



Virginia Department of Transportation

CHAPTER 425
RECOMMENDATIONS OF STAKEHOLDER ADVISORY GROUP FOR
REVISION OF SECONDARY STREET ACCEPTANCE REQUIREMENTS

PRESENTATION TO THE COMMONWEALTH TRANSPORTATION BOARD

| Robert W. Hofrichter

May 23, 2023

Chapter 425 Requirements and Stakeholder Advisory Group

- **Chapter 425 enacted by the 2022 Acts of Assembly**
 - Amended § 33.2-334 to require that the regulatory provisions for the Secondary Street Acceptance Requirements (SSAR) Connectivity Elements:
 - *“shall include flexibility to limit the number of connections to adjacent property or highway networks as deemed appropriate”*
 - Directed VDOT to convene a stakeholder advisory group (SAG) to make recommendations to enhance connectivity flexibility in the SSAR
 - Required that SAG recommendations be presented to the CTB
- **SAG was established and met five times from September 2022 to February 2023 to finalize recommendations**
- **SAG was composed of representatives from development industry, local government (including emergency services), environmental advocacy organizations, and VDOT**

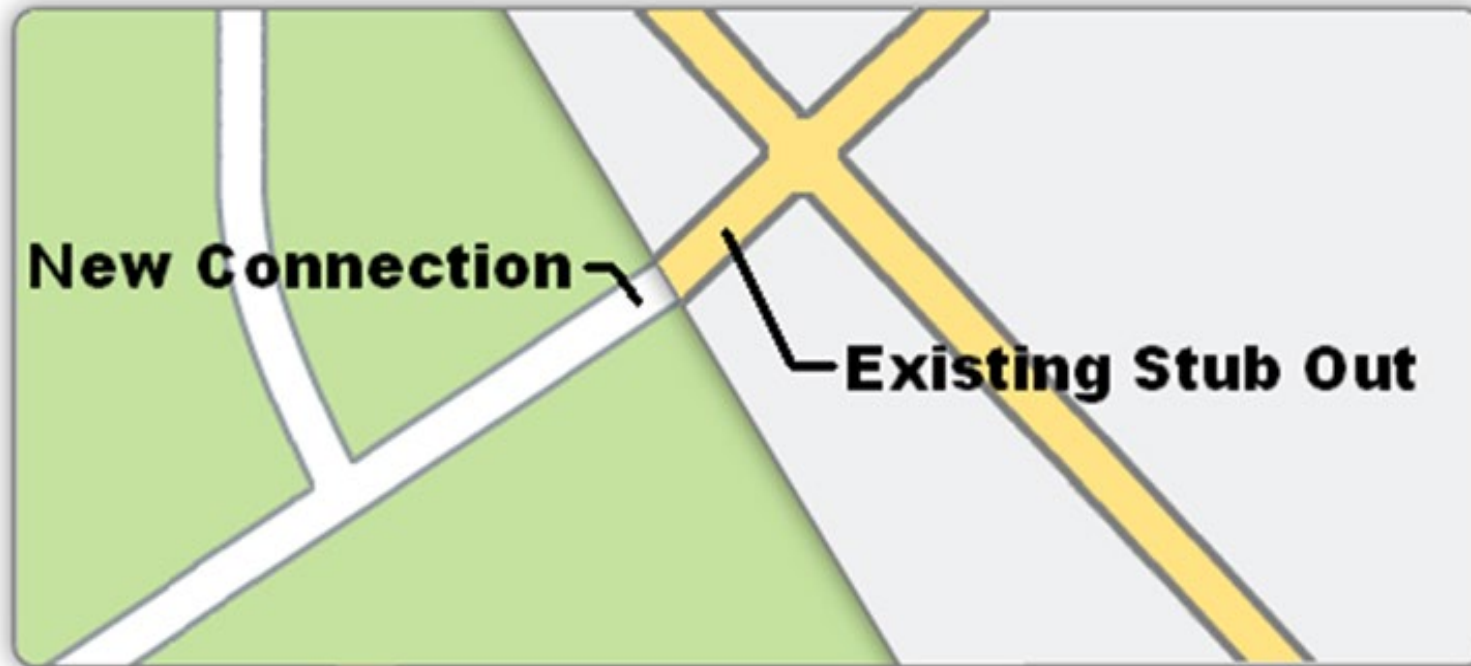
Chapter 425 SAG Membership

- **Development Industry**
 - Andrew Clark, Homebuilders Association of Virginia (HBAV)
 - Craige Shelton, HBAV, HH Hunt
 - Kayla Ord, HBAV, Gorove Slade
 - Scott Dunn, HBAV, Timmons
 - Phil Abraham, Virginia Association for Commercial Real Estate
- **Local Government**
 - Jeremy Bennet (James Hutzler as backup), Virginia Association of Counties (VACO)
 - Phil North, VACO, Roanoke County
 - Steve Sandy, VACO, Franklin County
 - Kristen Umstattd, VACO, Loudoun County
 - Mike Watkins, Virginia Fire Chiefs Association, Goochland County
- **Environmental Advocacy**
 - Trip Pollard, Southern Environmental Law Center
 - Wyatt Gordon, Virginia Conservation Network
 - Brantley Tyndall, Virginia Bicycle Federation
- **VDOT**
 - Kevin Gregg - Chair
 - Harley Joseph, PE
 - Lynne Lloyd
 - Kathryn Pobre
 - Robert Hofrichter

