BALZER
AND ASSOCIATES INC.
REFLECTING TOMORROW

January 27, 2012

Town of Christiansburg
Mr. Randy Wingfield
100 East Main Street
Christiansburg, VA 24073

RE: Mega Builders, LLC
Multi-Family Development – Farmview Road

Dear Randy:

I have updated our application material and concept plan to reflect changes we have made to this project per the comments received from staff, the Planning Commission and our neighbors. I did want to include in this cover letter some of the specific requests and how we have addressed them concerning traffic and pedestrian access.

Traffic Issues:

- We contacted VDOT after our public hearing and have since been provided updated traffic counts along Franklin Street. These counts are from 2009 and our analysis has been updated to reflect those new counts.
- I spoke with VDOT's Mike McPherson concerning the Level of Service at the Franklin Street/114 intersection. He indicated that no improvements would be necessary due to VDOT upgrading this intersection with the 114 widening project. Once improved, the intersection will operate at a LOS C in the AM peak and a LOS D in the PM peak. Planning Commission expressed concern about right turns from Franklin onto eastbound Peppers Ferry. This movement is not a concern for VDOT since the intersection has a dedicated right turn lane and operates as a yield movement.
- A full 527 TIA will not be performed as the project does not meet the VDOT thresholds. The current VDOT guidelines indicate an apartment use would have to contain 820 units for the weekday traffic or 670 dwelling units for Saturday traffic to warrant an analysis. The proposed 295 units are far below those thresholds and will produce less traffic than the uses shown in the previously approved original rezoning request.
- We contacted Ms. Adele Schirmer, Director of Engineering and GIS for the Town of Blacksburg, to inquire about the applicability of the ITE Trip Generation data for traffic projections for a multi-family project that could contain a high number of students. Ms. Schirmer said the Town of Blacksburg does not have or use any multiplier for student apartment complexes. They rely solely on the industry standard ITE Trip Generation data for traffic projections.

- A condition has been added to the application stating that a second access road to the project will be installed prior to the issuance of a certificate of occupancy for the 200th unit. The road will access the rear of the Kmart property and allow for access to Laurel Street and Peppers Ferry Road. This will also provide a secondary access for fire/rescue services.

Pedestrian Issues:

- A sidewalk has been shown along the Wheatland side of Farmview Road. This will be constructed with Phase I along with the Farmview Road improvements. This sidewalk will tie into the existing sidewalk infrastructure at the intersection.
- A sidewalk/trail has been shown parallel to the future road connection to Kmart. This sidewalk will begin to strengthen the pedestrian access to the existing commercial areas and future commercial development.

The remaining issues have been addressed either in our updated written material or on the updated conceptual plan. Thank you and please feel free to call at 540-381-4290 or email me at ssemones@balzer.cc if you have any questions or comments.

Sincerely,
Balzer and Associates, Inc.

Steven M. Semones
Vice President