

# Southeastern Infrastructure Study

Initial Public Outreach

March 26, 2024



# Meeting Agenda

## Southeastern Infrastructure Study



### Southeastern Infrastructure Study

- ▶ Study Team
- ▶ Introduction
- ▶ Purpose and Approach
- ▶ Existing Conditions Review
- ▶ Survey
- ▶ Schedule
- ▶ Questions

# Study Team Introduction

## Southeastern Infrastructure Study



### Study Team Structure

- ▶ Consultant Team
  - ▶ Timmons Group and 3TP
- ▶ Technical Committee (*Bi-weekly meetings*)
  - ▶ County Staff and Consultant Team
- ▶ Steering Committee (*Monthly meetings*)
  - ▶ County Staff and Consultant Team
  - ▶ County Administrator
  - ▶ (2) Board of Supervisor Members
  - ▶ (2) Planning Commission Members

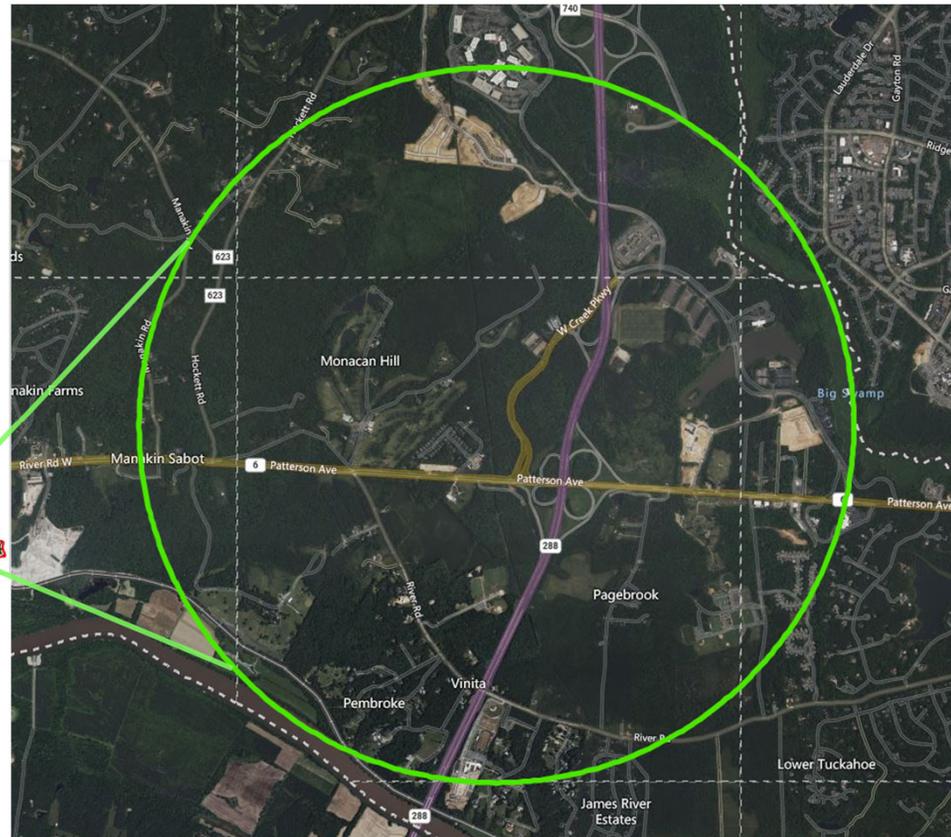
# Location

## Southeastern Infrastructure Study



### Location

- ▶ Southeastern corner of Goochland County



### Location

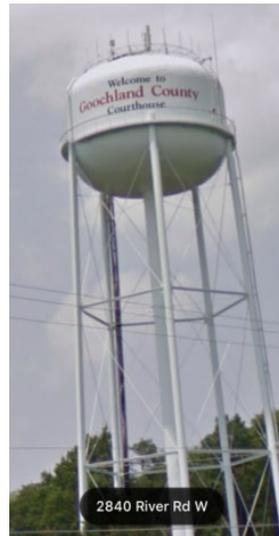
- ▶ Generally bounded by:
  - North – Tuckahoe Creek Pkwy
  - South – James River
  - East – Goochland Co. Line
  - West – Hockett Road

# Study Purpose

## Southeastern Infrastructure Study



- ▶ Infrastructure to be analyzed:
  - ▶ Roadways
  - ▶ Water/sewer
  - ▶ Schools
  - ▶ Fire/Rescue
- ▶ Infrastructure *not* addressed in this study:
  - ▶ Parks/Greenways/Trails
  - ▶ Energy (Electric and Gas)
  - ▶ Telecommunications



