



Proposed West Creek Fire  
Station/Public Safety Center  
Community Meeting  
November 4, 2019

# Proposed West Creek Fire Station/Public Safety Center

## Agenda

- Introductions/Sign-in Sheet
- Needs Assessment
- Site Selection Criteria
- Site Selection Process
- Questions

# Proposed West Creek Fire Station/Public Safety Center

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## Needs Assessment – Why West Creek?

- County currently served by 6 total fire stations, spread throughout Goochland County.
- County has made significant investments to fully staff its fire stations with 24 hour personnel.
- Eastern Goochland is currently served by Company 1 (Manakin) and Company 3 (Centerville).
- The West Creek Fire Station will not replace a fire station, it will further augment existing resources.
- Call volume has greatly increased in the County overall – 10% last year alone.

# Proposed West Creek Fire Station/Public Safety Center

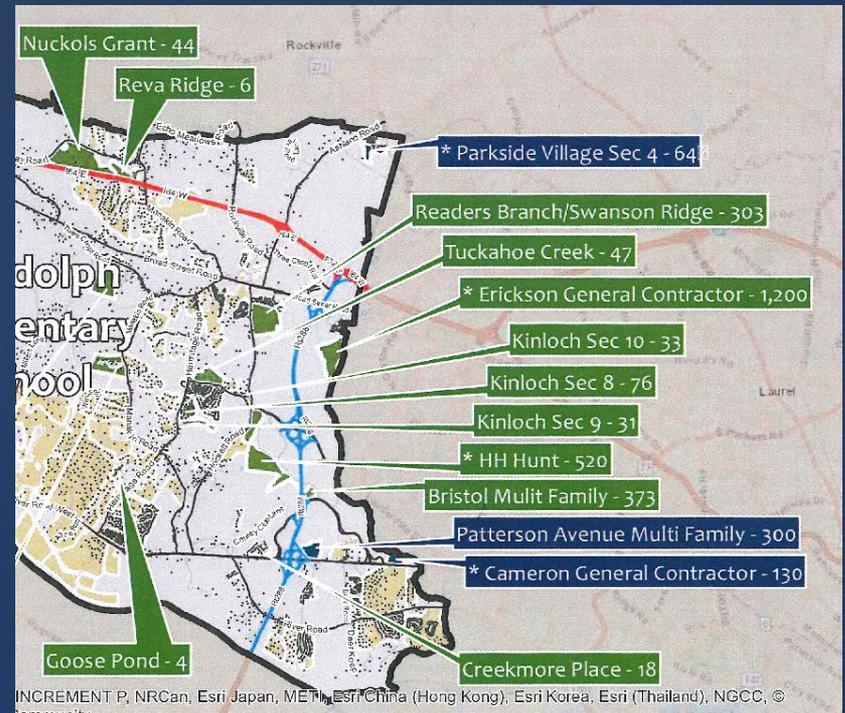
## Needs Assessment – Why West Creek?



# Proposed West Creek Fire Station/Public Safety Center

## Needs Assessment – Why West Creek?

- Eastern Goochland has seen and anticipates significant growth in the 288 Corridor both from a commercial and residential standpoint.
- Green: Approved zoning areas
- Blue: Pending zoning areas
- \* Parkside and Cameron have been approved since creation of the map
- Total in 288 Corridor:
  - 2,795 Approved Units
  - 300 Pending Units
- Call volumes expected to increase with addition of continuing care and retirement communities.



# Proposed West Creek Fire Station/Public Safety Center

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## Needs Assessment – Why West Creek?

- Eastern Goochland has seen and anticipates significant growth in the 288 Corridor both from a commercial and residential standpoint.
- The population of the County nearly doubles in size each day due to the influx of commuting employees to Capital One and other West Creek businesses.
- New corporations and businesses are requesting additional fire and rescue services in West Creek.



