



**ROUTE 3 STRATEGIC VISIONING INITIATIVE STEERING COMMITTEE
GORDON BUILDING
112 WEST MAIN STREET
ORANGE, VA 22960
MONDAY, OCTOBER 6, 2014
3:00 P.M.-5:00 P.M.**

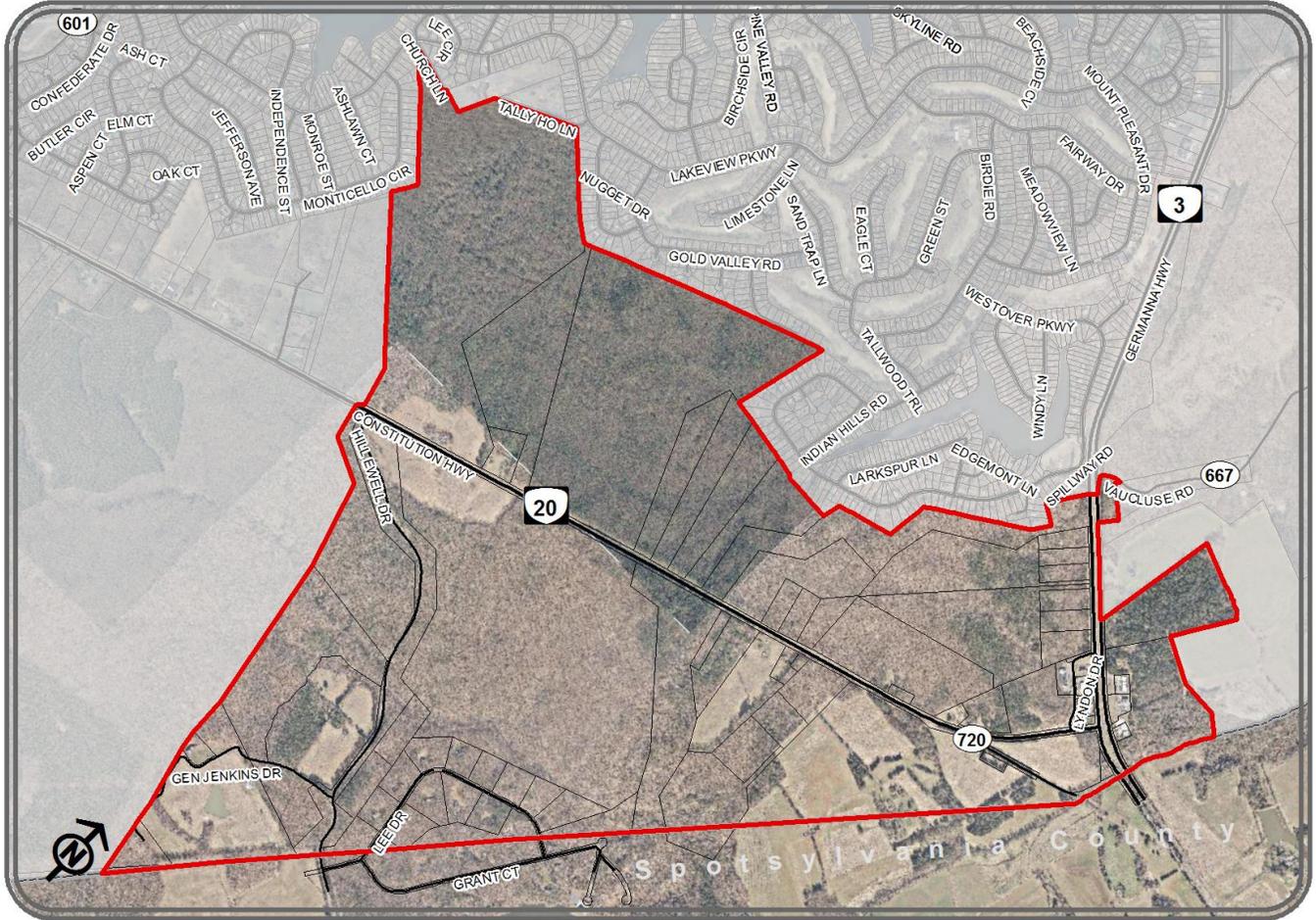
Agenda

1. Call to Order-R. Bryan David, County Administrator
2. Second Review of Sub-Area 8 Revised Draft Plan
3. First Review of Sub-Area 6 Draft Plan
4. First Review of Sub-Area 7 Draft Plan
5. Revised Timeline
6. Next Meeting – October 20, 2014, 3:00-5:00 p.m.
7. Adjourn

Attachments:

- Sub-Area 8 Revised Draft Plan
- Sub-Area 6 Draft Plan
- Sub-Area 7 Draft Plan
- Sub-Area 4 Revised
- Proposed Uniform Terminology Revised
- Revised Timeline

GERMANNA-WILDERNESS AREA PLAN SUBAREA EIGHT: BATTLEFIELD



Map 8A: 2013 aerial imagery

LAND USE & DEVELOPMENT

EXISTING CONDITIONS

Area Size:

- ⊗ 1,418 acres (gross); approximately 1,295 acres excluding rights-of-way, surface water, floodplain and land within the Keaton’s Dam inundation zone.

Area Demographics:

Census Tract # 1101.04: Blocks 1074, 1081, 1082, 1073, 1080, 1076, 1077, 1146, 1075. Tract 1101.03: Blocks 4017, 4018, 4000, 1071, 1073.	
Demographics	Total
Population	22
Average median household income*	\$ 92,866
Average House Value*	\$321,100
Total Housing	11
Occupied Housing	10
Owner Occupied	10
- Population	22
Renter Occupied	0
- Population	0
Vacant Housing	1
For Rent	n.a.
For Sale	n.a.

* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22553.

Density:

- ⊗ .012 dwellings per gross acre

Land Uses:

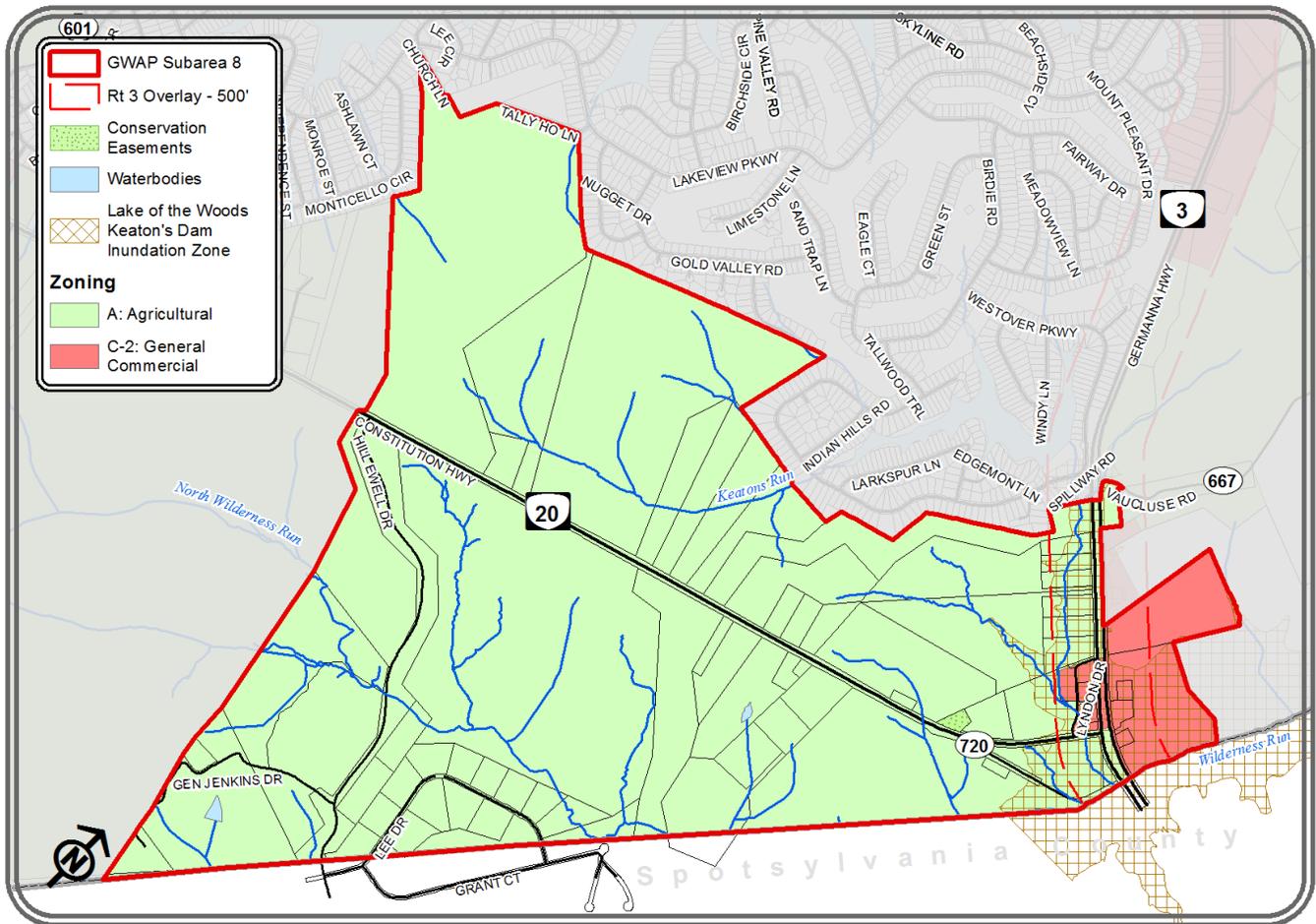
- ⊗ Single-family detached homes. e.g. northwest portion of Spotsylvania County’s Wilderness Park subdivision;
- ⊗ Agriculture (limited);
- ⊗ Commercial uses (limited to the Route 3/Route 20 intersection): Retail goods and services, restaurants, personal and professional services;
- ⊗ Forested land owned by the National Park Service, VA Department of Historic Resources or the Central Virginia Battlefields Trust accounts for approximately 80% of the gross acreage;
- ⊗ Fredericksburg and Spotsylvania National Military Parkland;
- ⊗ Trails: approximately 3.5 miles through and around the Wilderness Battlefield;
- ⊗ Battle of the Wilderness Exhibit Shelter (owned by the National Park Service);
- ⊗ National Parkland.

