JUN 2014
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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
731 Harrison Ave., P.O. Box 3071
Salem, VA 24153-0560

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

June 3, 2014

Mr. Craig Meadows, County Administrator
County Of Montgomery
755 Roanoke Street, Suite 2E
Christiansburg, VA 24073

Mr. Barry Helms, Town Manager
Town of Christiansburg
100 East Main Street
Christiansburg, VA 24073

Mr. Dan Brugh, Executive Director
New River Valley
Metropolitan Planning Organization
755 Roanoke Street, Suite 2I
Christiansburg, VA 24073

RE: **Relocation of Exit 118 Park & Ride**

Dear Sirs:

Thank you all for meeting with staff from the District and Residency on Tuesday, May 27, 2014, at the Montgomery County Government Center to discuss the relocation of the park & ride at Exit 118. The meeting was very helpful and will allow the Virginia Department of Transportation (VDOT) to focus on a site that has support from the local governing bodies. Below is documentation of our discussion of potential locations along the Roanoke Street corridor identifying key characteristics which led the group to a consensus on a preferred site.

- Willard Clinton Graves Estate properties, Parcel ID's 023810 & 004938 (area behind the event center): This site has sufficient acreage to accommodate the proposed park & ride facility. Falling Branch Road has geometric issues that, unless corrected, could impede accessibility to/from Roanoke Street. Providing adequate separation between the residential area to the West of Falling Brand Road and the proposed park & ride to the East would need to be addressed. This site is highly visible to motorists using Route 11 and Route 460 Bypass.

- L & R Burch Properties, LLC, Parcel ID 013047 (old Moore's Lumber): This site has sufficient acreage to accommodate the proposed park & ride facility. Demolition of existing structures and the displacement of a business would be required. Due to the industrial traffic on Hubbell Drive, efficient access to and from the site could introduce operational issues during peak hours. Providing adequate separation between the residential area to the West of Hubbell Drive and the proposed park & ride to the East would need to be addressed. This site has limited visibility from Route 11 and the Route 460 Bypass.

- Cole/Burch Properties, LLC, Parcel ID's 014072, 007704 & 007705 (old Volkswagen Dealership): This site has sufficient acreage to accommodate the proposed park & ride facility. Demolition of existing structures and the displacement of a business would be required. Land disturbance at this site could introduce environmental concerns due to previous land uses. This site has limited visibility from the Route 460 Bypass.

- Various properties along Industrial Drive and Houchins Road, Parcel ID's 003873, 031639, 034008, 080301, 014196 & 018437: Each of these sites has sufficient acreage to accommodate the proposed park & ride facility. Roanoke Street, in the vicinity of Industrial Drive and Houchins Drive, contains numerous high volume access points. The introduction of any new vehicle traffic needing to turn onto either of these roads could create operational and safety issues. With some of these parcels, demolition of existing structures would be required; and, with others, the terrain could lead to possible grading issues. Additionally, there is a newly developed residential neighborhood in the proximity to these properties. Providing adequate separation between residential areas and the proposed park & ride would need to be addressed. Due to being off of the main travel corridors, these sites have limited visibility from I-81, Route 11 and Route 460 Bypass.

- William Craft, Jr. and WRLC3 Investments, LC properties, Parcel ID's 008668 & 004139 (Waffle House): This site does not offer sufficient acreage to accommodate the proposed park & ride facility. Demolition of an existing structure and the displacement of a business would be required.

- Shiffer Properties, LLC, Parcel ID's 036095, 033404 & 033405 (lots adjacent to the old Harley Davidson dealership): This site does not offer sufficient acreage to accommodate the proposed park & ride facility.

- RWW36, LLC and W. Clinton Graves Estate, Parcel ID's 020750 & 013265 (vacant parcels at the southeast corner of Roanoke Street and Route 460 bypass): This site has sufficient acreage to accommodate the proposed park & ride facility. The site has access to Route 11/460 off of Simmons Road and Alma Street, and has the potential for enhanced access with a potential break in the limited access line. VDOT also owns a portion of the property just east of the Route 460 Bypass northbound exit ramp which

reduces the overall acreage needed. This site is highly visible to motorists using Route 11 and Route 460 Bypass.

While several of the sites evaluated have potential for development of a new park & ride facility, the site made up of the properties owned by RWW36, LLC and W. Clinton Graves Estate, Parcel ID's 020750 & 013265 appear to be the most suitable location. VDOT is requesting support of this location in the form of a resolution from your respective Board of Supervisors and Town Council members at your next regularly scheduled meeting.