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# Proposed West Creek Fire Station/Public Safety Center

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## Site Selection Criteria

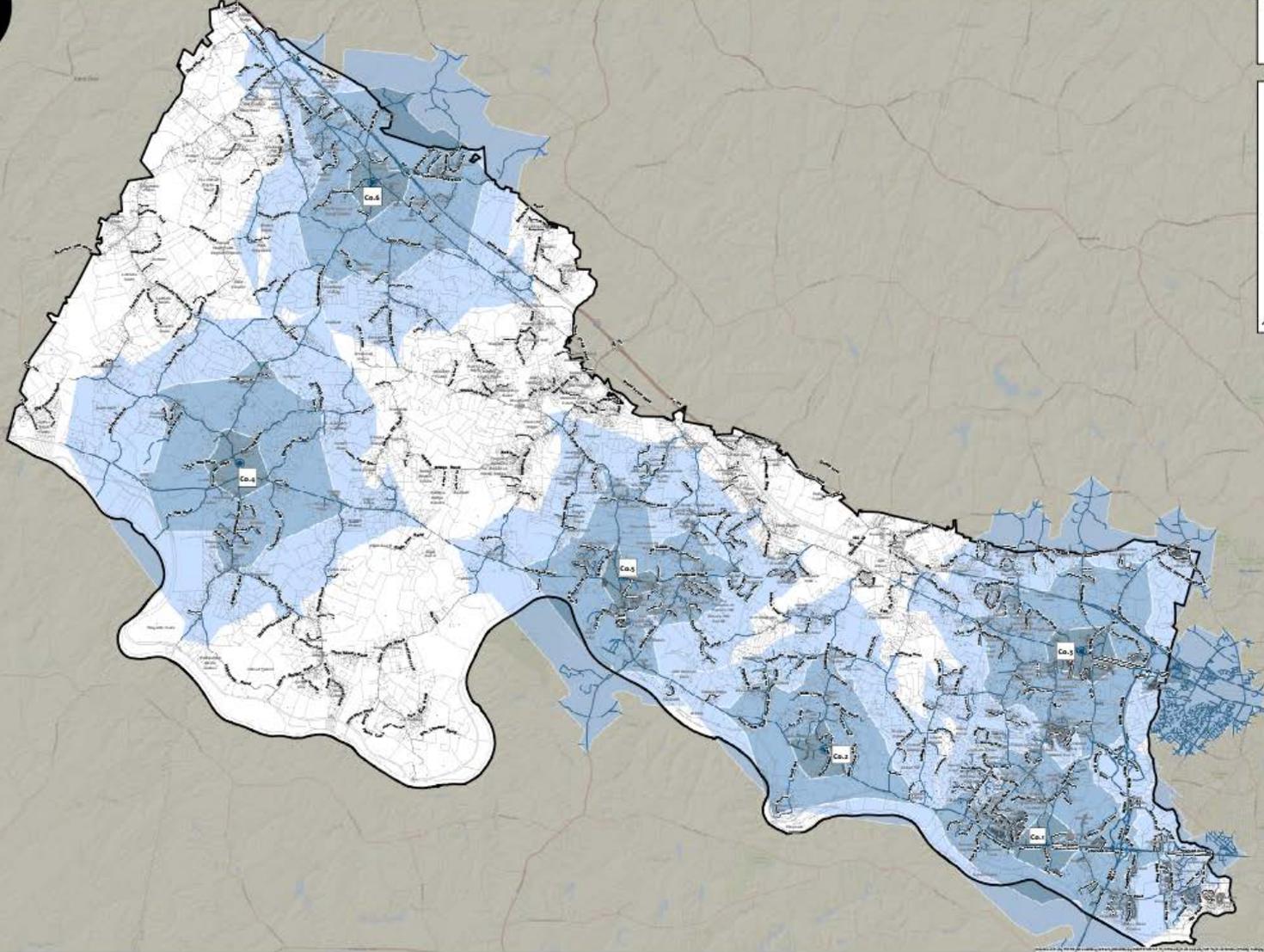
- Decision Making Criteria for New Fire Station Placement Included:
  - Maximize response times for Fire and Rescue personnel.
  - Build off the 1/3/5 Mile Response Radius.
  - North/South – East/West Road Network Connectivity.
  - Acquire 5 – 8 acres needed for construction.
  - Minimize “one way in/one way out” connectivity.
  - Ability to support existing fire stations.