Comprehensive Plan Recommended Land Use Designations:

- ⊗ Agricultural A1;
- ⊗ Agricultural A2;
- ⊗ Economic Development.

Zoning Classifications:

- ⊗ Agricultural (A);
- ⊗ General Commercial (C-2).



NATURAL FEATURES

Predominant Soil Types:

- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Applying-Cecil-Colfax association: Deep or moderately deep, well-drained or somewhat poorly drained, gently sloping or sloping soils on dissected uplands.

Geology:

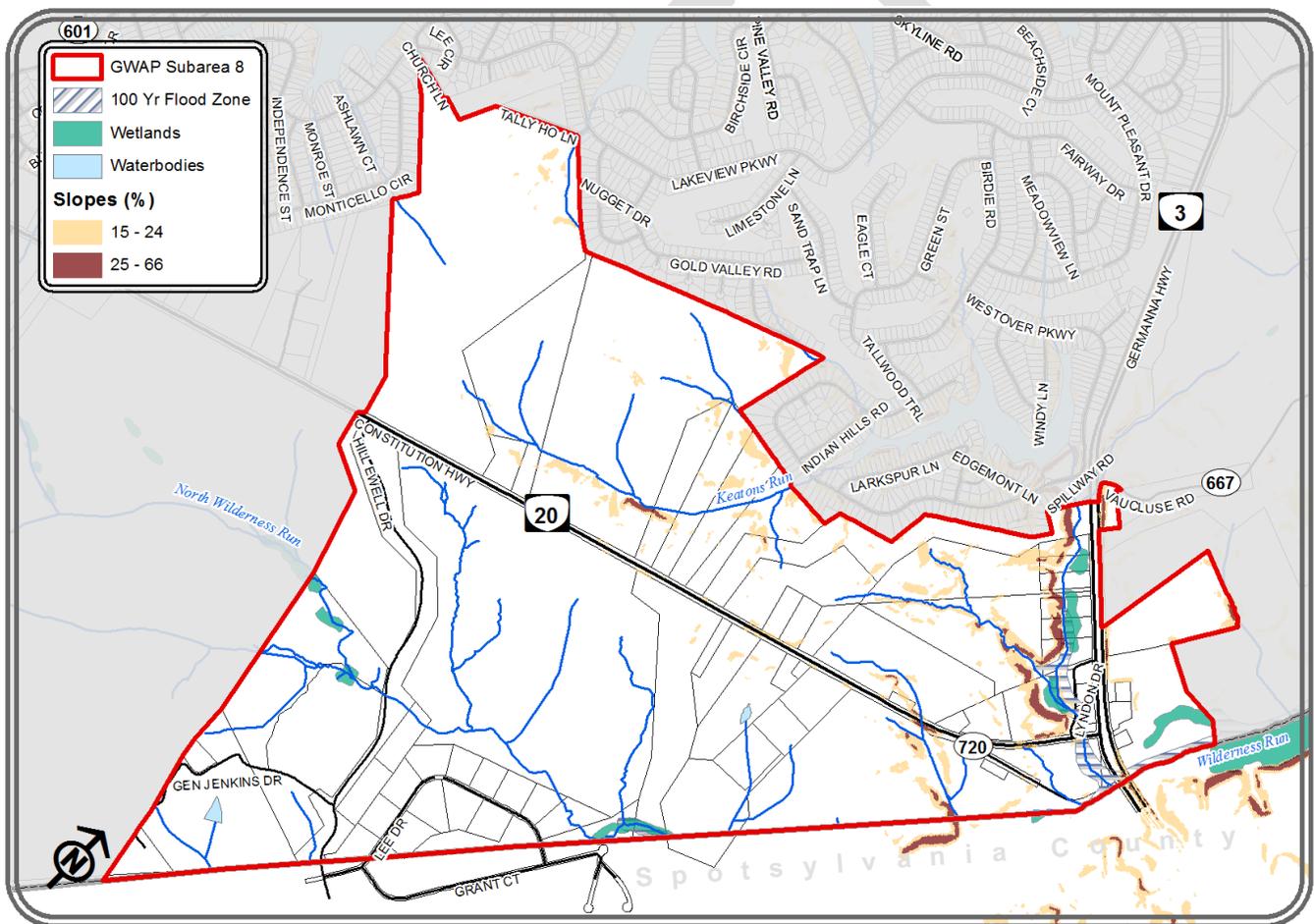
- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.

Hydrology:

- ⊗ Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are present along Keaton’s Run and North Wilderness Run.
- ⊗ Waterbodies: This area lacks surface water with the exception of 2 small farm ponds.
- ⊗ Floodplain: 100-year floodplain exists along lower Keaton’s Run and along the banks of Wilderness Run.
- ⊗ Keaton’s Dam inundation zone overlays the entire Route 3 right-of-way, the Route 20 intersection and adjacent low-lying areas.

Topography:

- ⊗ Land cover is characterized by heavy forest and scattered cleared areas.
- ⊗ This subarea is predominantly mildly rolling terrain, but steep topography defines the northern portion adjacent to Keaton’s Run and Route 3.



Map 8C: Environmental features and constraints

FUTURE CONDITIONS – THE 50 YEAR VISION

LAND USES & ZONING

Housing:

- ⊗ Plan for full build-out of the platted northwestern portion of Wilderness Park.
- ⊗ No additional new housing.

Commercial:

- ⊗ Mixed commercial and office uses at the realigned Route 3 and 20 intersection.

Open Space/Recreational:

- ⊗ The County's multi-use trail system is expanded to connect to key historic sites, e.g. Grant's Knoll and Ellwood manor, and throughout areas containing natural environmental constraints.
- ⊗ Protect Wilderness Battlefield and associated publicly-owned and identified public lands from the encroachment incompatible development, such as residential uses or commercial districts not previously approved.
- ⊗ Consider Transferrable Development Rights, strategic property acquisition, or other similar strategies to protect the parks lands from future residential and commercial encroachment.

Zoning:

- ⊗ Existing zoning districts are maintained.
- ⊗ Creation of a historic overlay zoning district or a public lands/institutional zoning district.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Collaborate with the National Park Service and other associated stakeholder groups to realign the Route 3 and 20 intersection to the west in order to facilitate contiguous park preservation planning.

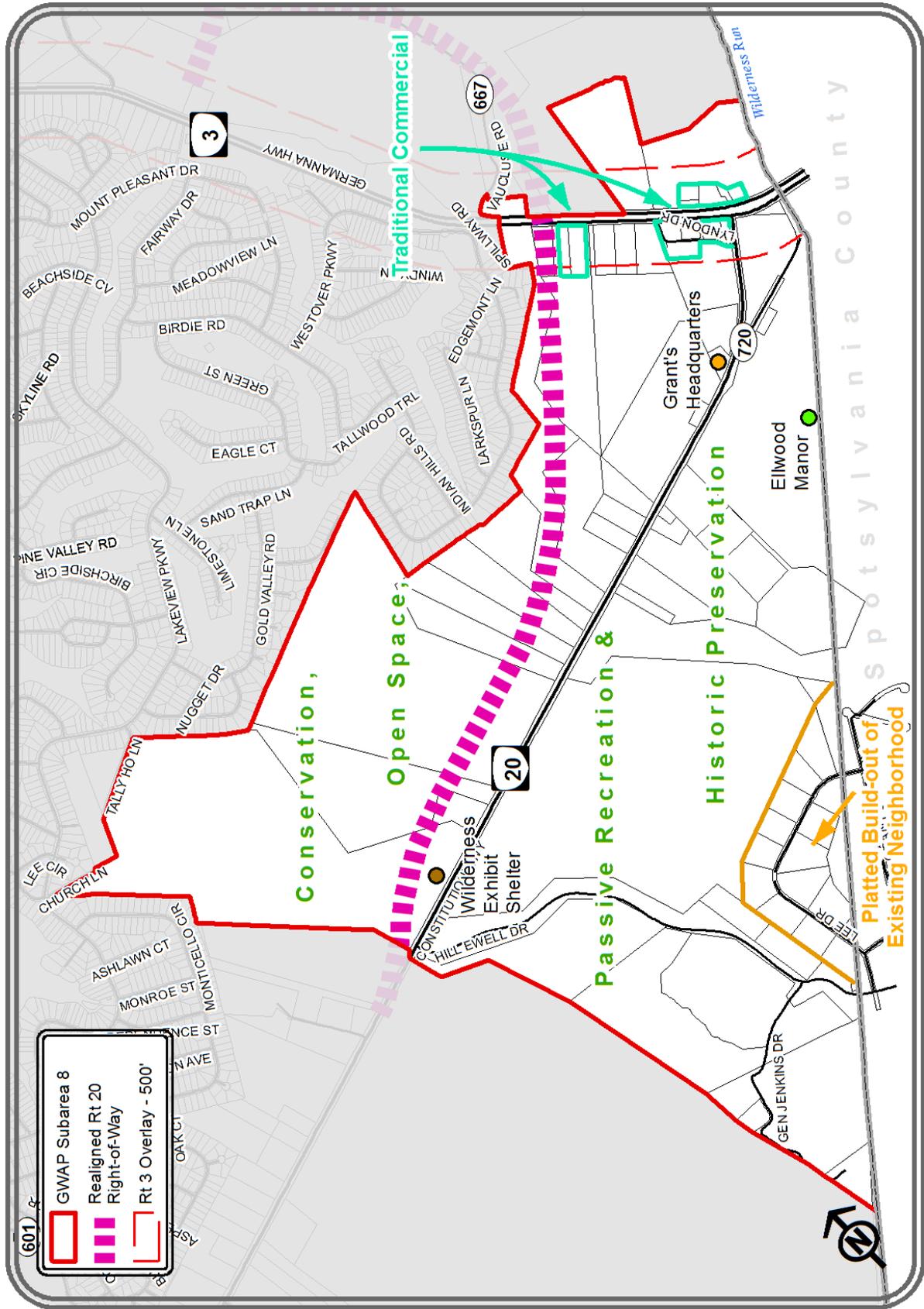
② Prohibit the expansion of incompatible residential and commercial land uses and zoning districts.

