

NEW TOWN

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July 31, 2003

Mr. John Horne
Department of Dev. Management
101 E. Mounts Bay Road
Williamsburg, VA 23185

REF: Monticello Avenue Driveway Access for Block 12 of New Town

Dear John:

Thank you very much for the opportunity to meet with you on July 29, 2003 to review development criteria for Block 12 of New Town. This letter is provided as a follow-up to your suggestion that a right turn in only driveway from Monticello Avenue to serve Block 12 may be acceptable to County staff.

In our previous proposal for a right turn in and out driveway, we made the points that the proposed driveway for Block 12 is consistent with: 1) other New Town access spacing, and 2) the history of evolving development and access plans for New Town. Perhaps more importantly, Block 12 has characteristics quite different from other New Town parcels in terms of access needs and opportunities as follows:

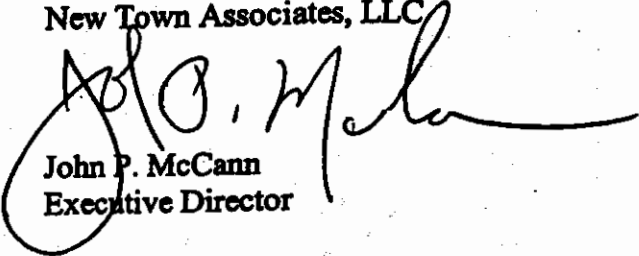
1. This is a unique site in New Town. It is separated from the rest of the town center by the woodland preserve on the east and the wetlands conservation area on the north. It is not contiguous to another parcel. Without a driveway on Monticello Avenue, only a single driveway on New Town Avenue can be provided.
2. Unlike most out parcels which might have as much as 200 feet of main road frontage and average .75 acres, this site has almost 560 feet of frontage on Monticello Avenue and is more than three times the size at about 2.7 acres. It will likely have at least two buildings rather than one. Because of this, it should be looked at as multiple parcels. Thus, access from Monticello would likely serve two or more major users, at least one of which will be retail where convenient access is critical to attract the quality user.
3. Given the available land area of Block 12, we are confident that we can allocate as much as 20,000 sq. ft. of program (roughly 7,400 sq. ft. per acre) to the Block. A typical out parcel user will want a 5,000 sq. ft. building, suggesting that multiple buildings could be accommodated on the site. The location's excellent visibility will certainly attract users

such as banks, restaurants and convenience retailers, such as a pharmacy, which tend to be mid-to-high traffic generators. A single means of ingress and egress for multiple mid-to-high traffic generators is highly unusual. Having at least two access points will better serve the site, and will attract the highest quality users. Given that Block 12 is an important gateway site to the town center, we would like to see the best possible users at this location.

4. New Town Avenue is viewed by us as one of the two main entrances to the high density town center. If we achieve the densities that are planned, there will be a lot of inbound and outbound traffic on New Town Avenue. Traffic on New Town Avenue will make entering, and particularly exiting, the site difficult. If the only access to the parcel is from New Town Avenue, then at certain times, cars coming from Monticello, turning onto New Town Avenue and turning into Block 12 will impede the flow of traffic on New Town Avenue, as cars slow to turn into Block 12, some of them stopping to try to find the entrance into the parcel. New Town Avenue will be the most direct way from Monticello to get to the high density businesses around the Village Square and Green.
5. A right turn in and out driveway on Monticello Avenue would do the most to alleviate the traffic conflicts at the Block 12 driveway on New Town Avenue. From a safety standpoint, a right in only from Monticello is probably best. A right turn out onto Monticello Avenue could cause a problem by exiting traffic weaving across westbound Monticello Avenue to the left turn lane at the New Town crossover. This potential right turn out maneuver might offset any gain at the New Town Avenue crossover. The right turn in driveway precludes this potential exiting problem on Monticello Avenue while providing some relief to the New Town crossover.
6. While Block 12 has almost 560 of frontage on Monticello Avenue, there is over 800 feet of New Town frontage on westbound Monticello Avenue between Courthouse Street and New Town Avenue. This is the only driveway request on this block of Monticello Avenue.
7. A driveway on Monticello Avenue for the Block 12 buildings provides them with an address on Monticello, and that is something that we all want. The DRB and County Staff made the point that even if the primary access to the buildings is on the side toward their parking, the Monticello side of the buildings should still appear to be the buildings' front.

In summary, a right turn in only driveway on Monticello Avenue to serve Block 12 enhances the quality of potential development in Block 12, provides some relief to traffic congestion on New Town Avenue, and does not have any inherent safety problems. I request your review and concurrence on this matter. We have reflected the right turn in only to Block 12 on the MU Plan.

Sincerely,
New Town Associates, LLC



John P. McCann
Executive Director

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