



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**TO:** Applicant

**FROM:** Kevin McDermott; Principle Planner – Transportation

**DATE:** July 22, 2019

**SUBJECT:** SP201800011 – Regents School Reservoir Road

The Albemarle County Community Development Department, Planning Division, Principle Planner for Transportation has reviewed the above referenced proposal and associated traffic impact statements as submitted by EPR, P.C. (October 2018, March, April, June, July 2019) and would like to provide the following comments:

Based on the information provided in the most recent submittal, it appears that there would be minimal impacts to the US 29/Fontaine Ave intersection when considering the proposed mitigation measures. These proposed mitigation measures include capping enrollment at 280 students and setting the start time of the school at 7:45 a.m. unless the applicant can demonstrate that functional operations at this interchange will continue to be adequate.

The mitigation measures proposed do not provide a solution to the primary traffic concern at the US 29/Fontaine Interchange SB exit ramp terminus. They simply mitigate it. The impacts at that intersection with the proposed mitigation demonstrate that in the 7:15a.m. - 7:45a.m. time period there will be a degradation from a 10.3 second delay and 159-foot queue to a 27.7 second delay and a 350-foot queue. This is a significant change although the intersection will still operate at a level-of-service "D". The result will essentially be an extension of the a.m. delays over a longer time period.

No assessment of the p.m. peak hour was performed because few site trips would be made during the peak hour. However, the p.m. peak hour is currently characterized by extremely poor service and delays. Any additional trips during that time period could contribute to the existing poor service. Further, because the issue is the poor operations at this intersection, it can be expected that the afternoon dismissal period, whenever that occurs, will also result in additional delays during that time although because background traffic at that time is light, service should remain adequate.

Improvements to this interchange are currently ranked at #11 in the 2019 Albemarle County Transportation Priorities List. Conceptual plans for improvements have been developed but there is no identified funding to construct the improvements at this time. Albemarle is actively seeking funding sources through State and Federal Grants and the County Capital Improvement Program.

The improvements proposed by the applicant for Reservoir Road to address poor sight distance and to bring the roadway closer to meeting typical VDOT standards appear adequate to address the increase traffic on the road and will be a satisfactory improvement.

In summary, the proposed mitigation measures and improvements address the major transportation concerns of staff although some impacts to the transportation system will occur. Ongoing and future operations of the interchange will continue to decline although the Regents School proposal will only minimally contribute to that decline because of the proposed mitigation. Improvements to address these operational issues will continue to be a high priority with or without the proposed development.

If you have any questions regarding these comments, please feel free to contact me.

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