

# **Appendix A**

## **Considerations for the Development of a Public Utility Service Area Expansion Strategy**

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In order to develop the Transportation Corridor Overlay District, adequate City water and sewer service will need to be provided. This involves several policy issues that require Council action. It is recommended that a policy be developed that reflects the following considerations. This policy, when developed, should be considered as an amendment to the Comprehensive Plan.

The City's Service Area Expansion Policy must be followed for expansion of the HRSD Service Areas to serve additional portions of the City. A strategy for the timing and placement of the HRSD Southeastern Interceptor, South Battlefield (part), and Shillelagh Interceptor should be developed. This strategy should include a component addressing the use of HRSD Interest Participation Agreements to fund the extension of the facilities in an orderly and predetermined manner, so as to accumulate service credits before the lines are installed.

By State Law, the Southeastern, the South Battlefield (south of Hillcrest Parkway), and Shillelagh Interceptors must be reviewed for conformance with the City's Comprehensive Plan before installation (Code of Virginia Section 15.2-2232).

In addition, the Public Utilities Franchise Area for water and sewer, which is coterminous with the Suburban and Urban Overlay Districts, will have to be expanded in conjunction with the phased development of the Transportation Corridor Overlay District areas lying in the Countryside and Rural Overlay District. Since previous planning for water resources has addressed growth within the current franchise area, new water resources will need to be identified. Study and development of all feasible water sources should continue to address the future growth of the City outside the current service area. Development should not be encouraged until adequate resources have been identified. Once that is done, the timing of the development must be coordinated with availability of the water resources.

The capital improvement budget should be one method of implementing the utility extension strategy. Expenditures within the capital budget should be consistent with the timing and location of this strategy.

Related improvements such as storage facilities, pump stations, and transmission mains may be needed as a result of and to support development in the Transportation Corridor Overlay District.

## **Phasing of the Improvements**

In order to insure that adequate services are available to the Transportation Corridor Overlay District areas, a phased, sequential, approach should be taken to the installation of public water and sewer facilities. This will allow for the orderly expansion of the water and sewer facilities.

### **Phase I**

#### 104 Transportation Corridor Overlay District

The initial portion of this corridor could be opened for development by expanding the existing water and sewer franchise area (Suburban and Urban Overlay Districts) to overlap the existing HRSD one-mile service area.

#### Battlefield Transportation Corridor Overlay District

This would include areas along the Chesapeake Expressway from the Great Bridge Bypass south to include the planned Hillcrest Interchange. Based on previous rezoning activities in this corridor, the HRSD force main along Battlefield Boulevard has been approved as complying with the City's Comprehensive Plan up to Hillcrest Parkway interchange. Discussions with HRSD, however, have indicated that this line cannot be constructed until the Southeastern Interceptor has been found in conformance with the City's Comprehensive Plan. This area would not require significant water improvements, but would require the extension of a full sized HRSD force main extension.

The City's Land Use Plan should be amended to extend the Suburban Overlay District to be co-terminus with the limits of the current HRSD service area in both the Battlefield and 104 Transportation Corridor Overlay District.

### **Phase II**

#### 104 Transportation Corridor Overlay District

This phase would incorporate the area between the existing HRSD one-mile service area and the interchange of Routes 17 and 104. In order for this area to develop, a new water transmission main between Battlefield Blvd. and Route 104 may be needed at this time. An additional storage tank may also be needed. In order to provide sewer service, a portion of the HRSD Shillelagh Interceptor would have to be extended southward from the existing HRSD force mains. This will require that the entire Shillelagh Interceptor be found to conform to the City's Comprehensive Plan under Virginia Code Section 15.2-2232 will be required before HRSD would allow a partial extension. This may also require that the Southeastern Interceptor be constructed.

#### Battlefield Transportation Corridor Overlay District

This phase would include the area between the Hillcrest Interchange and the Indian Creek Interchange along the Route 168 Toll Road. In order to develop this area, the Southeastern Interceptor will need to be constructed to provide sewer service in addition to the extension of the Battlefield Interceptor farther south. Review under Virginia Code Section 15.2-2232 will be required for both the Southeastern Interceptor and the extension of the South Battlefield force main.

### **Phase III**

#### Battlefield Transportation Corridor Overlay District

Phase III includes the area between the Indian Creek Interchange and the Northwest River within the Battlefield Transportation Corridor Overlay District. Currently, HRSD has not identified an interceptor force main to be provided for this area. As a result, the extension of City force mains more than one mile from Hickory will require Council approval to request sewer service from HRSD for this area. In addition, water lines south

of the water treatment plant will need to be upgraded to provide service to developments in this corridor. These improvements will require review for conformance with the Comprehensive Plan (15.2-2232).

#### **Phase IV**

##### Battlefield Transportation Corridor Overlay District

In order for the Battlefield Blvd. Corridor to develop south of the Northwest River in the near future, prior to the sequential extension of utilities, septic tanks and wells would have to be used. The extreme cost to extend City facilities to this area make it cost prohibitive until such time that the earlier phases are completed. Special consideration should be given when developing this aspect of the policy.