③ Negotiate with the National Park Service and other historically-oriented landowners to expand the County's trail network to connect to historic sites, existing self-guided trails and other notable historic features within this subarea.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Highway Corridor Overlay District.
- ⊗ Collaborate with the National Park Service, the Virginia Department of Transportation, and the Virginia Department of Historic Resources, property owners, and other stakeholder groups to assess the viability and advisability of realigning the Route 3 and 20 intersection.
- ⊗ Work with various federal, state, and local partners in protecting and promoting the battlefields, historic sites, and structures.
- ⊗ Amend the zoning ordinance to establish development standards.

DRAFT



Map 8D: Future land usage guidelines

ECONOMIC DEVELOPMENT & BRANDING/MARKETING

EXISTING CONDITIONS

- ⊗ Single-family detached homes.
- ⊗ Commercial uses: Retail goods and services, restaurants, personal and professional services.
- ⊗ Historic-tourism asset: Wilderness National Battlefield Park.
- ⊗ Vacant parcels (C2 and A).

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ A Wilderness National Battlefield Park which serves as a strategic asset to Orange County’s economy through high quality interpretive facilities, well-maintained and developed recreational and cultural resources, and fulfilling its mission to commemorate and illustrate the larger context of the Civil War and American History for the benefit and education of local residents and out of the area visitors.
- ⊗ Development of commercial retail businesses and professional services on adjoining and nearby properties which complement, support, and advance the mission of the Wilderness National Battlefield Park.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Ensure commercial retail businesses and professional services are complementary both in land use and design to the historic, cultural, and natural resources of the Wilderness National Battlefield Park.

② Support public-private partnerships which support the mission and physical improvements of the Wilderness National Battlefield Park.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Highway Corridor Overlay District.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunity Plan.

INFRASTRUCTURE

EXISTING CONDITIONS

Water & Wastewater:

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development at the Route 3 and 20 intersection (north and southwest sides).

Roads:

- ⊗ Route 3 and Route 20 serve as VDOT-classified rural minor arterials along the northern eastern boundary and bisecting the subarea, respectively.
- ⊗ Brigadiers Way (Route 720) is the only state secondary road within the subarea.
- ⊗ Unclassified, local roads include Lyndon Drive, Gen. Jenkins Drive, Hill Ewell Drive, and Lee Drive.
- ⊗ Most of the businesses utilize shared access points near the Route 3 and Route 20 intersection, rather than individual points of access.

Alternative Transportation:

- ⊗ A 1.9 mile trail loops around north of the Wilderness Exhibit Shelter. There are other trails that connect from Hill-Ewell Drive and Route 20 and continue south into Spotsylvania County, all of which are managed by the National Park Service.

Telecommunications:

- ⊗ The far northeastern portion of this subarea is served by available broadband via cable and DSL, and also by fiber-optic cable.

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.
- ⊗ A realigned Route 20 will unify the parkland and allow the existing Route 20 roadway to be repurposed and incorporated into the park's internal transportation network.
- ⊗ Water/wastewater services will not be expanded outside of the Route 3 corridor except for National Park Service-related development.
- ⊗ Passive recreational opportunities and facilities will expand the County's trail network, better promote historic assets and encourage better utilization of the parkland.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

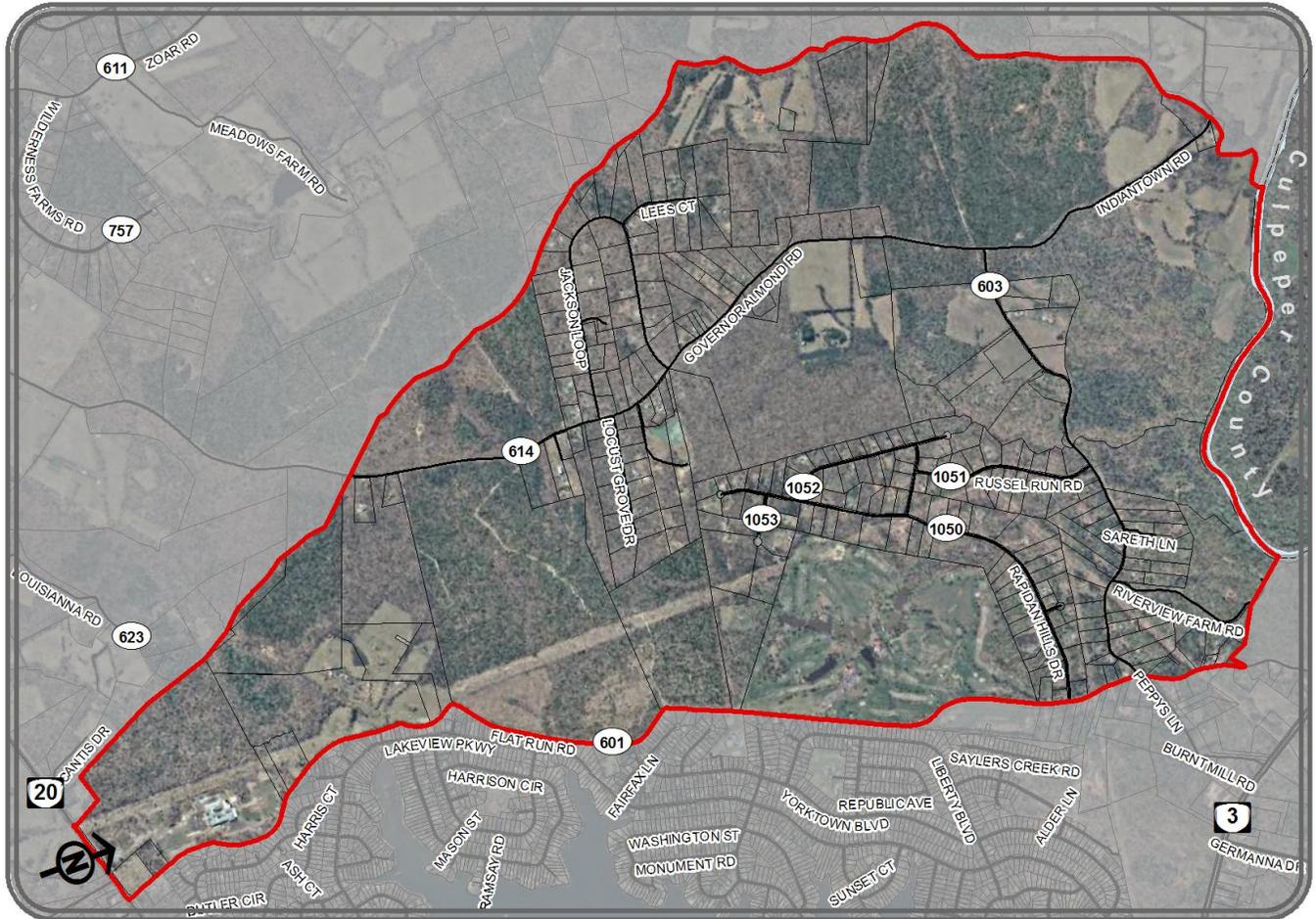
- ① New roads will be built and maintained to Virginia Department of Transportation standards.
- ② Promote inter-connectivity of roads, sidewalks, and paths between existing and future uses within this subarea and adjacent subareas.
- ③ Encourage land use decisions that work to maximize the contiguousness of the battlefield lands/parkland in order to better promote its passive recreational and historical value.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.

GERMANNA-WILDERNESS AREA PLAN

SUBAREA SIX: FLAT RUN



Map 6A: 2013 aerial imagery

LAND USE & DEVELOPMENT

EXISTING CONDITIONS

Area Size:

- ⊗ 3,013 acres (gross);

Density:

- ⊗ .076 dwellings per gross acre.

