

Environmental Intergovernmental Reviews

December 2017 - January 2018

In cooperation with State Agencies, the RRPDC routinely is requested to provide environmental and intergovernmental reviews. RRPDC staff circulate the review requests among member locality staff for comments and questions prior to submitting a response to the requesting State Agency.

Located within the Richmond Region

JTCC - Bird Hall and Nicholas Center Renovations

Chesterfield

John Tyler Community College plans to renovate Bird Hall, a 34,744 square foot science and academic building that was opened in 1967. The building was renovated after a 1988 fire and reopened in 1992. Bird Hall has not been updated since 1992 other than a new roof installed in 2000. The proposed renovation will improve science laboratories, provide space for JTCC's nursing program improve informal learning zones, and improve the level of transparency within and through the building. JTCC also plans a renovation and expansion of the Nicholas Center. The Nicholas Center was built in 1993 and currently provides a student lounge, a small café, the campus bookstore, classroom and office space, a fitness center, and 7,500 square feet of multi-purpose space. The planned renovation and expansion will support JTCC's Science, Technology, Engineering, Math and Health and Community College Workforce Alliance (CCWA) programs. The EIR analysis anticipates no significant environmental impacts resulting from the proposed renovations.

Rountrey Subdivision Section 7

Chesterfield

The review pertains to section 7 of the Rountrey subdivision; Section 7 is proposed on a 47.3 acre portion of the ongoing project encompassing a totality of 345.67 acres located on the Swift Creek Reservoir. The project site drains to Swift Creek and the Swift Creek Reservoir. Previous phases of the subdivision resulted in adverse impacts to 1.43 acres of palustrine forested wetlands and 935 linear feet of stream channel that were authorized with a State Program General Permit, a Standard permit and subsequent modifications with appropriate compensatory mitigation. The applicant requests modification of the Standard Permit to discharge fill material in an additional 0.71 acres of palustrine forested wetlands and 838 linear feet of stream for purposes of constructing lots, roads, and stormwater management structures. The Applicant proposes to purchase 1.42 wetland credits and 916 stream credits from Weatherbury Mitigation bank in Chesterfield County. The proposed project will result in impacts to resources associated with enforceable policies of the VCZM Program. These impacts are being coordinated and accepted by VDEQ and Chesterfield County.

Bermuda Crossing Apartments

Chesterfield

The developer of the Bermuda Crossing Apartments proposes to build 80 apartment units, targeted at residents aged 55 or older, on the above-referenced property in a single three-story building. The subject property is located at 12006 & 12010 Bermuda Crossroad Lane in Chester, Chesterfield County, Virginia. Amenities for the proposed project will include a community garden area, a picnic pavilion, multi-purpose rooms, an exercise room, and ample parking areas. A Federal Consistency Determination Review was triggered by partial HUD funding associated with the project. Based upon the information, data, and analysis, the consultant (Pyramid) finds that development of the affordable housing apartment complex is consistent to the maximum extent practicable with the enforceable policies of the Virginia Coastal Zone Management Program.

Colonial Ridge & The Glen at Colonial Heights

Chesterfield County

The developers of the proposed project are seeking HUD-assisted refinancing under the MAP 221d4 program. The property is currently developed with 25 2- and 3- story multifamily apartment buildings across 25 acres. The property also currently houses a leasing office, maintenance shed, landscaping, and paved parking areas.

Proposed onsite activities include installation of the following:

- New property vehicular and pedestrian entry gate
- New swimming pool with metal fence
- New clubhouse, YMCA building, expanded laundry room with interior upgrades
- YMCA building addition and outdoor patio
- Replacement of existing playground equipment with new ground cover
- Hardscapes - New parking spaces, sidewalk, Resurfacing/restriping of basketball courts

The proposed project is not anticipated to impact wetlands according to the USGS National Wetlands Inventory and will be conducted according to state environmental regulations and local ordinances.

Cedar Fair Southwest - Kings Dominion

Hanover

Cedar Fair Southwest Inc. has applied for reissuance of a permit for the private Kings Dominion facility. The applicant proposes to release treated industrial wastewater at a maximum rate of 750,000 gallons per day into two water bodies. The facility proposes to release treated industrial wastewater into two unnamed tributaries to the North Anna River in Hanover County in the York River watershed. The permit will limit the following pollutants to amounts that protect water quality: solids and metals.

Recyc Hanover VPA

Hanover

Recyc Systems, Inc. has applied for the modification of their existing VPA Permit No. VPA00801 to add a total of 658.1 acres of agricultural land at 3 sites in Hanover County for the land application of Class B biosolids and water treatment plant residuals at a controlled rate.

Castleton Development Consistency Certification

Henrico County

The subject property is three parcels totaling 311 acres in eastern Henrico near I-295, Darbytown Road, and Four Mile Creek. The proposed project will require a ACOE individual permit due to wetland and stream impacts from construction of 490 single-family units. 152 of the homes have already been constructed and authorized under previous permits. According to DEQ, the original permit can no longer be renewed/extended and requires reauthorization.

WestRock Wet Log Storage

New Kent

WestRock CP LLP has applied for a new permit to allow the storage, irrigation and recirculation of water for a wet log storage facility. The water sources are reclaimed water from New Kent Parham Landing Wastewater Treatment Facility, captured rainwater, recovered storm water from the log irrigation system, and a groundwater underdrain system. These waters will be recirculated to heavily irrigate and preserve the stored roundwood. DEQ's preliminary decision is to issue a permit.

400 Hull Street Apartments

Richmond

The proposed 400 Hull Street Apartments are a HUD Section 221(d)(4) New Construction project that are will be a mixed-use community sustaining a residential structure with ground-floor commercial space. The subject property consists of approximately 2.145 acres, which contains an art studio and apartment structure originally constructed in the 1940s, a music studio structure constructed in 1985, and asphalt/concrete parking areas. The property is the proposed location of one (1) five-story, 220-unit multi-family apartment complex with ground level office/retail space. The proposed structure will be serviced by municipal water and sanitary sewer.

Based on the proposed development plan, D3G has determined, on behalf of HUD, that the construction and operation of the Proposed 400 Hull Street Apartments will have no adverse effect on the coastal uses and/or natural resources of Virginia that are addressed by the nine (9) enforceable policies of the Virginia Coastal Zone Management Program.

VCU - 534 North Harrison Street Acquisition

Richmond

An Environmental Impact Report was prepared for VCU to acquire real property in the Monroe Park Campus, City of Richmond at 534 North Harrison Street, Richmond, Virginia, 23220.