Map Showing  
Existing Fire Company Locations & 1, 3, 5 Mile Distance Areas - 7/17/2017



- Existing
- 1 Mile Drive Distance
- 3 Mile Drive Distance
- 5 Mile Drive Distance
- County Boundary
- Parcels
- Addresses
- Roads



# Proposed West Creek Fire Station/Public Safety Center

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## Site Selection Process

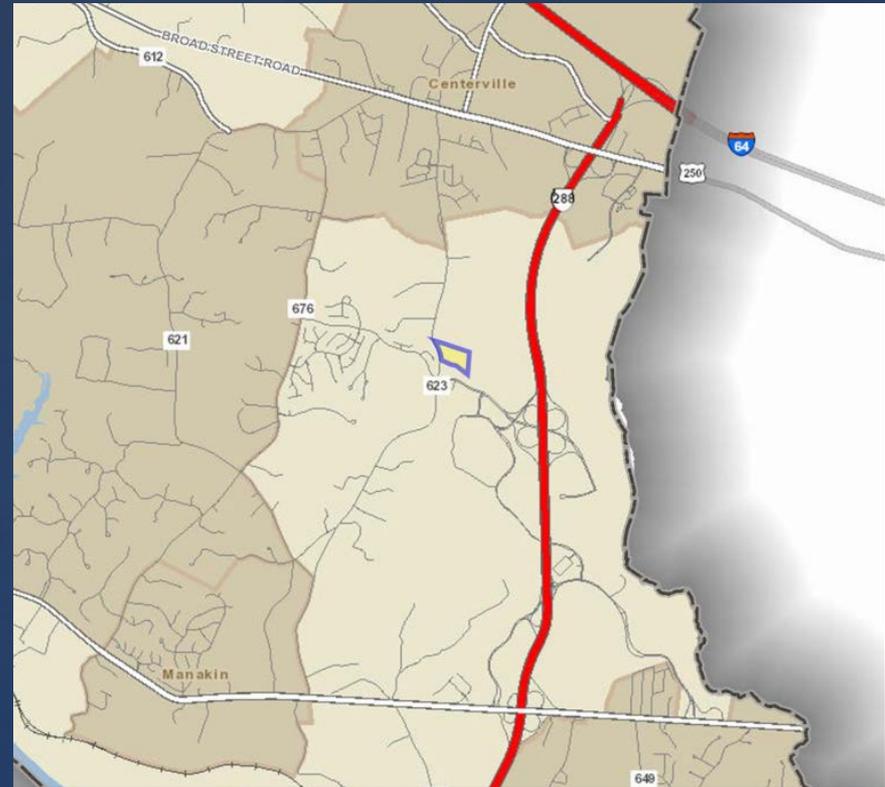
- Reviewed Site Selection Criteria with Fire and Rescue Administration.
- Identified 3 Potential Locations within 288 Corridor.
- Engaged Timmons Group to perform preliminary site analysis of all 3 locations
  - Analysis included:
    - Site development costs
    - Road network access and connectivity
    - US Geological Survey and wetland impacts
    - Development of Conceptual Plans and Cost Estimates for Construction



# Proposed West Creek Fire Station/Public Safety Center

## Site Selection Process

- Selected location – parcel located approximately 900 feet north of the intersection at Hockett Road and Tuckahoe Creek Parkway.
- Parcel is approximately 24 acres, County would only need 5-8 acres of the parcel.
- Location meets all selection criteria.
  - Maximizes 1/3/5 mile response radius.
  - Only site with full North/South – East/West connectivity.
  - Maximizes support for Company 1 and Company 3.
  - Provides significant coverage increase to 288 corridor.