Area Demographics:

Census Tract # 1101.03 Blocks 1030,1031,1049,1050	
Demographics	Total
Population	636
Average median household income*	\$67,380
Average House Value*	\$264,400
Total Housing	228
Occupied Housing	N/A
Owner Occupied	N/A
- Population	N/A
Renter Occupied	N/A
- Population	N/A
Vacant Housing	N/A
For Rent	N/A
For Sale	N/A

* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

Land Uses:

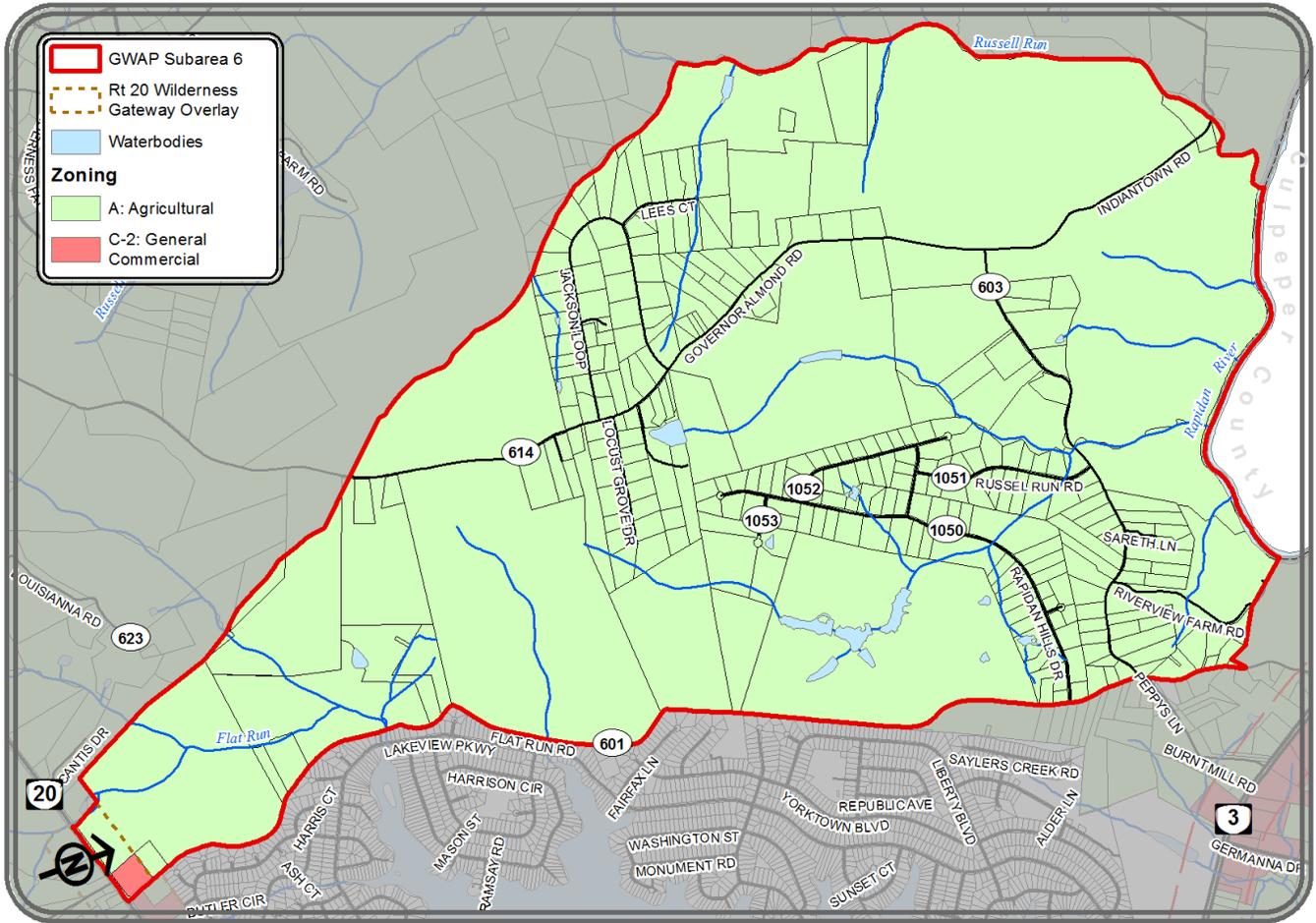
- ⊗ Locust Grove Elementary/Middle School.
- ⊗ Recreational (golf course).
- ⊗ Churches.
- ⊗ Water storage facility.
- ⊗ Agricultural.
- ⊗ Single family residential.

Comprehensive Plan Recommended Land Use Designations:

- ⊗ AI

Zoning Classifications:

- ⊗ Agricultural (A)
- ⊗ General Commercial (C2)



Map 6B: Current zoning, approximate flood inundation zone and the proposed Route 3 overlay

NATURAL FEATURES

Predominant Soil Types:

- ⊗ Orange-Fluvanna-Elbert association: Deep, well-drained to poorly-drained, nearly level to sloping soils on uplands.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Appling-Cecil-Colfax association: Deep or moderately deep, well-drained or somewhat poorly drained, gently sloping or sloping soils on dissected uplands.

Geology:

- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Mafic: Defined as igneous rock that has a large percentage of dark-colored minerals such as amphibole, pyroxene, and olivine, which are also used in reference to the magmas from which these rocks crystalize. Mafic rocks are generally rich in iron and magnesium.
- ⊗ Granitoid: Defined as a very hard, coarse-grained, gray to pink, intrusive igneous rock, composed mainly of feldspar, quartz, mica, and hornblende. Origin of granite.

Hydrology:

- ⊗ Freshwater forest/shrub wetlands, farm ponds are the predominant wetland features.
- ⊗ Floodplain exists along the northern boundary.

Topography:

- ⊗ Forested areas are scattered throughout the agricultural areas and the residential developments in this subarea.
- ⊗ Modest slopes and rolling hills define the topography of this subarea.

Map 6C: Environmental features and constraints to be distributed

FUTURE CONDITIONS – THE 50 YEAR VISION
LAND USES & ZONING

Housing:

- ⊗ Planned Residential Development-Open Space.
- ⊗ Planned Mixed Use Development.
- ⊗ Low Density Residential development.

Commercial:

- ⊗ Planned Mixed Use Development.

Open Space/Recreational:

- ⊗ Open space as part of Planned Residential Development
- ⊗ Identify potential areas for multi-use paths and/or sidewalks connecting commercial and residential uses.

Institutional – Educational:

- ⊗ Future high school.

Zoning Strategies:

- ⊗ Development of planned unit development zoning districts which emphasize performance-based standards (including design guidelines) that are context sensitive (harmonious and attractive building design and arrangement.
- ⊗ Provide developers with an innovative “toolbox”-style comprehensive design and development standards for this subarea that: emphasize compatibility with adjacent development, promote interconnectivity between developments; preserves existing vegetation for buffering, and provides much greater flexibility in allowing more uses by reducing the regulatory and procedural hurdles.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① Create a balance between maintaining existing development patterns and promoting residential, mixed use, institutional and recreational development opportunities.
- ② Coordinate and promote future development with adequate County-provided facilities and services.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 20 Highway Corridor District;
- ⊗ Amend the zoning ordinance to establish development standards;
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement;
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

Map 6D: Future land usage guidelines-to be distributed

ECONOMIC DEVELOPMENT & BRANDING/MARKETING

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be available to meet projected demands.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Focus on promoting planned development on existing commercially-zoned parcels.

② Promote flexible, mixed-use development compatible with existing development.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

INFRASTRUCTURE

EXISTING CONDITIONS

Water & Wastewater:

- ⊗ Rapidan Service Authority provides water and wastewater treatment to some existing development in the subarea.
- ⊗ Water storage facilities are located on Flat Run Road.

Roads:

- ⊗ Route 20 serves as a VDOT-classified rural minor arterial along the eastern boundary.
- ⊗ Flat Run Road (Route 601), which serves as the northern boundary, is the only state secondary route within the subarea.
- ⊗ Governor Almond Road (Route 614) Indiantown Road (Route 603)
- ⊗ Privately maintained unclassified roads.
- ⊗ Rural roads publicly maintained and located within a subdivision (e.g. Rapidan Hills Road (Route 1050), Russell Run Road (Route 1051), Mountain View Court (Route 1052), Rapidan Run Court (Route 1053)).

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be available to meet projected demands.

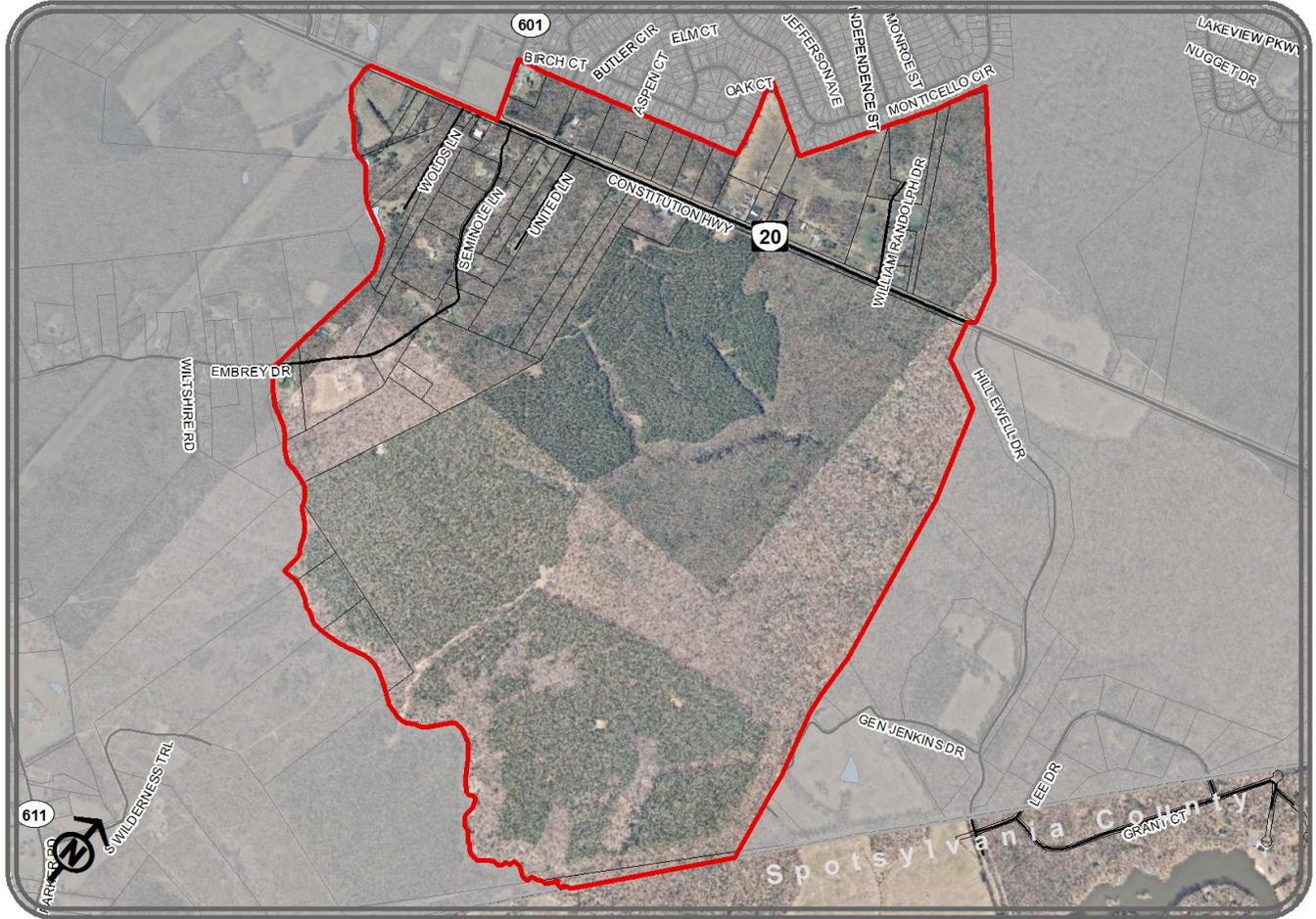
POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① All new development will utilize public water and wastewater.
- ② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.
- ③ New Roads will be built and maintained to Virginia Department of Transportation standards.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