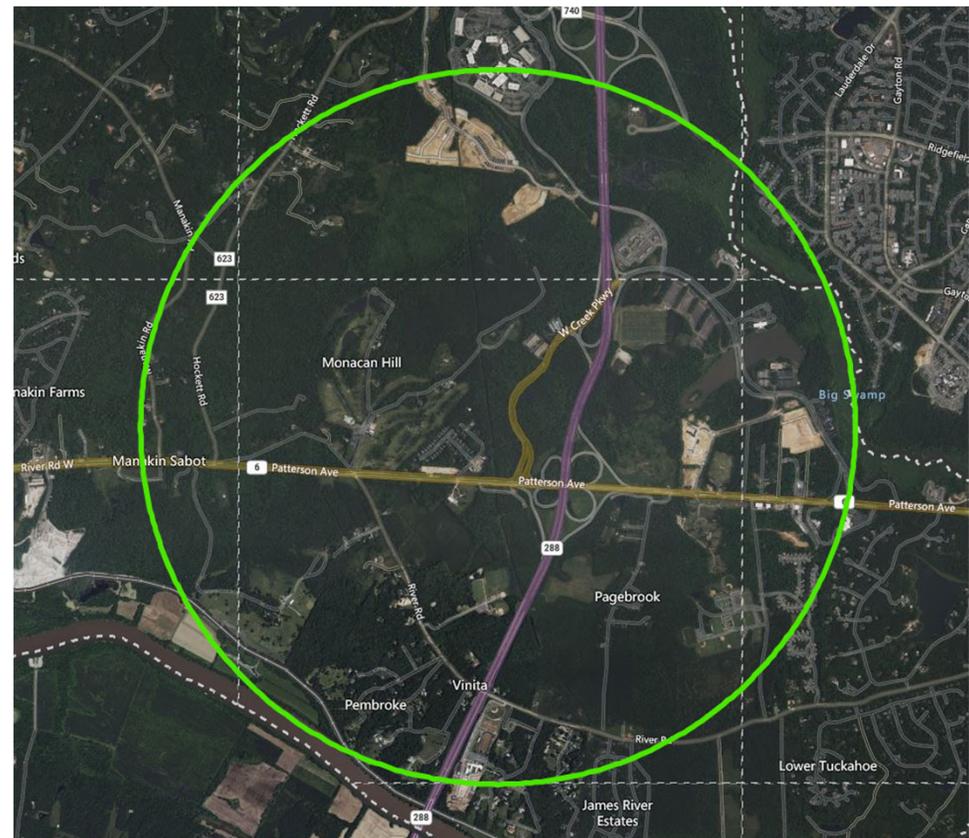
# Study Purpose

## Southeastern Infrastructure Study



Study will:

- ▶ Provide an empirical, data driven, foundation to guide the Board of Supervisors and County staff when considering future land use and infrastructure decisions



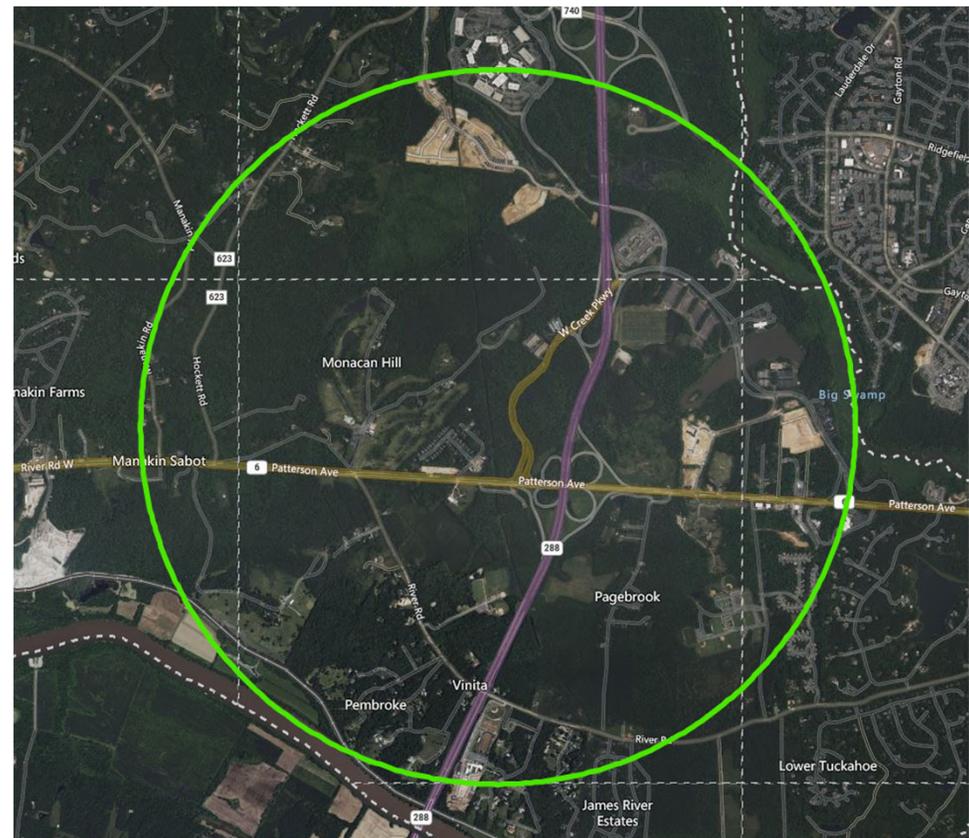
# Study Purpose

## Southeastern Infrastructure Study



### Study will:

- ▶ Establish performance metrics (grades) to:
  - ▶ Analyze existing infrastructure conditions
  - ▶ Analyze future conditions with the Comprehensive Plan growth
  - ▶ Consider impacts of alternative growth scenarios
- ▶ Help the County in its goal of “Planning to Preserve” its rural areas



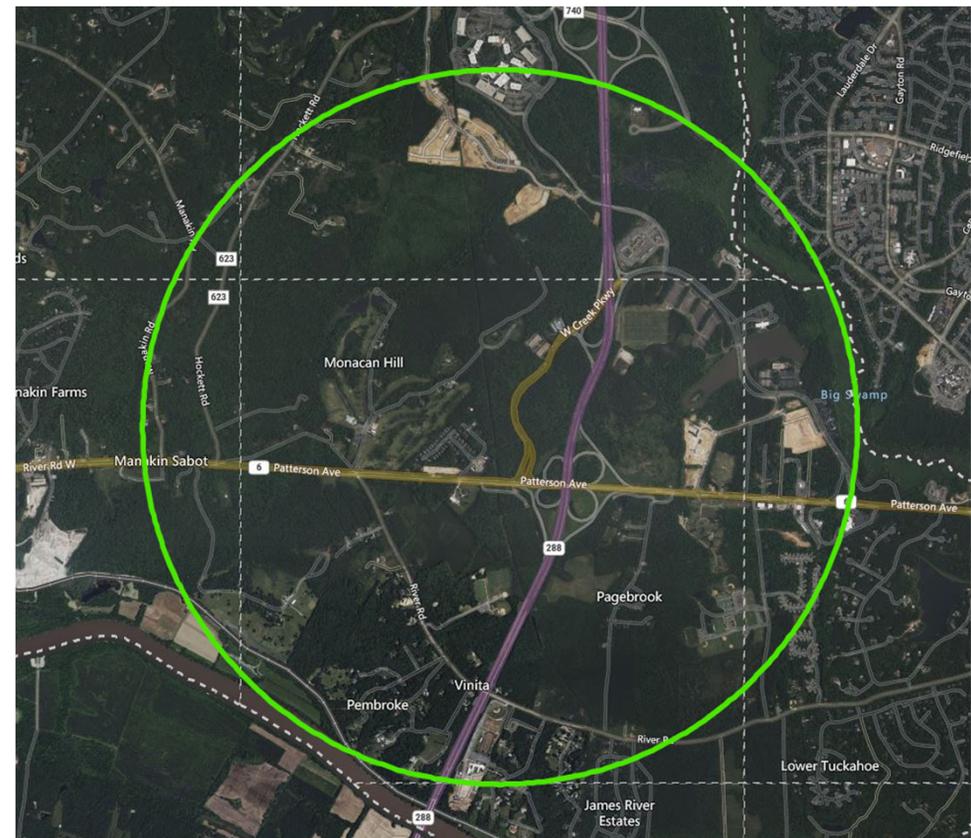
# Study Purpose

## Southeastern Infrastructure Study



Study will not:

- ▶ Be a Land Use Plan or Small Area Plan
- ▶ Promote higher density than called for in Comprehensive Plan
- ▶ Change the zoning of the parcels in the study area



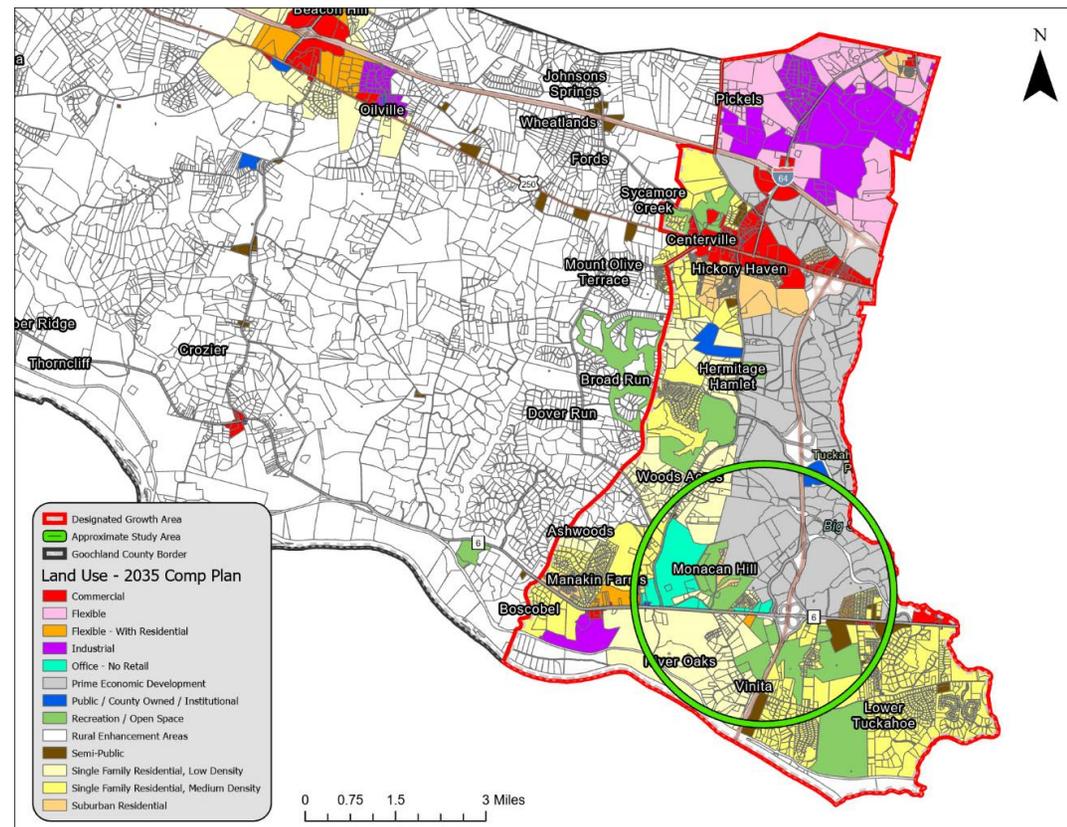
# Study Area

## Southeastern Infrastructure Study



### Within a Designated Growth Area

- ▶ Goochland County:  $\approx$  185,000 acres
- ▶ Designated Growth Area:  $\approx$  21,000 acres
  - ▶  $\approx$  11% of County
- ▶ SIS Area:  $\approx$  3,250 acres
  - ▶  $\approx$  1.8% of County
  - ▶  $\approx$  15.5% of Designated Growth Area