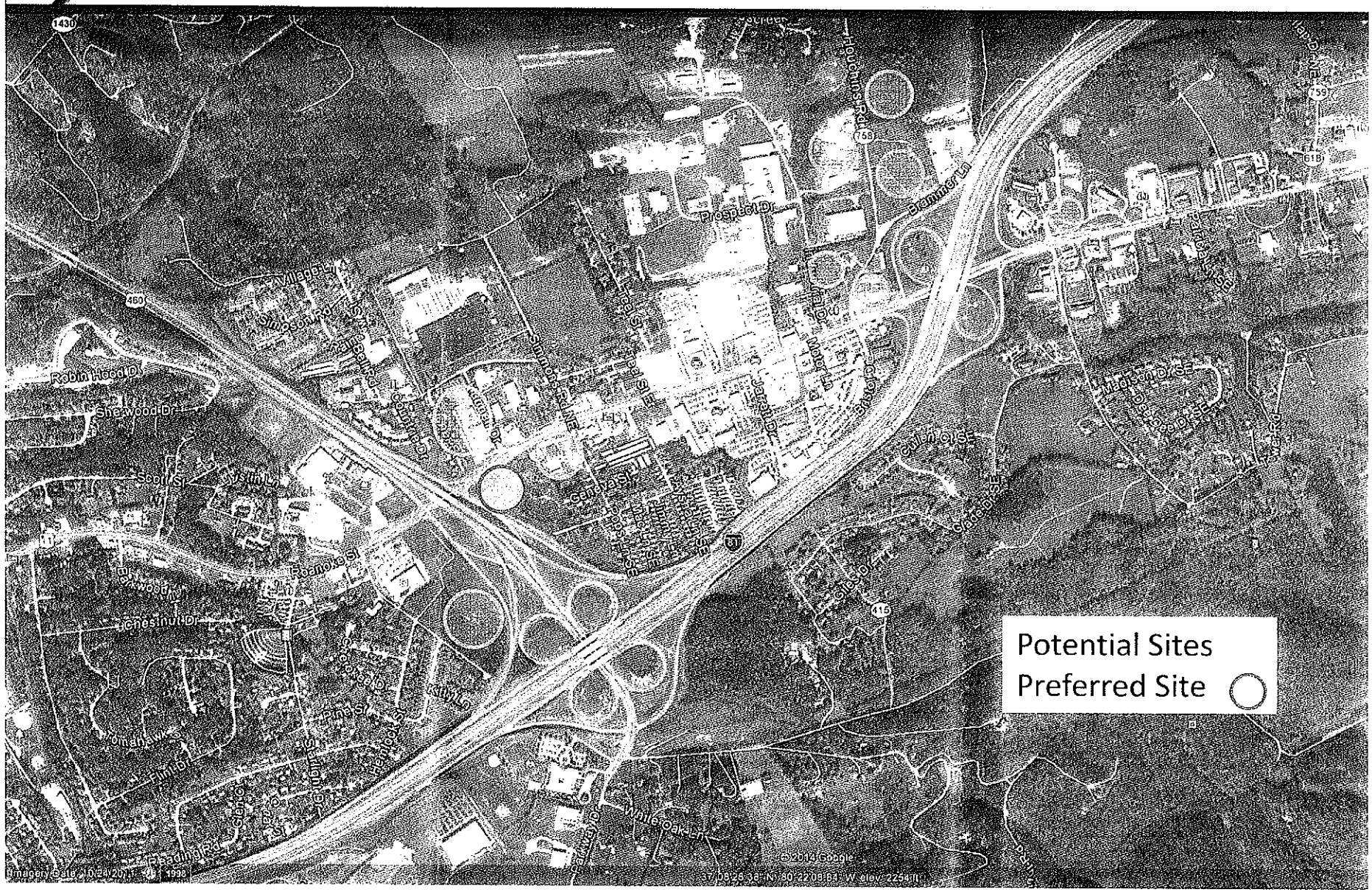
Should you have any questions or need additional information, please do not hesitate to call. Thank you.

Sincerely,

Thomas DiGiulian, PE, LS
Assistant District Administrator
Preliminary Engineering, Planning, Investment Management

Michael Gray
District Planner and Park & Ride Coordinator

c: Scott Woodrum
David Clarke

lsh/SAW:

Exit 118B Potential Park & Ride Relocation Sites
May 27, 2014