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April 3, 2023

Kali Casper, AICP, ENV SP
Assistant Planning Director
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24060

RE: Northside Park Section XII Preliminary Plat – Traffic Memo
Balzer Job #24220049.00

Dear Kali,

The purpose of this letter is to further address the comments provided in the February 17, 2023 Staff Report and provide background on the clarifying discussions the development team has had with Staff and Town Administration since that time. The development team has resubmitted the Traffic Impact Analysis (TIA), dated March 28, 2023 to address the specific comments in the Staff Report. Namely, the revised TIA makes clear on Page 3 that both the intersections of North Main and Givens and North Main and Countryside Court warrant a northbound left turn lane in both the no-build and build conditions for the PM peak hour. The turn lane warrant charts have also been included in the Appendix, page 73.

In addition to the revised report, clarifications over timing and responsibilities for the warranted turn lane improvements have been discussed. Per discussions with Staff, the turn lanes are not being shown on the revised preliminary plat documents. Several factors come in to play when considering these future improvements:

- The turn lanes are warranted in the no-build condition. While the studied intersections serve as eventual connection points from the proposed development to collector and arterial roads, these connections are not immediately adjacent to the site and serve multiple other existing and future developments. The proposed plat is a reduction in number of lots compared to the original preliminary plat for Northside Park, which was in place prior to previous VDOT/Town improvements to Givens Ln/North Main Street in 2011.
- The Staff Report notes that there appears to be adequate existing right-of-way to accommodate the construction of a left turn lane at the two warranted intersections.
- There is an existing Town of Blacksburg Capital Improvement Program project slated to study, design, and construct improvements to this portion of North Main Street to address intersections and pedestrian/bicycle accommodations. Any proposed intersection modifications should be studied and designed concurrently due to the proximity of the two intersections.

Should you have any additional questions or comments regarding this matter, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES

James R. Taylor, P.E., M.ASCE
Associate