GERMANNA-WILDERNESS AREA PLAN SUBAREA SEVEN: SOUTH WILDERNESS



Map 7A: 2013 aerial imagery

LAND USE & DEVELOPMENT

EXISTING CONDITIONS

Area Size:

- ⊗ 1,181 acres (gross);

Density:

- ⊗ .049 dwellings per gross acre.

Area Demographics:

Census Tract # 1101.03; 1101.04 Blocks 4001 (portion); 1071, 1072, 1137, 1080	
Demographics	Total
Population	119
Average median household income*	\$67,380
Average House Value*	\$264,400
Total Housing	58
Occupied Housing	N/A
Owner Occupied	N/A
- Population	N/A
Renter Occupied	N/A
- Population	N/A
Vacant Housing	N/A
For Rent	N/A
For Sale	N/A

* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

Land Uses:

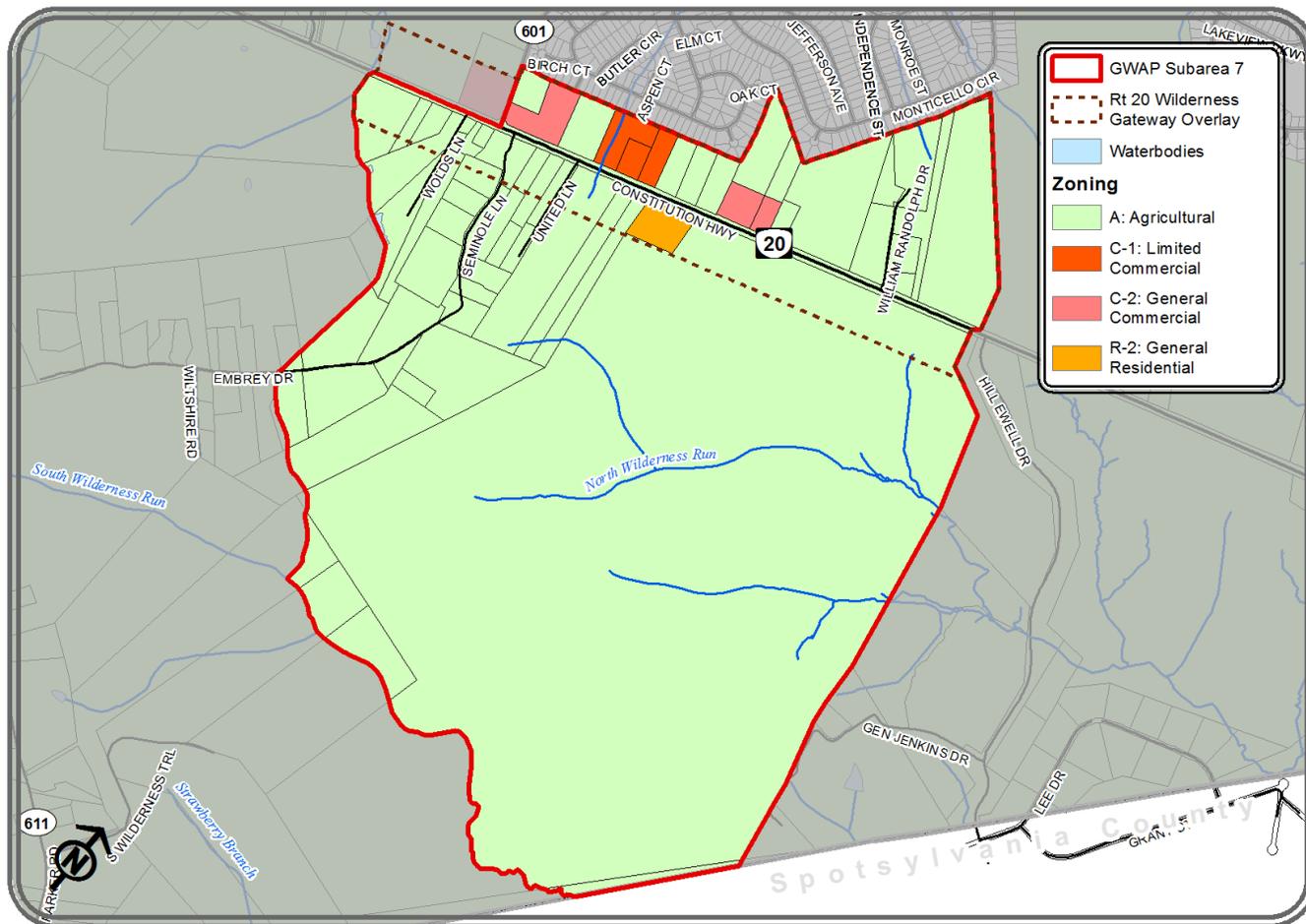
- ⊗ Agricultural.
- ⊗ Single family residential.
- ⊗ Personal services.
- ⊗ Flooring sales.
- ⊗ Car wash.
- ⊗ Travel trailer sales.

Comprehensive Plan Recommended Land Use Designations:

- ⊗ A1

Zoning Classifications:

- ⊗ Agricultural (A)
- ⊗ General Residential (R2)
- ⊗ Limited Commercial (C1)
- ⊗ General Commercial (C2)



Map 7B: Current zoning, approximate flood inundation zone and the proposed Route 3 overlay

NATURAL FEATURES

Predominant Soil Types:

- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.
- ⊗ Appling-Cecil-Colfax association: Deep or moderately deep, well-drained or somewhat poorly drained, gently sloping or sloping soils on dissected uplands.

Geology:

- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Granitoid: Defined as a very hard, coarse-grained, gray to pink, intrusive igneous rock, composed mainly of feldspar, quartz, mica, and hornblende. Origin of granite.

Hydrology:

- ⊗ Freshwater forest/shrub wetlands, farm ponds are the predominant wetland features.

Topography:

- ⊗ Forested areas are the predominant feature in this subarea.
- ⊗ Modest slopes and rolling hills define the topography of this subarea.

Map 7C: Environmental features and constraints to be distributed.

FUTURE CONDITIONS – THE 50 YEAR VISION

LAND USES & ZONING

Housing:

- ⊗ Planned Residential Development-Open Space.
- ⊗ Low Density Residential development.

Commercial:

- ⊗ Office and professional services.
- ⊗ Tourism/visitor-focused businesses.

Open Space/Recreational:

- ⊗ Open space as part of Planned Residential Development
- ⊗ Identify potential areas for multi-use paths and/or sidewalks connecting commercial and residential uses.

Zoning Strategies:

- ⊗ Development of planned unit development zoning districts which emphasize performance-based standards (including design guidelines) that are context sensitive (harmonious and attractive building design and arrangement.
- ⊗ Provide developers with an innovative “toolbox”-style comprehensive design and development standards for this subarea that: emphasize compatibility with adjacent development, promote interconnectivity between developments; preserves existing vegetation for buffering, and provides much greater flexibility in allowing more uses by reducing the regulatory and procedural hurdles.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Create a balance between maintaining existing development patterns and promoting residential, mixed use, institutional and recreational development opportunities.

② Coordinate and promote future development with adequate County-provided facilities and services.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 20 Corridor District;
- ⊗ Amend the zoning ordinance to establish development standards;
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning instrument which emphasize harmonious and attractive building design and arrangement;
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

Map 7D: Future land usage guidelines to be distributed.

ECONOMIC DEVELOPMENT & BRANDING/MARKETING

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Commercial development located within the Route 20 Corridor District will be appropriately set back from the roadway and conform to design and signage standards.
- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be available to meet projected demands.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Focus on promoting planned development on existing commercially-zoned parcels.

② Promote flexible, mixed-use development compatible with existing development.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

INFRASTRUCTURE

EXISTING CONDITIONS

Roads:

- ⊗ Route 20 serves as a VDOT-classified rural minor arterial along the western boundary.
- ⊗ Privately maintained unclassified roads.
- ⊗ Rural, unclassified, roads including, Wolds Lane, Seminole Lane/Embrey Drive, United Lane, and William Randolph Drive.

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be available to meet projected demands.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① All new development will utilize public water and wastewater.