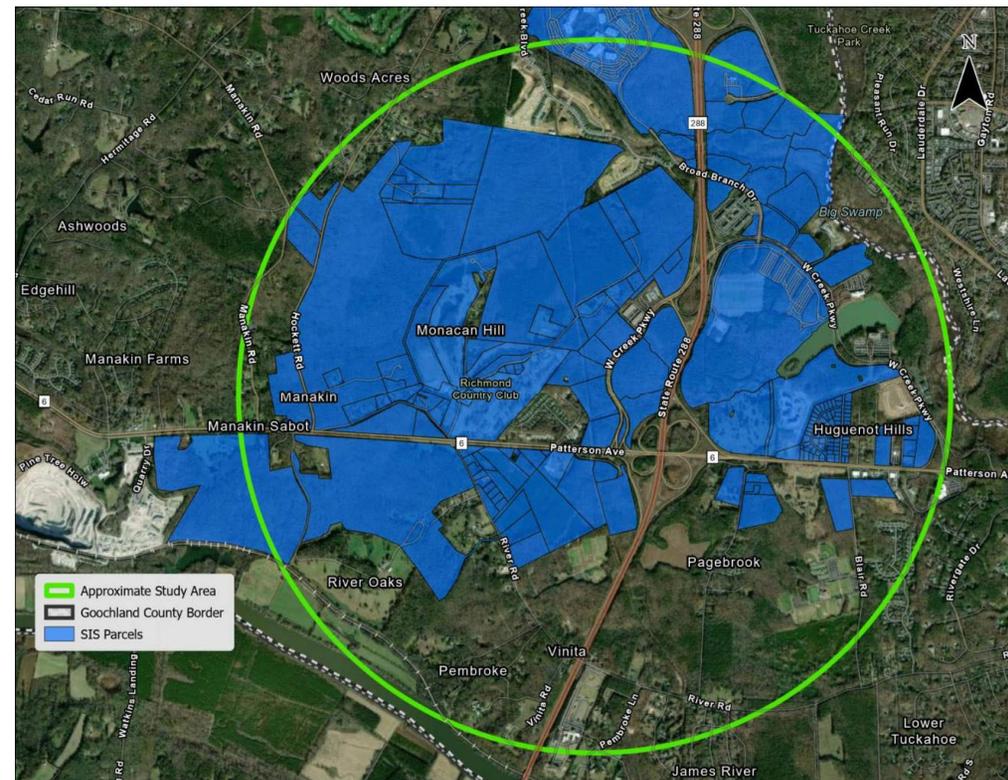


# Study Area

## Southeastern Infrastructure Study



- ▶ Much of the study area is:
  - ▶ Designated for growth in Comprehensive Plan
  - ▶ Currently not developed at levels envisioned in the Comprehensive Plan
  - ▶ An important component of the County's future
    - ▶ Must be developed appropriately

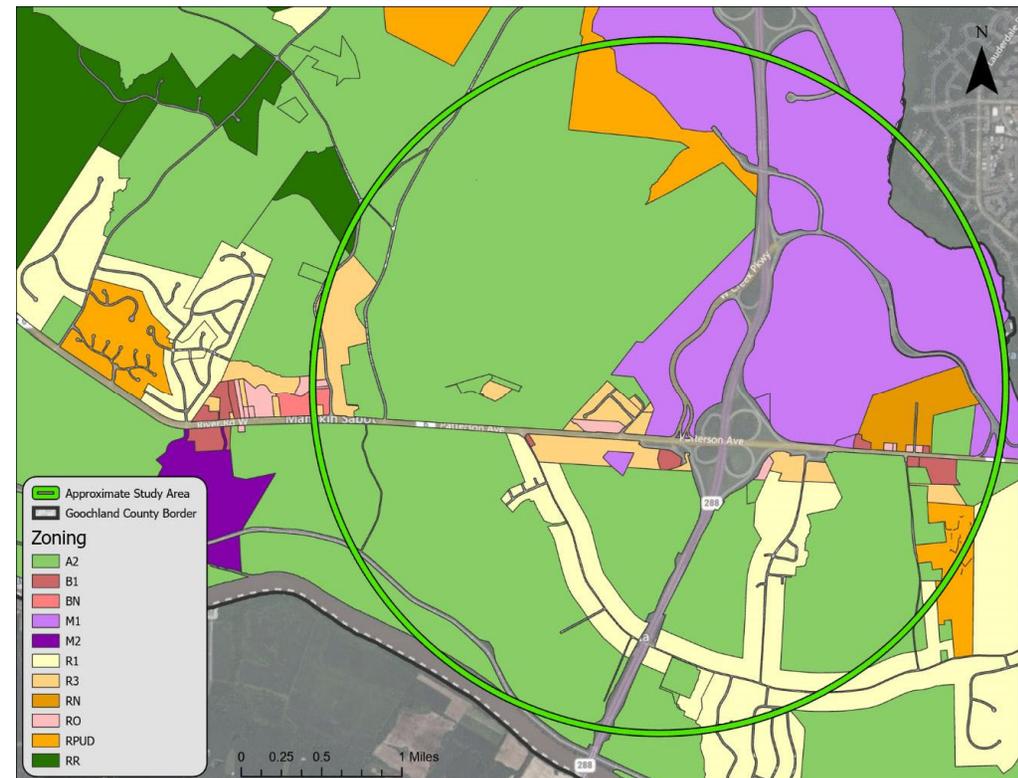


# Existing Conditions – Zoning



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- ▶ Within study area, existing zoning is a mix of:
  - ▶ Limited Agricultural (A2)
  - ▶ General Residential (R3)
  - ▶ Neighborhood Residential (RN)
  - ▶ Residential Planned Unit Development (RPUD)
  - ▶ Residential Office (RO)
  - ▶ Limited Industrial (M1)
  - ▶ General Business (B1)