Existing SSAR Connectivity Requirements - 1

Existing Stub out Connection(s) (24VAC30-92-60 [C.1]); exception for

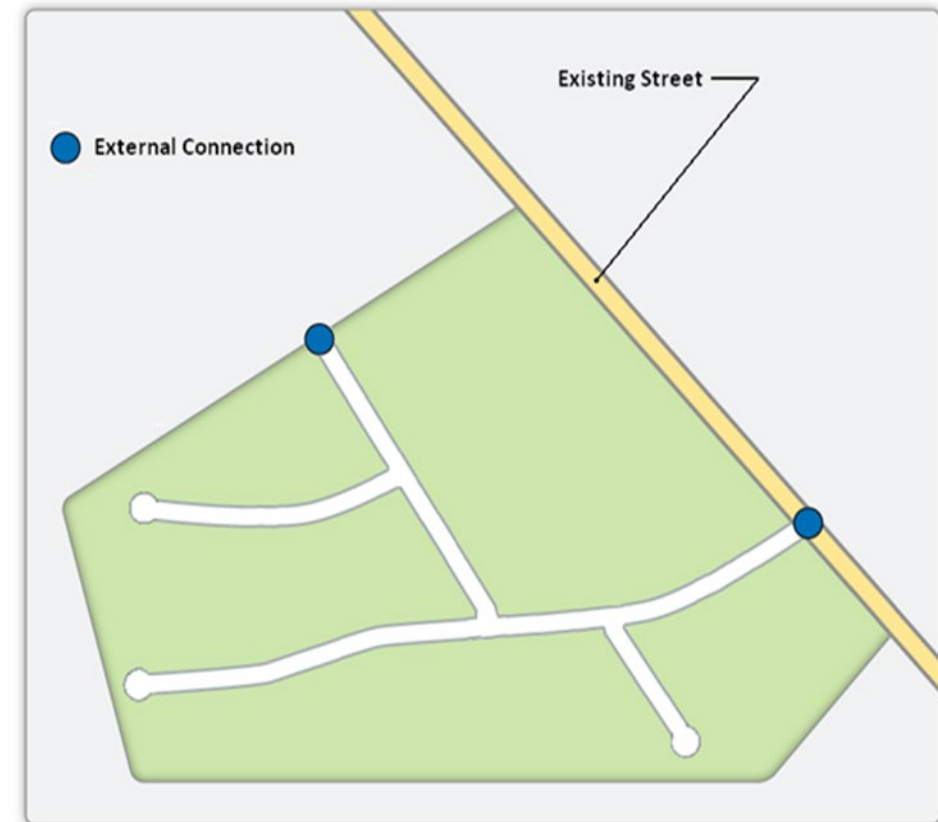
- Unsafe conditions



Existing SSAR Connectivity Requirements - 2

Multiple Connections--at least two external connections to publicly maintained highways (one can be stub out for future connection) (24VAC30-92-60 [C.2]); exceptions for:

- **Adjoining property built out (and not expected to be re-developed in 20 years) and no stub out**
- **Adjoining property zoned for use with traffic that would be incompatible with the development**
- **No reasonable connection possible due to factors outside control of developer, such as conservation easements, water features, steep grades, restricted property (limited access, railroad, government installation)**



Existing SSAR Connectivity Requirements - 3

Additional Connections to those in item 2 (above) required for 200+ dwelling units or 2000+ VPD (24VAC30-92-60 [C.3]); exceptions for:

- Same situations as previously listed plus
- High density (8+ lots/acre, Floor Area Ratio (FAR) .4 or more) and number of connections would be contrary to public interest



SSAR: Frequency and Reasons for Approved Connectivity Exceptions

- **During 2022, 32% of all SSAR network additions required a connectivity exception**
- **During 2021 and 2022, 53 SSAR connectivity exceptions were approved by VDOT staff (only 2 exceptions were denied during this period)**
- **Main reasons for the approval of connectivity exceptions**
 - **Adjacent built out area**
 - **Excessive grades**
 - **Conservation easements**
 - **Jurisdictional wetlands**

SAG Recommended Connectivity Revisions

- **Recommendation #1**
 - Clarify that the list of exceptions is not exclusive, but a sample of possible factors
- **Recommendation #2**
 - Explicitly add utility easements for underground trunk lines to the list of factors
- **Recommendation #3**
 - Allow changes in phasing but still preserve ultimate connectivity by allowing current phase to be accepted if later phase that allows it to meet connectivity is under construction
- **Recommendation #4**
 - **For larger (200+ lots/2000 VPD) phases:**
 - Add process driven by locality planning desires
 - Add vegetation preservation (open space and tree canopy) as explicit factor
 - Add exception if work outside of property accessible by developer is needed

Chapter 425 Next Steps

- **CTB approval of SAG recommendations (June CTB Meeting)**
- **Begin process of amending SSAR in Summer 2023**
- **After CTB's approval, VDOT will complete required APA regulatory process.**
- **Final adoption of amendments will be brought to CTB for approval.**



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