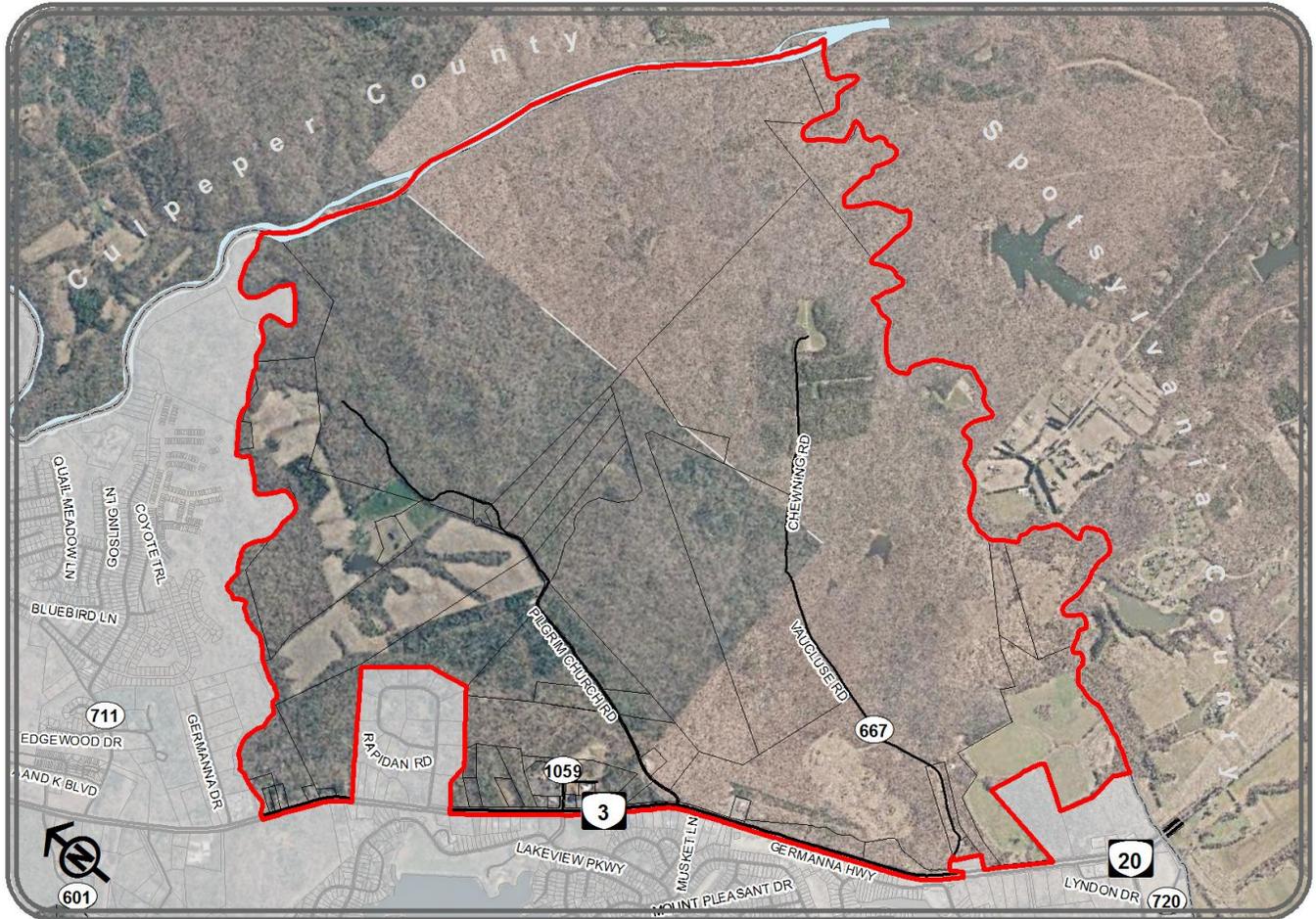
② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.

③ New Roads will be built and maintained to Virginia Department of Transportation standards.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

GERMANNA-WILDERNESS AREA PLAN SUBAREA FOUR: WILDERNESS RUN



Map 4A: 2013 aerial imagery

LAND USE & DEVELOPMENT

EXISTING CONDITIONS

Area Size:

- ⊗ 3,252 acres (gross); approximately 2,725 acres excluding rights-of-way, surface water, floodplain and land within Lake of the Woods’ main damn and Keaton’s Dam inundation zones.

Density:

- ⊗ .007 dwellings per gross acre

Land Uses:

- ⊗ Single-family detached homes; (limited)
- ⊗ Agricultural;
- ⊗ Forestal;
- ⊗ Wireless communications facility
- Commercial uses: Retail goods and services, Medical and other professional services.

Area Demographics:

Census Tract # 1101.03 Block 1033	
Demographics	Total**
Population	32
Average median household income*	\$ 73,600
Average House Value*	\$250,400
Total Housing	15
Occupied Housing	14
Owner Occupied	13
- Population	30
Renter Occupied	1
- Population	2
Vacant Housing	1
For Rent	n.a.
For Sale	n.a.

Comprehensive Plan Recommended Land Use Designations:

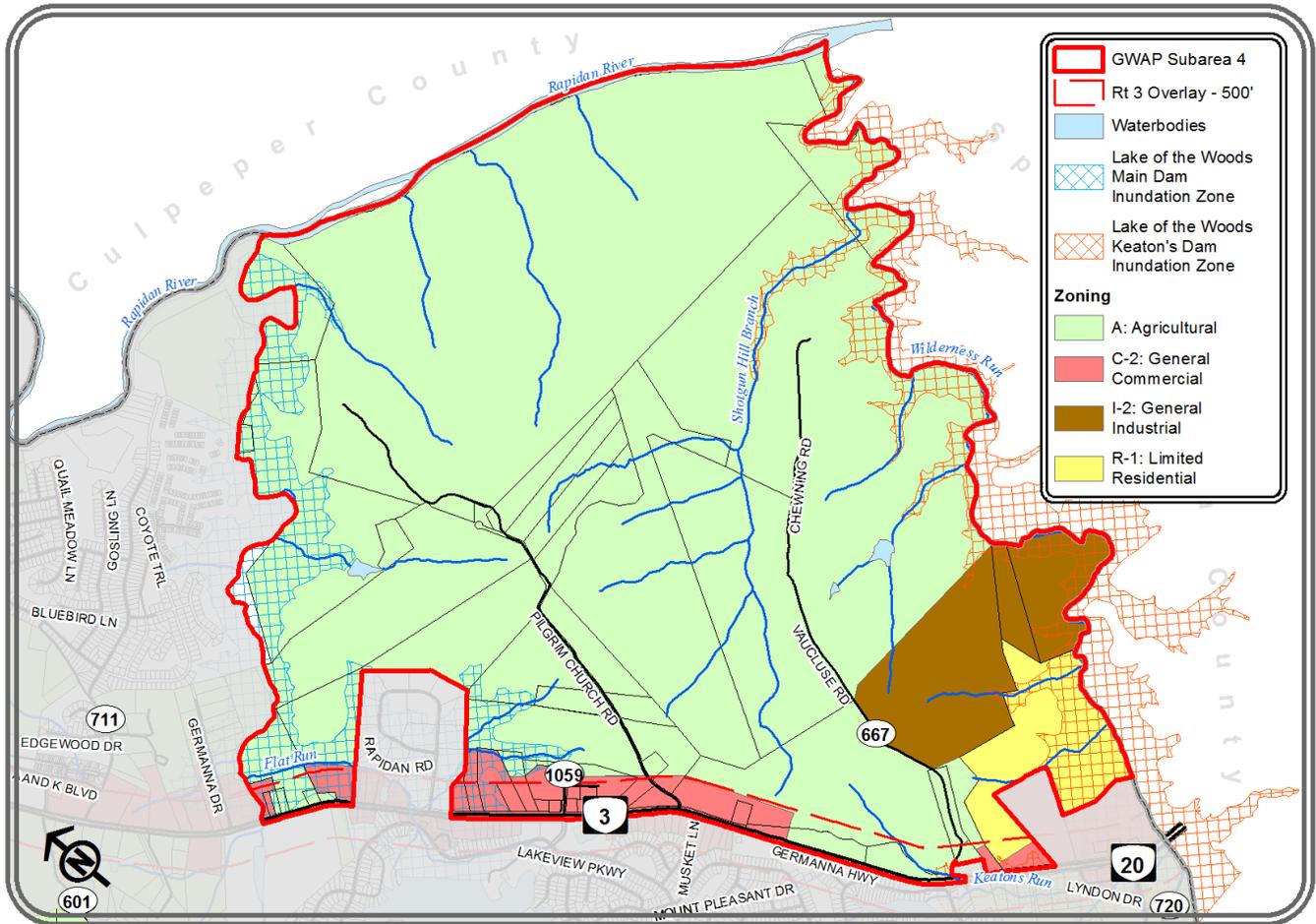
- ⊗ Agricultural A1;
- ⊗ Agricultural A2;
- ⊗ Economic Development.

Zoning Classifications:

- ⊗ Agricultural (A);
- ⊗ General Commercial (C-2);
- ⊗ Limited Residential (R-1);
- ⊗ General Industrial (I-2).

* Information taken from 2008-2012 Community Survey 5 year estimates for zip code 22508.

** Because this subarea overlaps with another Census block, these revised housing and population estimates are based on 2.1 persons per household (calculated with census housing and population data for Tract 1101.03 and specific subarea housing unit inventory conducted with 2013 aerial imagery. (<http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>)



Map 4B: Current zoning and the proposed Route 3 overlay

NATURAL FEATURES

Predominant Soil Types:

- ⊗ Comus-Hiawasse-Elisboro: Characterized by deep, well-drained, nearly level to sloping soils on first bottoms and on stream terraces.
- ⊗ Nason-Tatum-Manteo: Deep or shallow, well-drained or excessively drained, gently sloping to steep soils on dissected uplands.

