Blacksburg/Christiansburg/Montgomery Area
Metropolitan Planning Organization
755 Roanoke Street, Suite 2I
Christiansburg, VA 24073

JAN 2012
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TOWN OF
CHRISTIANSBURG

January 19, 2012

Randy Wingfield
Planning Director/Zoning Administrator
Town of Christiansburg
100 E. Main Street
Christiansburg, VA 24073

RE: CUP Application – RWW36, LLC

Dear Randy,

You requested comments from the MPO on the CUP application by RWW36, LLC for property located at the end of Farmview Road in Christiansburg.

While the full MPO has not had an opportunity to review the request, I will provide you with my comments based on development guidance for developments such as this.

Following are my comments:

1. Increasing the density provides a better utilization of land and allows for services to be provided cheaper.

2. VDOT standards require a second entrance to the property for over 200 units. Consideration should be given to connecting the development to the access currently in place beside the Grand Piano building. I believe a public access exists there. This would also allow access to the commercial area without having to use North Franklin Street (Route 460 Business). This, in turn, would reduce traffic movements at the Farmview/Franklin intersection and increase the level of service.

3. Access to the commercial area would also be benefited by accommodating pedestrian traffic, which could reduce vehicular traffic. I believe this is already a requirement of the Town.

4. It does not appear that there is a turnaround proposed at the end of Farmview. With the number of units proposed, accommodating transit should be considered. While I cannot speak for Blacksburg Transit, as a general rule, they do not enter private property to turn around where parking exists along the lane of travel. A turn around should be considered that would accommodate transit vehicles. A dedicated transit stop should be considered as well.

Thank you for the opportunity to comment. If I can assist further, let me know.

Dan Brugh
Executive Director
Blacksburg/Christiansburg/Montgomery Area
Metropolitan Planning Organization