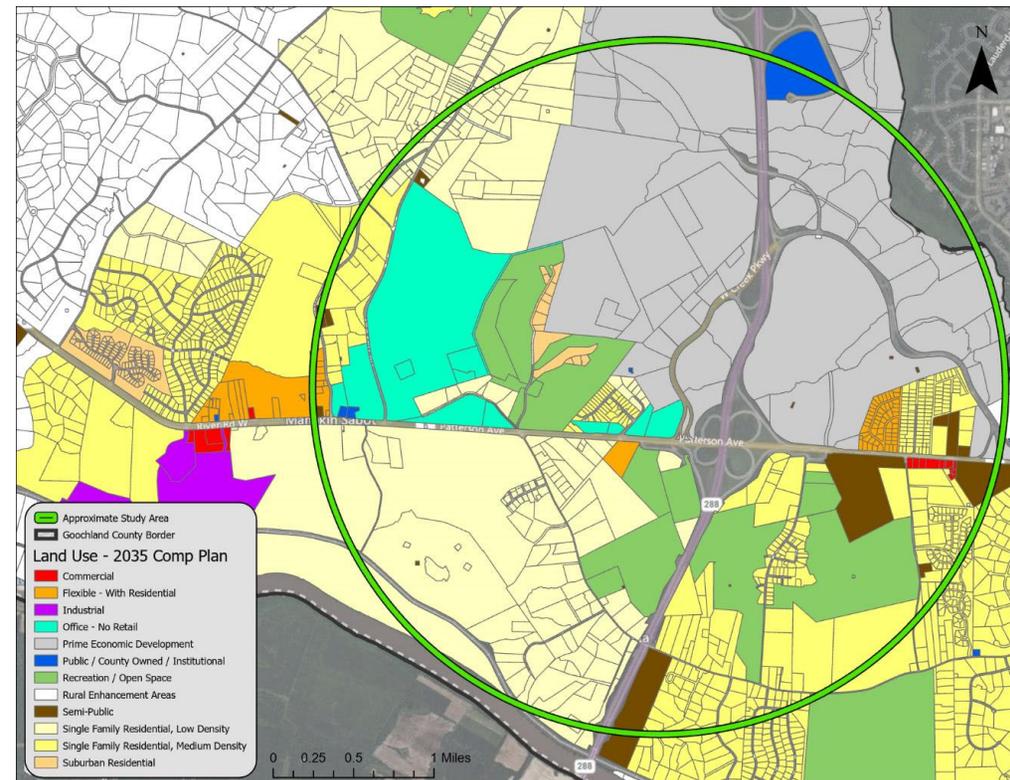


# Existing Conditions – 2035 Comprehensive Plan

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- ▶ Within study area, 2035 Comprehensive Plan recommends:
  - ▶ Prime Economic Development
  - ▶ Office No Retail
  - ▶ Single Family Residential Low Density
  - ▶ Single Family Residential Medium Density
  - ▶ Flexible – With Residential
  - ▶ Semi-Public
  - ▶ Public
  - ▶ Recreation Open Space

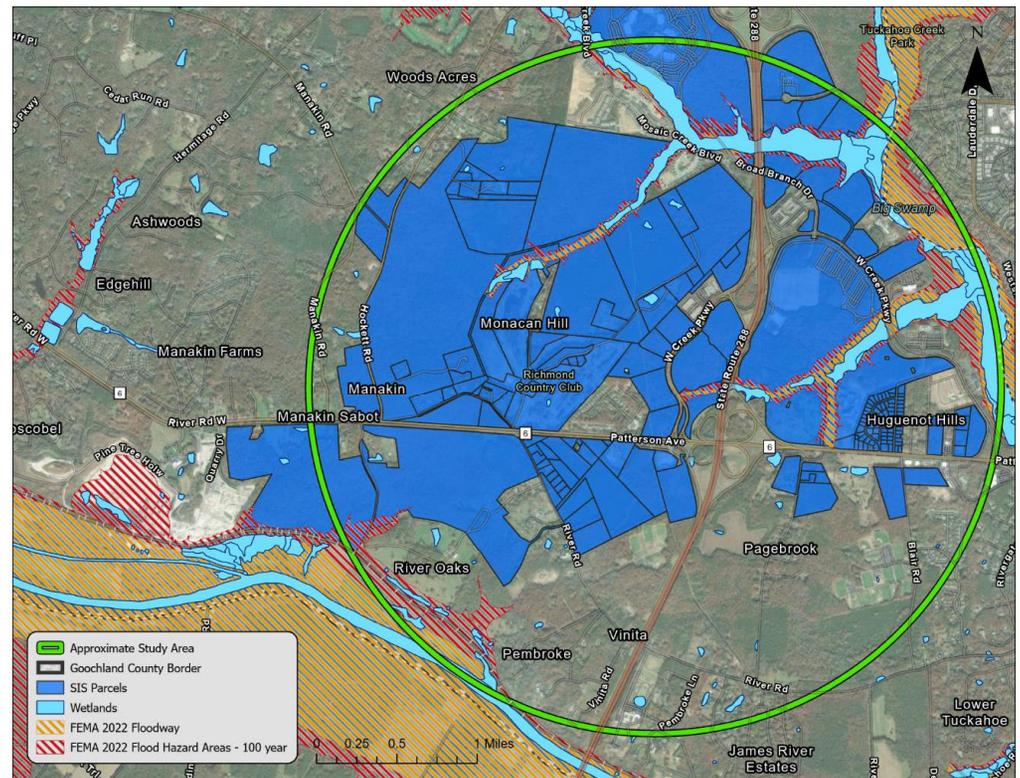


# Existing Conditions – Environmental

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- ▶ Environmental
  - ▶ FEMA Floodway
  - ▶ FEMA 100-year Flood
  - ▶ Wetlands

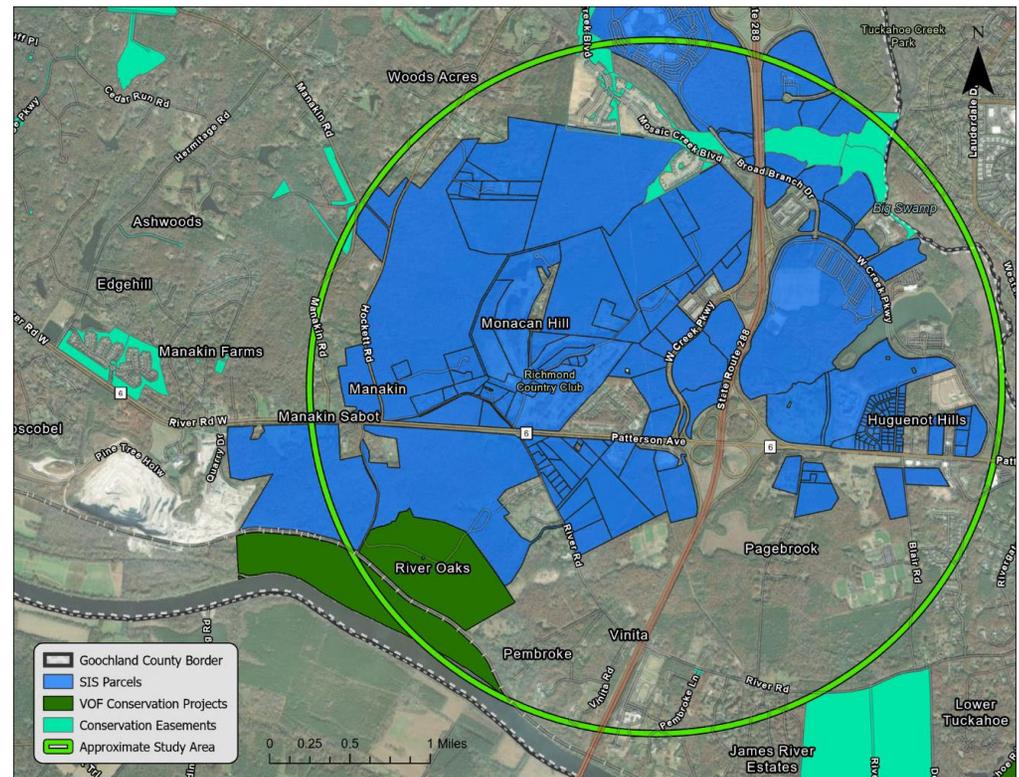


# Existing Conditions – Easements

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- ▶ Conservation Easements
  - ▶ Notable Conservation Easements

