

CITY OF HARRISONBURG
**PUBLIC
WORKS**

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November 7, 2019

Michael Jaffee
Matchbox Realty
202 N. Liberty Street Suite 101
Harrisonburg, VA 22802

Re: Traffic Impact Analysis Determination for 231 S. Liberty St and 261 S. Liberty Rezoning

Dear Mr. Jaffee,

We have reviewed the information that you provided regarding your application for rezoning of the parcels at 231 S. Liberty St and 261 S. Liberty. We have determined that a Traffic Impact Analysis (TIA) is not necessary, and you will find below an explanation for our decision.

A TIA for this site is not necessary in part because traffic counts at nearby intersections have recently been obtained and an operational analysis of downtown roadways is underway. Concerns regarding traffic operation on one-way streets are often related to the capacity of the segment or diverging and merging issues. On S. Liberty Street at this site, the peak hour volume is below the capacity of the segment and merging and diverging on this low-speed street are not a concern.

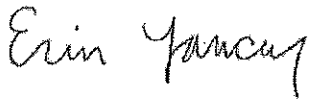
As you have disclosed, you expect that it will be approximately six to ten years before redevelopment of the site would occur. You suggested that it is likely that only 261 S. Liberty St would be redeveloped, leaving the existing structure and uses in place for at least that long. If this is the case, a TIA would be outdated and null by the time the redevelopment comes online.

Regarding the TIA Determination Form, the land use code for "shopping center" was used to represent what we consider a fairly traffic-intense future development scenario, and one that could realistically be developed at this site. We recognize that it is a high estimate of trip generation, as you have indicated that the actual development proposal will likely involve some residential uses that generate fewer trips than commercial uses. However, using the higher trip generation to assess the potential future impacts to traffic in a redevelopment scenario that is uncertain, in terms of specific uses for the properties, and possessing significant by-right development opportunity after rezoning, protects the City's interest in managing a safe and efficient transportation network, no matter what uses eventually locate at the site. As stated

above, Public Works staff has concluded that the traffic generation associated with redevelopment at this site is not enough to warrant a TIA, even when considering a high traffic generation scenario.

Finally, site access issues will be reviewed when a Comprehensive Site Plan is submitted for the site, as improvements to access management and entrance locations may be necessary.

Sincerely,

A handwritten signature in cursive script that reads "Erin Yancey".

Erin Yancey, AICP
Public Works Planning Manager

Enclosure