BALZER
AND ASSOCIATES INC
REFLECTING TOMORROW

February 15, 2012

Christiansburg Town Council
100 East Main Street
Christiansburg, VA 24073

RE: Mega Builders, LLC CUP Request – Farmview Road

Dear Mayor Ballengee and Christiansburg Town Council:

As agent for my client, Mega Builders, LLC, I would like update Town Council on two issues concerning the above referenced CUP request.

1) During the Town Council Public Hearing on February 7, 2012, there was significant discussion concerning the Farmview Road/Franklin Street intersection and a desire for a more thorough traffic analysis. The purpose of this additional analysis would be to determine if improvements to the Farmview intersection would be warranted due to the additional traffic generated from the proposed project. Over the last week, Town staff has developed language concerning this analysis. My client has reviewed this language and is in agreement with it. The language below is what was presented to the Planning Commission Monday February 13, 2012. As you may be aware, the Planning Commission amended their approval of the CUP to include this new condition.

   The approval shall be subject to a revised traffic study prepared by a Virginia Professional Engineer including Peak Hour turning movement counts (TMC) performed for AM, Midday, and PM peaks at the intersection of Farmview Road and N. Franklin Street; future build out year of the development accounting for background traffic growth, at a rate determined by VDOT historical traffic counts or VDOT/Town planning data; site trip generation volumes to anticipated future year no-build volumes; and future year site development traffic analyzed using Highway Capacity Software or Synchro, to determine impacts to the existing traffic signal with the following Measures of Effectiveness (MOEs) to be evaluated: movement and intersection delay, Level of Service (LOS), queues, to determine capacity constraints related to development, and to identify mitigation solutions. Approval of the Conditional Use Permit shall be subject to the site plan addressing recommended improvements of the revised traffic study to the satisfaction of the Town Engineer.

2) The second issue I would like to address is the timing for construction of the second two lane access road to the property that would tie into the Kmart parcel. The current condition states that the road will need to be constructed prior to the issuance of the

Certificate of Occupancy for the 200th unit. Upon hearing Council's concerns, my client would like to offer the condition that the second access road will be installed in Phase I of the project and will be complete prior to the issuance of the Certificate of Occupancy for the 1st unit.

I believe these two new conditions should satisfy the majority of the concerns expressed at Town Council. As we discussed that evening, we are proposing a high end multi-family project that we believe will have a very positive impact on Christiansburg. We have also taken great efforts to mitigate any negative impacts to the surrounding area, especially our neighbors in Wheatland. I hope this letter, in addition to our previously submitted materials, will assist you in your consideration of this project and we ask for your support and approval on February 21st.

Thank you again 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