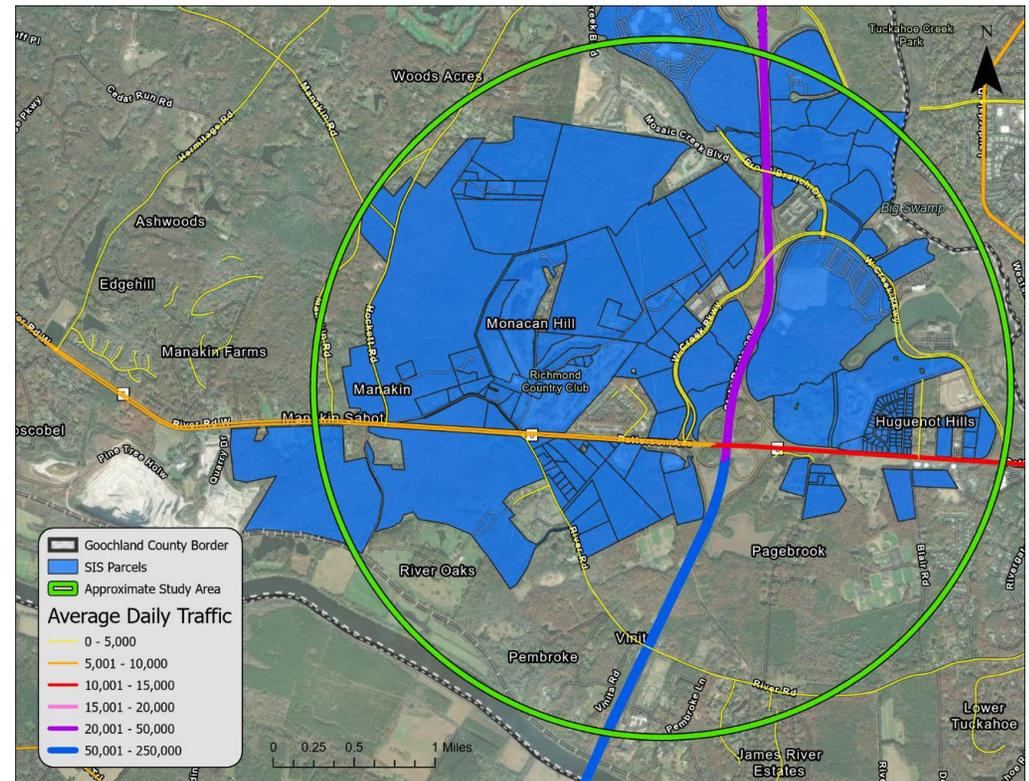


# Existing Conditions – Roadways

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- ▶ Roadways
  - ▶ Route 288
  - ▶ Patterson Avenue (Rte. 6)
  - ▶ Hockett Road
  - ▶ River Road
  - ▶ West Creek Parkway
- ▶ Traffic – Volume
  - ▶ Average Daily Traffic
  - ▶ Overall Roadway Capacity

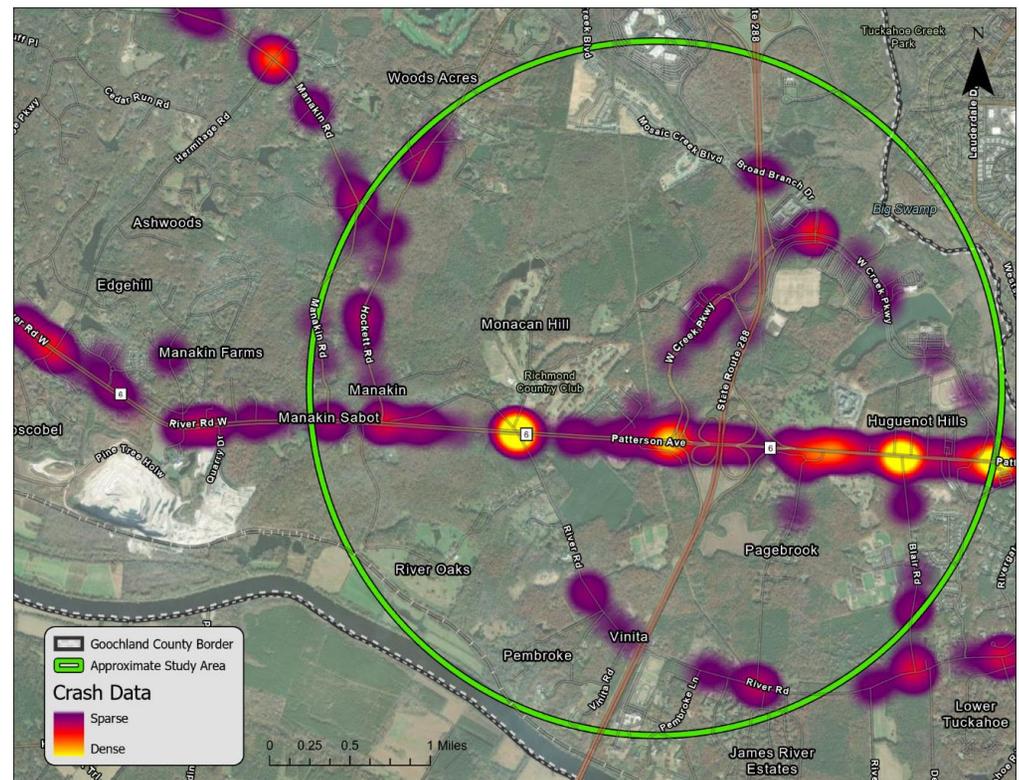


# Existing Conditions – Crashes

## Southeastern Infrastructure Study



- ▶ Crash History (2017–2022)
  - ▶ Looking for Concentration of Crashes
    - ▶ Route 6/River Road
    - ▶ Route 6/West Creek Parkway
    - ▶ Route 6/Blair Road
    - ▶ Most occurred prior to signal