Geology:

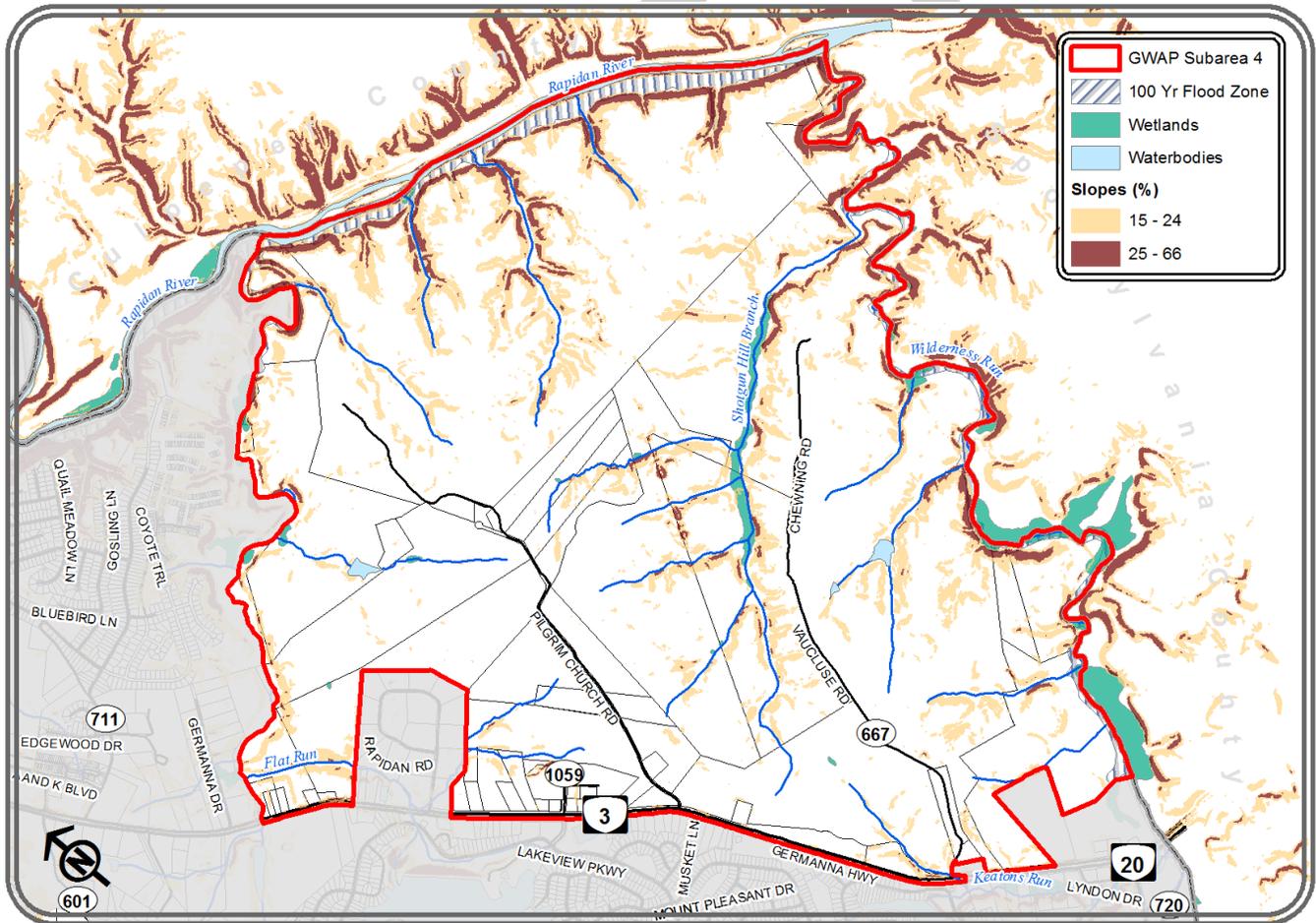
- ⊗ Mélange: Defined as a mappable body of rock characterized by a lack of continuous bedding and the inclusion of fragments of rock of all sizes, contained in a fine-grained deformed matrix. The mélange typically consists of a jumble of large blocks of varied lithologies.
- ⊗ Mafic: Defined as igneous rock that has a large percentage of dark-colored minerals such as amphibole, pyroxene, and olivine, which are also used in reference to the magmas from which these rocks crystalize. Mafic rocks are generally rich in iron and magnesium.

Hydrology:

- ⊗ Wetlands: Freshwater emergent wetlands and freshwater forested/shrub wetlands are sparsely scattered along and near Wilderness Run and in heavier concentration along Shotgun Hill Branch. Floodplain: 100-year floodplain is adjacent to the Rapidan River, at the mouth of Flat Run and generally along the course of Wilderness Run.
- ⊗ Waterbodies: There is limited surface water within the subarea, with the exception of small farm ponds. The northern boundary accounts for 2 miles of frontage along the Rapidan River.
- ⊗ Large portions of the western and southern sections of the area are encompassed by both Lake of the Woods dam inundation zones (Keaton’s and Main Lakes).

Topography:

- ⊗ Forest and agricultural fields dominate the highly variable topography in this subarea.
- ⊗ Moderate and steep slopes are prevalent through numerous drainage areas within the subarea.
- ⊗ Elevations are generally higher near the north-central area of the subarea and fall considerably (200'+) in several areas in all directions toward major water features.



Map 4C: Environmental features and constraints

FUTURE CONDITIONS – THE 50 YEAR VISION

LAND USES & ZONING

Housing:

- ⊗ Planned low density single family development.
- ⊗ Mixed-density housing (detached and attached) in conjunction with commercial uses via planned unit development.
- ⊗ Senior living communities with commercial uses via planned unit development.

Commercial:

- ⊗ A blend of innovative commercial development approaches within planned unit developments sited in a coordinated manner along the future Germanna-Wilderness Parkway to include: intensive planned commercial, a town center, and planned mixed use.
- ⊗ Expanded retail goods and services and professional services (medical, etc.) across from the main entrance for Lake of the Woods on the north side of Route 3 along Goodwin Drive and its future expansion in a traditional commercial development that adheres to the vision for this subarea.
- ⊗ Clustered businesses located in both intensive planned and traditional commercial developments around the future realignment of the Route 20 and Route 3 intersection.
- ⊗ Recreational-related businesses located near the Rapidan River.

Hospitality-Related Uses:

- ⊗ Hotel and event center.
- ⊗ Corporate office campus.

Healthcare-Related Uses:

- ⊗ Out-patient care;
- ⊗ Medical device/instrument technology manufacturing;
- ⊗ Healthcare educational/training center campus in conjunction with area colleges/universities (University of Virginia, Mary Washington University, Germanna Community College, Hospital Corporation of America, and Sentara Healthcare).

Public Uses:

- ⊗ At least one (1) large significant natural basin utilized as a water reservoir to supplement the water existing supply west of the subarea.
- ⊗ New water and wastewater treatment plants in close proximity to the Rapidan River.
- ⊗ A satellite public safety office centrally located within the Germanna-Wilderness subarea.

Open Space/Recreational:

- ⊗ Active and passive park development to encourage the development of outdoor recreational commercial service businesses (canoe livery, etc.).
- ⊗ Identify potential areas for multi-use paths and/or sidewalks connecting commercial and residential uses.

Zoning Strategies:

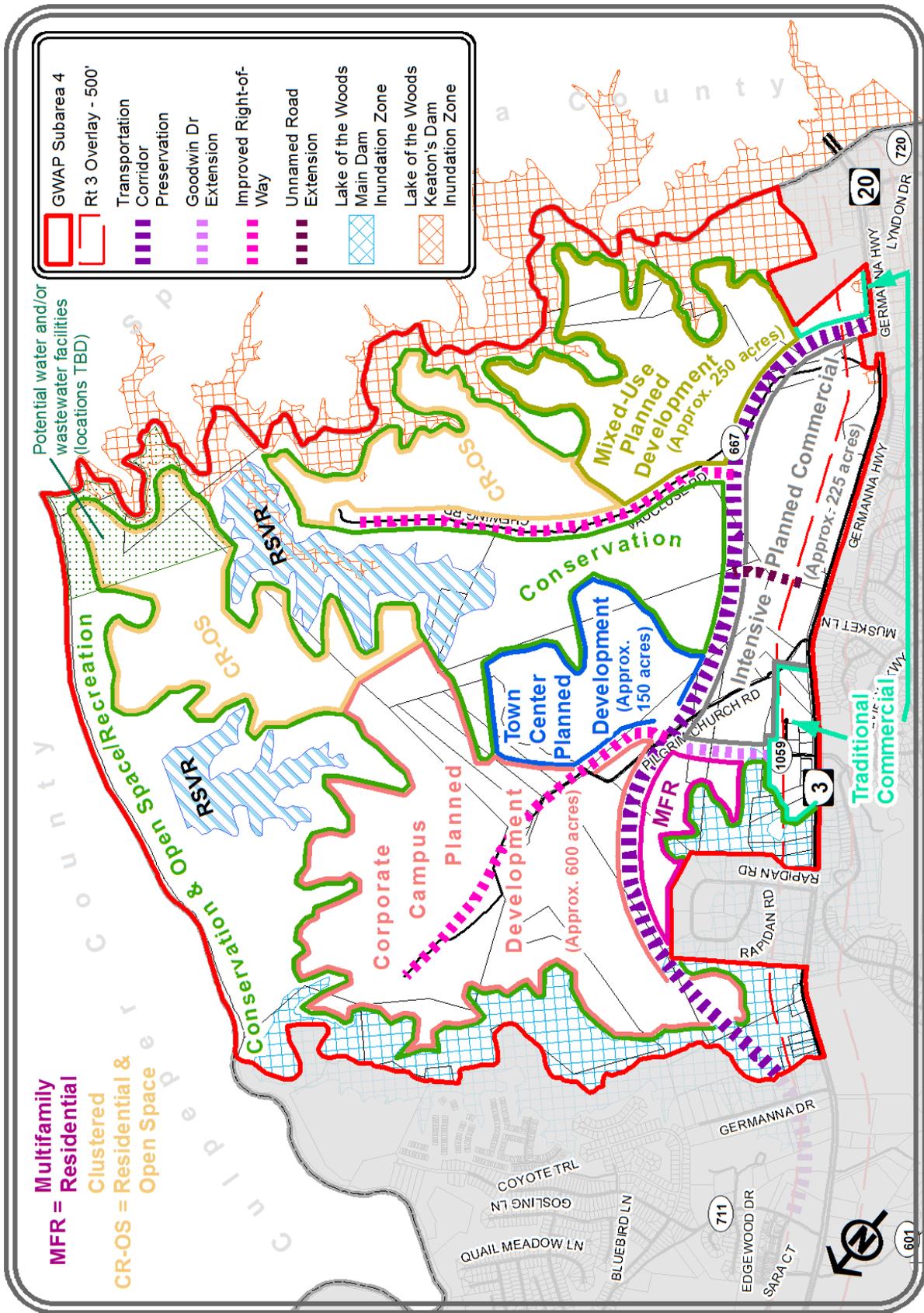
- ⊗ Utilize *Planned Unit Developments* as a type of building development and also a regulatory process. As a building development, it is designed grouping of both varied and compatible land uses, such as residential, commercial light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
- ⊗ Provide land owners and developers a “toolbox” of design and development standards for this subarea which complement adjacent land uses and development; promotes interconnectivity between developments; introduces appropriate natural buffering; and, gives regulatory flexibility to allow the co-location of residential, commercial, institutional, and light industrial land uses.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Create assets out of the natural constraints in terms of recreation and open space.