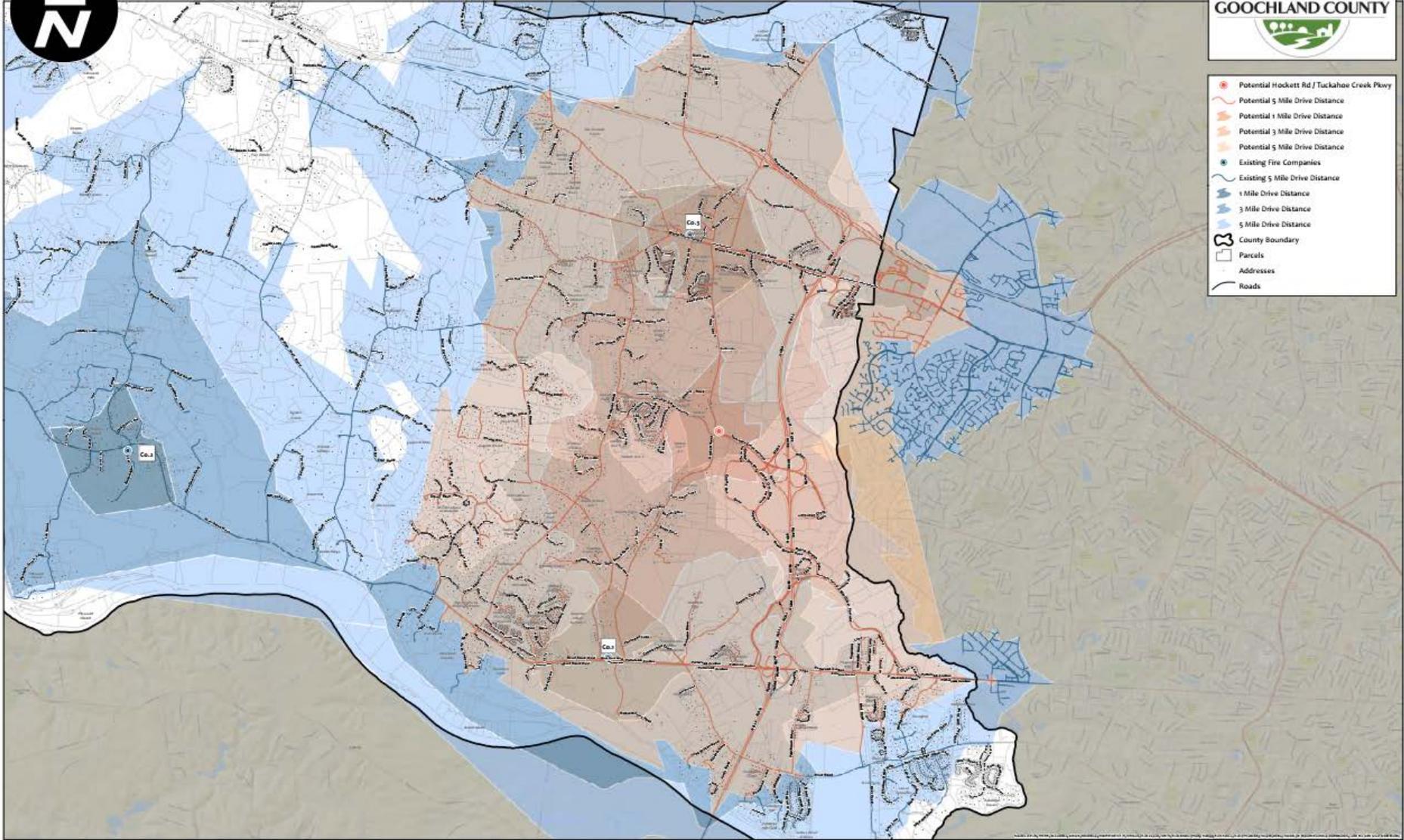


Map Showing

# Potential Hockett Rd / Tuckahoe Creek Pkwy & Existing 1, 3, 5 Mile Distance Areas - 7/17/2017



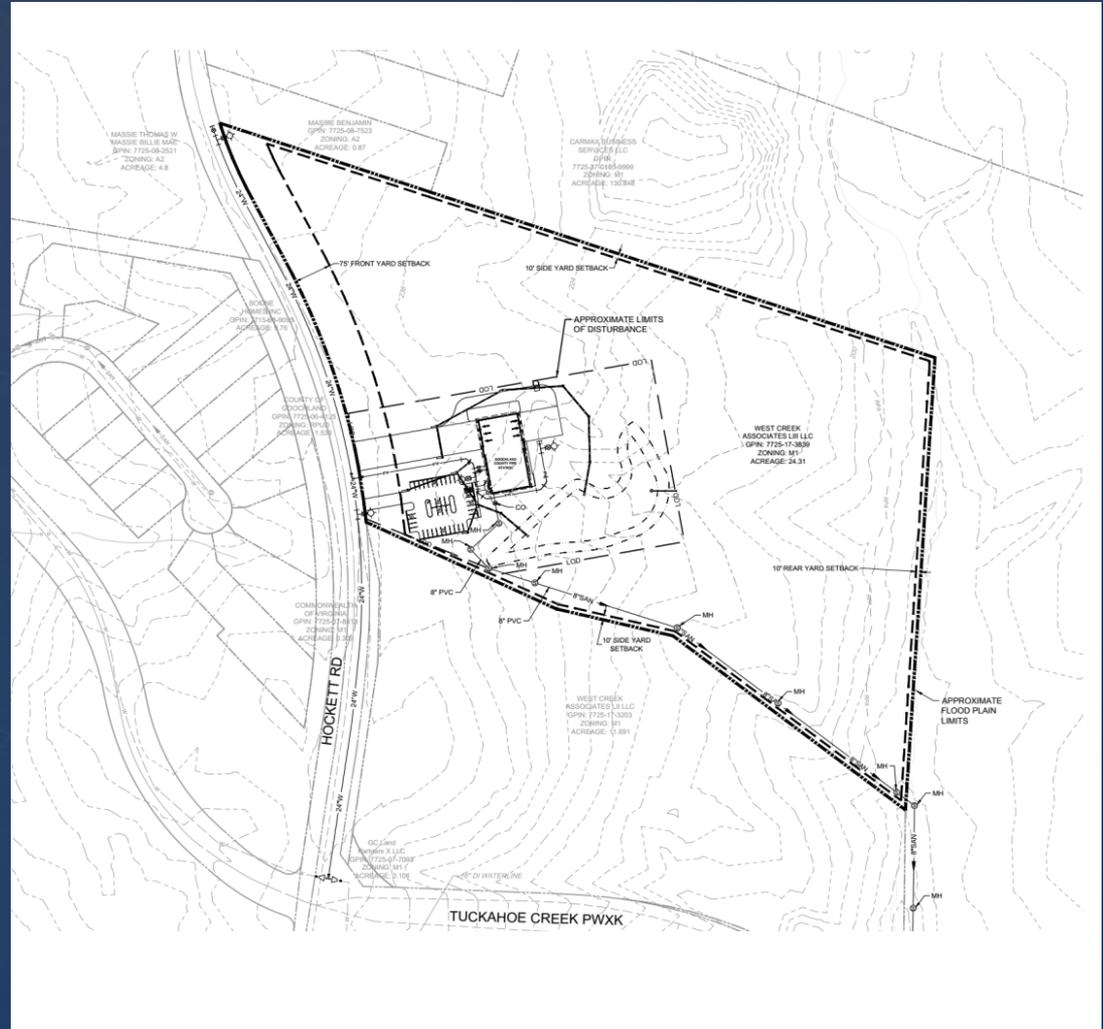
- Potential Hockett Rd / Tuckahoe Creek Pkwy
- Potential 5 Mile Drive Distance
- Potential 1 Mile Drive Distance
- Potential 3 Mile Drive Distance
- Potential 5 Mile Drive Distance
- Existing Fire Companies
- Existing 5 Mile Drive Distance
- 1 Mile Drive Distance
- 3 Mile Drive Distance
- 5 Mile Drive Distance
- County Boundary
- Parcels
- Addresses
- Roads



# Proposed West Creek Fire Station/Public Safety Center

## Fire Station Location

- Parcel is approximately 24 acres, County would acquire and utilize 5-8 acres.
- Will have to rezone the property to B-1.
- Current zoning allows for by-right development of industrial uses.



# Proposed West Creek Fire Station/Public Safety Center

## Fire Station Location

County would seek to be a good neighbor with design and operational policies.

- Quality routine maintenance of exterior facilities.
- Engaging sirens and lights after exiting premises.
- Would only perform certain routine functions during specified timeframes.





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## West Creek Fire Station Timeline

- Capital Funding Earmarked for FY 20-23 totaling \$7,150,000
- Design – Project Bidding – Contract Award – Construction
- Construction is anticipated to take 18-24 months.
- Based upon current capital funding, construction could potentially be completed by 2025





Questions?