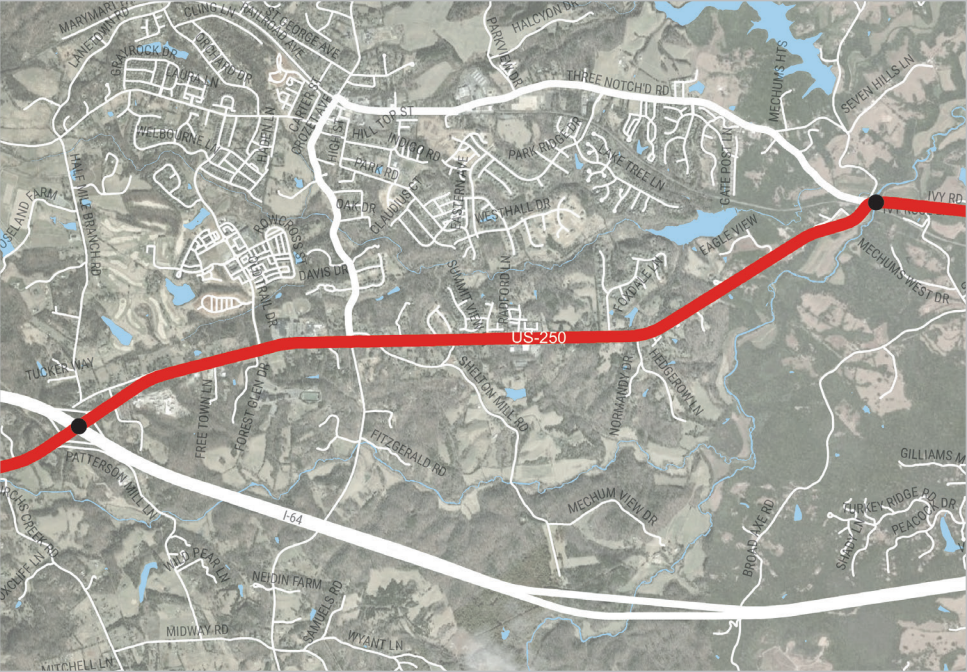


Entrance Corridor: Route 250 West: Crozet

Between I-64 Interchange (Exit 107) at the west and Mechum’s River at the east



Last updated: 6.28.2022



LENGTH: 7.1 MILES

GENERAL CHARACTERISTICS

The landscape remains the most defining element of the Crozet segment of Rt. 250 West with the narrow road bordered with hedgerows or dense mature trees for most of its length. Throughout the segment, glimpses of single-family residences are available through the wooded borders. The expansive views of fenced rolling fields that were typical in Greenwood are limited here to a few locations, and residential subdivisions, screened to varying degrees by planted buffers, are located near the middle of the segment. Some subdivision entrances (Fox Chase) are enhanced with signs and landscaping, recalling the estate entrances further west. Also near the middle of the segment is a pocket of recent commercial development that exhibits a variety of forms and scales, with some reflective of local residential and agricultural traditions (Clover Lawn) and others representing more contemporary styles in traditional materials and colors (Blue Ridge Shopping Center). In these examples, the EC landscape guidelines have effectively established continuity of character along the corridor. Another pocket of small-scale commercial buildings stands at the western end of the segment. Buildings that predate the ECDG are interspersed with some more recent development. The latter maintains the one- and two-story building heights and the red brick and muted earth-tone building materials of the earlier examples and benefits from frontage planting and screened parking that earlier developments lack. In this area (vicinity of 6185 RGT) dramatic mountain views are available to the north. The intersection with Old Trail Drive offers another view to the north. There, mountains rise above the expansive Old Trail development, and just to the east, planted frontages partially screen spreading public school campuses. Reminders of the history and traditional development patterns of the area remain in the remnants of Rt. 39 found in Hillsboro Lane, Brownsville Road, and Mechum's Depot Lane, at the Hillsboro Baptist Cemetery, at Free Town Road, along which an African American community developed after the Civil War, and at the eastern terminus of the segment, where the simple vernacular buildings of John W. Clayton & Sons, and the railroad bridge over the Mechum's River are found.

STRUCTURES

- Form: Commercial buildings have simple forms, pitched roofs. Institutional buildings have larger footprints offset by deep setbacks. Forms that relate to agrarian precedents are appropriate in this segment.
- Scale: Most buildings have small footprints and do not exceed 2 stories
- Materials: Masonry, wood, metal
- Colors: Red brick, muted earth tones, weathered, some white/off-white

PREDOMINANT LANDSCAPE FEATURES

- Narrow road with wooded borders/hedgerows
- Some dramatic mountain views are available

UNIFYING ORDERLY ELEMENTS

- Landscape predominates; views of structures are secondary, with building size and color helping to minimize prominence
- Planted frontages mitigate loss of hedgerows/wooded borders
- Designed, planted subdivision entrances with integrated signs/fences
- Expansive views show relationship of road to rolling pastures to mountain backdrop

CHARACTERISTICS TO AVOID

- Developments that predate the ECs often present as gaps in the wooded border.
- Avoid insufficient screening/landscaping of parking areas.
- Avoid insufficient buffering of residential subdivisions, particularly when building fronts are not oriented to the EC street

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PRECEDENT IMAGES

Last updated: 6.28.2022



6254 Rockfish Gap Tpke.

Distant mountain view beyond fenced, rolling landscape.



6185 and 6185 Rockfish Gap Tpke.

New construction at the right reflects the scale, materials and colors of traditional buildings in the area (left).



5870 Rockfish Gap Tpke.

Public school campus and residential properties with mature tree frontages



Across from 5995 Rockfish Gap Tpke.

Fenced rolling landscape with distant mountain view



325 Clover Lawn Ln.

Clover Lawn Village is a recent commercial development that reflects local residential and agricultural traditions



Foxdale Ln. and Rockfish Gap Tpke.

Subdivision entrance is enhanced with formal landscaping.



Vicinity of 4583 Rockfish Gap Tpke.

Narrow road with wooded borders



Vicinity of 5111 Rockfish Gap Tpke.

Narrow road with wooded borders



6115-5995 Rockfish Gap Tpke.

Commercial development that predates the ECs lacks frontage planting, screened parking



Vicinity of Rockfish Gap Tpke. and Cory Farm Rd.

Mature trees screen residences in the Cory Farm subdivision from the EC street.