



River Run Business Center Spotsylvania County, Virginia



McKinney and Company has served Luck Stone Corporation in a variety of capacities in the planning and design of this 156-acre business park located south of Massaponax on the Route 1 “gateway” designated corridor of Spotsylvania County. The Route 1 corridor in the vicinity of the site is characterized by former commercial highway uses and scattered residential. A new County high school is located directly across from the site, and the proposed Luck Stone quarry is being developed behind the business center. The design challenge presented to McKinney was to create a new image of a high technology progressive business location within the disjointed fabric of Route 1. The entrance sign, low stone walls, landscaping flanking the park entrance from Route 1 relied heavily on the use of Luck Stone’s materials to create this new image.

McKinney and Company also completed a comprehensive set of development guidelines for the park that encompass streetscape standards, site development requirements, street and site lighting, site landscaping, and building signage. The illustrated guidelines take into consideration proffered conditions, the County design handbook and ordinance requirements, and surrounding market conditions. The guidelines will be used as both a marketing piece and outline of the developer’s intent for design quality. The audience will be both lot purchasers/developers and the project review committee.

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