② Use this largely undeveloped subarea as a showcase of flexible development techniques (“toolbox”) in terms of mixed-uses, design and development standards that fit the character of the area.

DRAFT



Map 4D: Future land usage guidelines

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Amend the zoning ordinance to establish a Route 3 Highway Corridor Overlay District.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning technique to promote land use compatibility and harmony, and quality building design, arrangement, and appearance.

DRAFT

ECONOMIC DEVELOPMENT & BRANDING/MARKETING

EXISTING CONDITIONS

- ⊗ Restaurants.
- ⊗ Retail goods and services.
- ⊗ Personal and professional services.
- ⊗ Office building containing real estate office, medical services, etc.
- ⊗ Vacant parcels (C2 and A).

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ A variety of commercial development types which support and enhance the economic vitality of Orange County and exhibit an open and pleasant appearance, and compatibility with adjacent residential areas.
- ⊗ A well-established economic development brand identity which connects proximity to regional population and employment centers, the rich local historical assets, and the competitive advantage for business investment.
- ⊗ A fully developed corporate campus with thriving businesses severing local, state, national, and international markets which employ a high-wage workforce.
- ⊗ A robust, comprehensive, and well-integrated economic development program managed by Orange County Economic Development Authority which maximizes the competitive advantage of this location within the county.
- ⊗ Commercial development located within the Route 3 Corridor Overlay District will be appropriately set back from the roadway and conform to design and signage standards.
- ⊗ A town center which is walkable and an integrated open-air, mixed land use development that is organized around an identifiable and energized civic space and improvements and anchored by retail, entertainment, and hospitality uses.
- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.
- ⊗ Utility improvements including water, wastewater, stormwater, telecommunications, electricity, and natural gas will be available to meet projected demands.
- ⊗ Creation of a *Job Creation and Business Investment Zone* to give Orange County a competitive advantage for job creation through the recruitment of business investment. Elements of this zone may include infrastructure and utility improvements to support job creation and business investment; specialized workforce development programs in partnership with Germanna Community College and Orange County Public Schools; targeted grants to induce business investment and job creation through a performance-based incentive program developed and managed by the Orange County Economic Development Authority; creation of a Technology Investment Zone incentive program; a foreign trade and investment zone incentive program pursuant to state and federal enabling authority; and, performance-based grants and/or loans by the Orange County Economic Development Authority.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

① Focus on promoting planned unit development throughout the subarea.

② Determine and target desirable commercial uses for subarea.

③ Provide appropriate infrastructure to support job creation and business investment.

④ Utilize a Job Creation and Business Investment Zone.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a branding and target market strategy to achieve the identified future conditions to recruit business investment and job creation.
- ⊗ Develop, implement, and manage the Route 3 Corridor Overlay District design standards.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.
- ⊗ Develop and implement a Job Creation and Business Investment Zone managed by the Orange County Economic Development Authority.

INFRASTRUCTURE

EXISTING CONDITIONS

Water & Wastewater:

- ⊗ Rapidan Service Authority provides water and wastewater treatment to existing development along or off of Goodwin Drive (Route 1059) in the subarea.
- ⊗ Water and wastewater lines are located along the Route 3 corridor segment within Subarea 4, but not the interior portion except as previously noted.

Natural Gas:

- ⊗ Columbia Gas of Virginia has service available along the Route 3 Corridor from the Culpeper County line to Somerset Farms subdivision.

Roads:

- ⊗ Route 3 serves as a VDOT-classified rural minor arterial along the southern boundary.
- ⊗ Other state secondary routes include Vacluse Road (Route 667) and Goodwin Drive (Route 1059).
- ⊗ Unclassified, local roads include Partnership Way, Pilgrim Church Road, and Chewning Road.

Alternative Transportation:

- ⊗ No dedicated trails or multi-use pathways exist

Telecommunications:

- ⊗ Properties along or off of Goodwin Drive (Route 1059) and most properties fronting on Route 3 are served by broadband via cable. Broadband via DSL is also available in these areas and along Pilgrim Church Road and a portion of Vacluse Road (Route 667).
- ⊗ Wireless broadband is available where existing conditions (topography and tree lines) permit.
- ⊗ A telecommunications tower with co-location facilities exists off of Vacluse Road (Route 667)
- ⊗ Broadband via fiber-optic lines is available within the vicinity of the Route 3/Route 20 intersection.

FUTURE CONDITIONS – THE 50 YEAR VISION

- ⊗ Transportation improvements will integrate safety, capacity, efficiency, and multiple modes and sufficient to meet projected demands.
- ⊗ Utility improvements including the extension of water, wastewater, stormwater, telecommunications (including wireless, cable, and digital subscriber lines, and fiber-optic), electricity, and natural gas will be available to meet projected demands.
- ⊗ Appropriate infrastructure will be available to support public access to the Rapidan River along with complementary and environmentally sensitive riverfront development.
- ⊗ Trails are developed in the conservation and open space areas to connect to adjacent developments.
- ⊗ At least one surface water impoundment to meet the future demands for water and wastewater services.
- ⊗ Goodwin Dr. (Route 1059) is extended in order to accommodate additional residential and commercial development.
- ⊗ The Route 20/Route 3 intersection is relocated to the west to create a connection between Route 20 and a new parkway that parallels Route 3 in order to retain Route 3 as a major arterial road.
- ⊗ The rights-of-way for Vaucluse Rd (Route 667)/Chewning Rd as well as Pilgrim Church Rd are improved and realigned in some areas in order to service future planned development and to create legitimate connector roads to the new parkway.

POLICY STATEMENTS TO SHAPE FUTURE CONDITIONS

- ① All new development will utilize public water and wastewater.
- ② Promote inter-connectivity of roads, sidewalks, and paths between existing and future development within this subarea and adjacent subareas.
- ③ New roads will be built and maintained to Virginia Department of Transportation standards.

TASKS TO REFINE AND IMPLEMENT POLICIES

- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.



GERMANNA-WILDERNESS AREA PLAN

PROPOSED UNIFORM TERMINOLOGY

ZONING STRATEGIES:

- ⊗ *Planned Unit Development* is a type of building development and also a regulatory process. As a building development, it is designed grouping of both varied and compatible land uses, such as residential, commercial light industrial, institutional, or some combination (mixed) of these uses, all within one contained development.
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TASKS TO REFINE AND IMPLEMENT POLICIES:

- ⊗ Amend the zoning ordinance to establish a Route 3 Highway Corridor Overlay District.
- ⊗ Amend the zoning ordinance to establish development standards.
- ⊗ Amend the zoning ordinance to create planned unit development zoning districts as the primary zoning technique to promote land use compatibility and harmony, and quality building design, arrangement, and appearance.
- ⊗ Develop, implement, and manage a Utility Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Transportation Master Plan for the Germanna-Wilderness Area Plan.
- ⊗ Develop, implement, and manage a Historical, Cultural Assets, and Opportunities Plan.

REVISED Germanna-Wilderness Area (GWA) Plan Section Deliverable Schedule Paths

Staff Meets Weekly

Steering Committee	June 30	July 14	July 28	August 11	August 25	Sept. 8	Sept. 22	Oct. 6	Oct. 20^{1a}	Nov. 10	Nov. 24^{1b}		
BOS	July 8 @ 4 p.m.	July 22 @ 5 p.m.	August 12 @ 4 p.m.	August 26 @ 5 p.m.	Sept. 9 @ 5 p.m.	Sept. 23 @ 5 p.m.	Oct. 14 @ 5 p.m.	Oct. 28 @ 5 p.m.	Nov. 12 @ 5 p.m. (LOW)	Dec. 2	Dec. 16	⁴ TBD	
EDA	July 10	Establish more meetings?	September 9	Establish more meetings?			Nov. 13	EDA³					
PC	July 3	July 17	August 7	August 21	Sept. 4	Sept. 18	Oct. 2	Oct. 16	Nov. 6	Nov. 20	Dec. 4	Dec. 18²	

Footnotes:

1a/b. 30 Day Public Input Period*(1a) commences on October 20th/Steering Committee Comment Response (1b) on November 25th.

2. PC Presented with Final Product.

3. EDA Presented with Final Product.

4. BOS Presented with Final Product after PC Public Hearing in January, 2015.

*Steering Committee meetings will be held per the determination of the Steering Committee. Once the schedule is announced, they will be placed on the timeline.

REVISED 9/26/2014

Working Draft – September 26, 2014