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## January 2020 Stakeholder Meeting

### Zion Crossroads Small Area Plan – Phase 1

January 13, 2020

Fluvanna County Administration Building

132 Main Street, Palmyra, Virginia 22963

1 PM to 2 PM

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#### Next Steps

- Louisa County and Fluvanna County staff to develop list of approved developments (and associated traffic studies, if applicable) to be considered in Phase 2 of the study.
- Kittelson & Associates, Inc. to develop scope of work for Phase 2 of the study based on discussions at meeting.

#### Meeting Minutes

##### *Introductions:*

- Andy welcomed and mentioned they met 2 months ago to lay the foundation of the project.
- Introductions around the room.
- Andy mentioned that the goals of this project would be to produce different SMART Scale project. A project related to US 15/US 250 would be accelerated.
- Following this meeting, Phase 2 of the project would kick off.
- Phase 2 will include public outreach, including the development of a webpage and the use of MetroQuest.

##### *Operations:*

- Andy provided the Synchro results for AM, PM and SAT peak hours.
- Intersections along Spring Creek and Camp Creek tend to have higher demands on Saturday (retail shopping)
- There's a new signal configuration at Intersection 8 (Camp Creek/Market) and at the other intersection across the corridor. These changes occurred 5 months ago (~August 2019)
- Operations tend to be OK now, but likely will be very different in future conditions.
- Stakeholders' Feedback:

- County described that currently 25-35% of the available lots have been rezoned for new developments.
- Intersections 2, 6, 7, and 8 will likely experience the greatest changes from the proposed developments. 4 and 5 will be affected as a result.
- Developments will tend to be mixed use between retail and residential, including a new hotel and the Crossing Points PUD.
- The Glass Property will be the location of ~60 acres of development between intersections 11 and 12. As a result, more growth will be these intersections.
- As a result of improvements (changes in traffic lights) of US 29 in Charlottesville, truck companies are encouraged to use US 15. US 29 is expected to have more developments, further encouraging trucks to use this corridor. The County representatives are concerned about the lack of shoulders along US 15 and the acceleration of trucks to get back up to speed in US 15. They would like “exact” counts of the number of trucks. There was the discussion of using Streetlight Data, an emerging tech company that wants to work with the counties/VDOT to do this.
- Widening US 15 from US 64 to Intersection 2 (Spring Creek) is very limited.
- There may be an asphalt plant coming.
- The parcel adjacent to Intersection 15 is being rezoned.
- The goal of this project is to identify facilities that are needed, i.e. other options to connect this area that are not on US 15/US 250. They want more choices for the users.
  - This may look like commercial driveways.
  - A network of parallel roads that starts at the Spring Creek Parkway roundabout.
  - New, back roads connecting Intersection 11 with Intersection 16 or 17.
  - There are very big financial concerns for the practicality of these ideas and the timeline (6 years for the SMART scale process)
- Target year for future analysis is 2040 to match County’s Comprehensive Plans.
- Growth rates will be provided by VDOT (Chuck)
- County will provide Rezoning Plans, Master Plans, “think will happen” plans, and any other economic development.
- The idea of “more miles on less tax dollars” was discussed so the group should plan on no money being available.

### **Safety:**

- Liz provide the crash analysis for the 19 intersections and segments along this corridor.
- Stakeholder’s Feedback:
  - The county is interested in how many crashes are speed-related in the DDI. From personal experiences, the 30 MPH speed limit is not followed.
  - The stakeholders expressed that Intersection 11 (Crossing Points/McDonald’s) is difficult because it is a wide intersection. They described that the “correct” yielding

behavior is not often followed and they admit they feel like it is dangerous when they drive it. Local politics have kept this intersection from previous improvements.

- Intersection 12 (US 15/US250) is in the top 100 locations for safety concerns in the District so it is a high priority. Improvements for this location will be accelerated. The aim is to have an option of what this improvement will look like by the next meeting.

### ***Public Outreach:***

- The Thomas Jefferson Planning District has a survey to use (Survey Monkey)
- KAI and TJPDC will collaborate to reduce/partner questions.

### ***Follow-up discussion with Robert Babyok (Green Springs District Supervisor) and Chuck Proctor (VDOT)***

- Robert provided the following plans for the corridor after the formal meeting.
  - Intersection 8: Zion Town Center, 500 units (~Reston Town Center)
  - Intersection 11: 300 Unit Apartment Complex, Grocery, Hotel, 12 additional businesses
  - Intersection 1: Pending Plans for 4 more businesses along US 15 and apartment complex.
  - Intersection 2: Stonegate 2 (apartment complex, commercial units)
    - Traffic light and/or roundabout was proffered.
  - Spring Creek development has an increase of 43-50 units per year.
    - Existing are off of Intersection 2.
    - New development of 600 units will be off of Intersection 7.
    - There should be a back connection between 2 and 7.
  - UVA Healthcare Facility will become an Urgent Care
    - Users will likely now come up from Mt. Monticello
    - Police officers from both counties will use this facility more.
  - Across the street from UVA Healthcare, a nursing home is expected.
  - Spring Creek Businesses (currently where IHOP/Best Western are)
    - 6500 sq. ft new restaurant (local chain grille)
    - 23500 sq. ft of additional retail expected.
    - Desire to expand Park & Ride lot
    - Build out in the next 5-10 years.
  - Glass Property between Intersections 11 and 12
    - New Starbucks in the next few months
    - 50 acres of commercial use TBD

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- A new, “state-of-the-art” truck stop will be at the corner of US 15/US 250 (entrances onto both facilities). Build out is in 3-5 years.
  - There’s a new Mexican Restaurant and Dollar Tree at Intersection 4.
  - At Intersection 3, there is a self-storage center being constructed with the option for an additional commercial space.
  - Across from the Taco Bell, there will be a Hampton Inn and later other developments.
    - This currently will need a U-Turn for entrance
    - O’Reilly’s Auto Part has been approved and will start in 6-7 months.
    - A 7-11 is being planned, but there’s been challenges with the developer.
  - No changes are likely north of Intersection 1 because that is the edge of the historic district.
  - Chuck has hand-sketched the location of possible parallel road.
  - Robert has the desire to provide a parallel road from Walmart Distribution Center to Poindexter to take the demand off of Intersection 6.
  - Walmart distribution center yields 10 trucks/day.
  - There’s a desire for the new truck traffic to avoid the DDI. Robert would ideally have a new interchange onto US 64 (geometry is tight, but possible).
  - There’s concern about the potential for increased light running at Camp Creek/US 15 intersection.
  - There’s concern about the implementation of these ideas (funding issues).
  - Robert suggested the idea of dual lanes to replace the single lane entrances in the DDI.
  - Robert suggested an overpass-type configuration (with bridges/ramps) at intersection 6.
  - This corridor is important to the region, but Robert feels like it is not on the radar. Changes in the nearby transportation infrastructure and the proposed developments will impact quality of life and the functionality of this area.
  - The county plans to promote economic development at the 4 interstate exits and keep the rest of Louisa County rural.