
VDOT

Status of Chapter 527 Implementation Plan

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Presentation Outline

- Summary of Chapter 527 requirements
- Technical Committee Membership
- Policy Advisory Committee Membership
- Features of Traffic Impact Analysis Regulation (24 VAC 30-155)
- Timeline for Completion

Chapter 527, 2006 Acts of Assembly

- Legislation Proposed by Governor Kaine
- Unanimously approved by General Assembly
- Foundation for Continuing Effort to Improve Transportation and Land-Use Coordination

Chapter 527, 2006 Acts of Assembly

Added § 15.2-2222.1 and amended § 15.2-2223 of the Code of Virginia

- 15.2-2222.1 covers VDOT review of local development proposals
- 15.2-2223 covers required elements of local comprehensive plans
- Requires VDOT to develop regulations to implement 15.2-2222.1
- Requires submission of cost/fee report to General Assembly in December

Chapter 527, § 15.2-2222.1

§ 15.2-2222.1 provisions – Submittal required if item will substantially affect transportation on a state-controlled highway

- Require localities to submit comprehensive plans, parts of plans, or amendments to VDOT for review and comment before they are approved
- Require localities to submit the proposed rezonings to VDOT; the proposal application shall include a traffic impact statement if required
- Require localities to submit subdivision plats, site plans or plans of development to VDOT; submittal shall include supplemental traffic analysis if required

Chapter 527, § 15.2-2222.1 (cont'd)

- Review requirements are supplemental to, and shall not affect, any requirement for review by VDOT or the locality under any other provision of law
- VDOT to impose fees and charges for the review of submissions pursuant to the statute, not to exceed the actual cost to VDOT, or $ 1,000, whichever is less

Chapter 527, § 15.2-2223

§15.2-2223 provisions:

- Change existing requirement for transportation "elements" of comprehensive plan to transportation "plan"
- The transportation plan should recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors
- VDOT required to provide assistance if requested

Technical Committee

Membership representing:

- Virginia Association of Counties (VACO)
- City of Chesapeake
- Goochland County
- Thomas Jefferson Planning District Commission
- VDOT District and Central Office Staff
- Virginia Transportation Research Council

Met in June and July to develop initial draft

Policy Advisory Committee

Membership representing:

- Virginia Association for Commercial Real Estate
- Piedmont Environmental Council
- Home Builders Association of Virginia
- Coalition of High Growth Communities
- Virginia Association of Counties (VACO)
- City of Roanoke
- Goochland County
- Thomas Jefferson Planning District Commission

Ongoing meetings to provide input as regulation is finalized

Traffic Impact Analysis Regulations (24 VAC 30-155) Features

Set out

- What constitutes “substantial impact to transportation on a state controlled highway”
- Required elements of a traffic impact statement and supplemental analysis
- Standard assumptions for use in preparation of traffic analysis
- Proposed outline for fee structure

Traffic Impact Analysis Regulations (24 VAC 30-155) "Substantial Impact"

Draft Definition of "substantial impact" on state controlled highway:

- Comprehensive Plan or amendment that may generate at least 2,000 VPD (approximately 200 new homes) more than current plan
- Rezoning and Site Plans:
  - In locality where VDOT maintains local roads, 100 VPH in peak hour at connection to state highway
  - In locality where locality maintains local roads, 1,000 VPD and within 3,000 ft of state highway
  - Generates more than 200 VPD and more than doubles current traffic on state highway (this is intended to cover narrow or unpaved rural highways)

Traffic Impact Analysis Regulations (24 VAC 30-155) Required Elements

Required elements of a traffic impact statement or supplemental analysis

- Describe proposal, its impact, and possible remediation
- Vary based upon traffic generated
- Include analysis of:
  - Current traffic
  - Future traffic without proposed development
  - Future traffic with proposed development

Traffic Impact Analysis Regulations (24 VAC 30-155) Study Assumptions

Cover standard assumptions and methodology for traffic study, but can be modified by agreement of VDOT and locality

- Data collection
- Trip generation methodology
- Internal capture and pass-by trip rates
- Level of service calculation
- Traffic signal warrant analysis

Traffic Impact Analysis Regulations (24 VAC 30-155) Fee Structure

Fee structure based upon type of submission and traffic generated, but will be adjusted based upon results of Research Council's study

- No charge for locality-initiated actions
- VDOT to provide refund if collected amount exceeds actual cost
- Charges limited to no more than $1,000

Timeline for Completion

September 25 – Hold public hearing on draft regulation

September 30 – Finish cost study interviews

October 13 – Complete collection of cost study survey information

November 10 – Complete cost study summary

November 15 – Present final regulation to CTB

December 11 – Publish final regulation in *The Virginia Register*

July 1, 2007 – Regulation effective

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