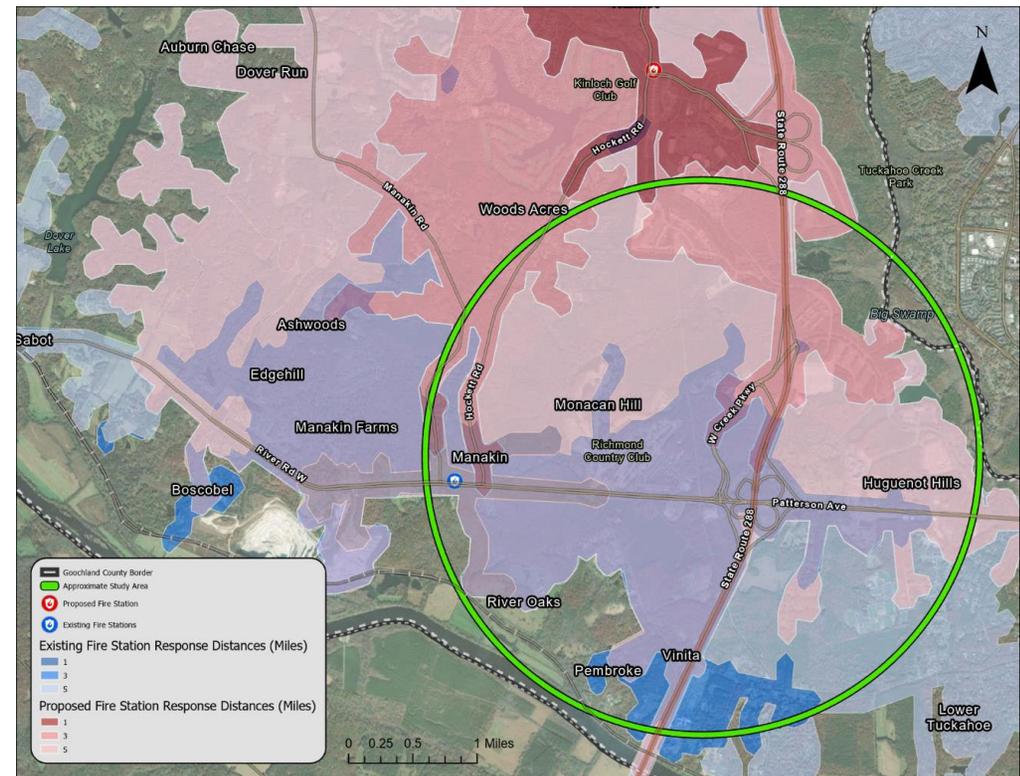


# Existing Conditions – Fire/Rescue

## Southeastern Infrastructure Study



- ▶ Fire/Rescue
  - ▶ 1-, 3-, and 5-mile response distance
  - ▶ Blue: existing Manakin Fire-Rescue Station
  - ▶ Red: planned Hockett Fire-Rescue Station

