  - Public spaces for recreation, visual appeal, and stormwater management.
  - Small scale commercial and industrial uses near major roadway corridors.
  - Complete streets, including sidewalks, landscaping, narrower lanes, and on-street parking.
  - Residential gross densities of between 8 and 12 dwelling units per acre (DUA).
  - Neighborhood retail and restaurants within close proximity to residential areas



The uses and activities featured in the Zion Crossroads Mixed Use Village both support and benefit from the higher intensities activity that occurs in the Town Center. As the title makes clear, there is an integration of various uses, but this must be carefully planned and tailored to the appropriate transportation infrastructure. With correct proportions, the area can provide a very high quality of life for those who prefer a walkable and green neighborhood, while still supporting the economic engine of the Zion Crossroads area.

Uses by Land Area:



## ► Mix of Uses

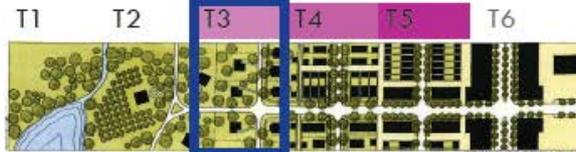




# Mixed Use Neighborhood (T3)



**Transect**  
Development density and  
level of activity along rural-  
to-urban continuum





# Mixed Use Neighborhood (T3)



Near Hollymead Town Center  
Albemarle County, VA *Hasbrouck  
Management*



Innsbrook Office  
Richmond, VA *Richmond Times-Dispatch*



Belvedere  
Albemarle County, VA *Charlottesville Tomorrow*

- **Primarily residential, offering a quiet setting while maintaining space for retail and services to meet daily needs.**
  - Emphasis on townhomes and small-lot single-family dwellings. Some blocks may feature larger-lot single family homes.
  - Public spaces are intended to serve neighborhood residents or office employees.
  - A small amount of commercial is intended to serve the neighborhood.
  - Complete streets including sidewalks, landscaping, narrower vehicle lanes, and on-street parking.
  - Residential gross densities of between 6 and 10 dwelling units per acre (DUA).
  - Easily accessible to other sections of the Urban Development Area through multiple means of travel.
  - Campus-style office parks.

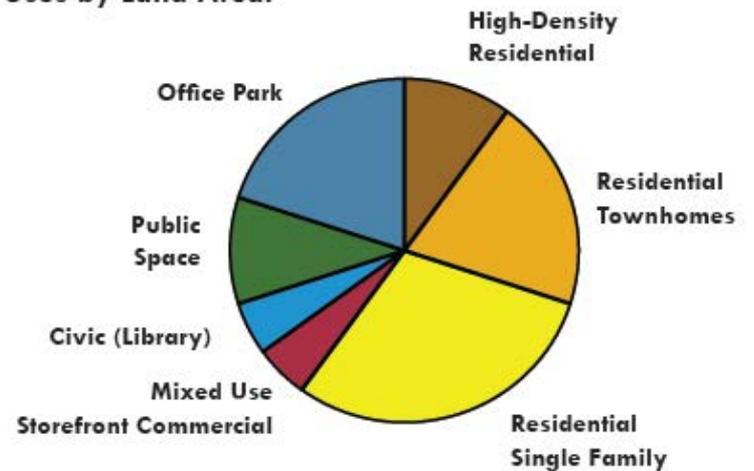


## ► Mix of Uses



The Zion Crossroads Mixed Use Neighborhood supports residential uses and certain other uses that create amenities for the neighborhood with minimal impacts.

### Uses by Land Area:





**Questions?**