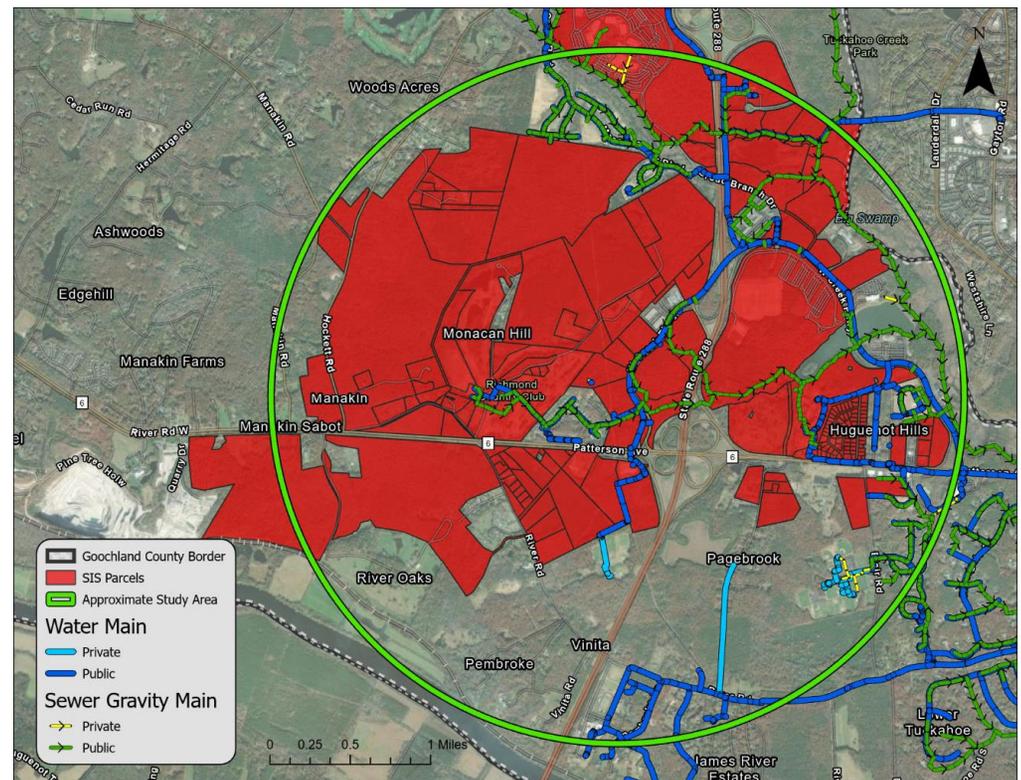


# Existing Conditions – Water/Sewer

## Southeastern Infrastructure Study



- ▶ Water/Sewer
  - ▶ Blue: Water
  - ▶ Green: Sewer



# Survey

Southeastern Infrastructure Study

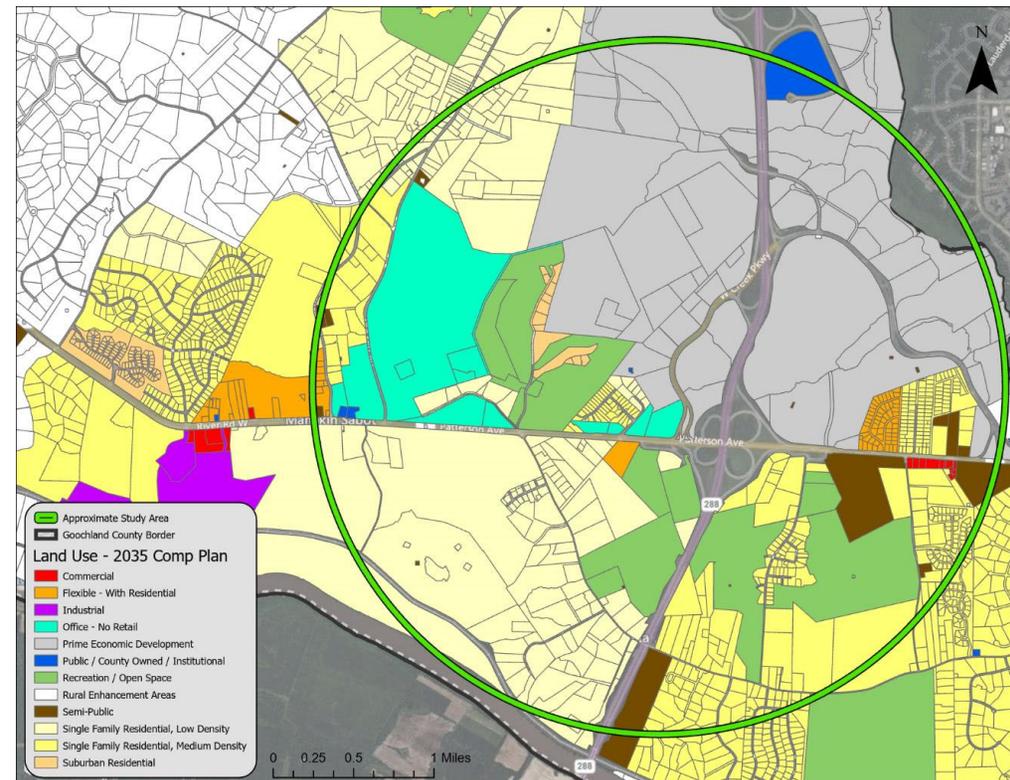


# Next Steps

## Southeastern Infrastructure Study



- ▶ Analyze Comprehensive Plan Land Use
  - ▶ Will Existing/Planned Infrastructure Support
- ▶ Consider Additional Scenarios
  - ▶ Economic Development
  - ▶ Residential or Mixed-Use Development
- ▶ Draft Results and Analysis Shared With
  - ▶ Steering Committee
  - ▶ Public (2<sup>nd</sup> Community Meeting)
- ▶ Draft and Final Report
  - ▶ Presentation to Board

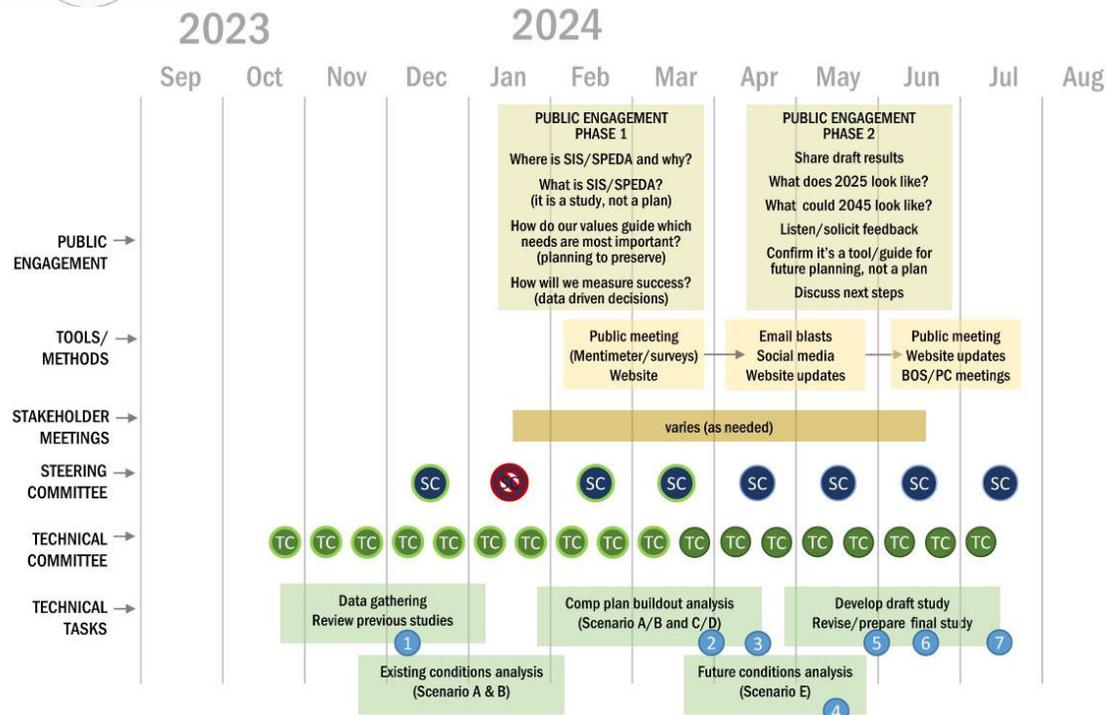


# Study Schedule

## Southeastern Infrastructure Study



### Southeastern Infrastructure Study Updated Study Schedule (March 2024)



**Key Deliverables**

- 1 Engagement plan/strategy
- 2 Scenario A/B results
- 3 Scenario C/D results
- 4 Scenario E results
- 5 Draft recommendations
- 6 Draft report
- 7 Final report



# Questions?

## Southeastern Infrastructure Study



▶ Thank you!

▶ More information

▶ [www.goochlandva.us/1280/Southeastern-Infrastructure-Study-Sis](http://www.goochlandva.us/1280/Southeastern-Infrastructure-Study-Sis)

▶ Email: [seis@goochlandva.us](mailto:seis@goochlandva.us)

