

Memorandum

TO: Brevetta Jordan, Director of Planning and Zoning
Town of Front Royal

FROM: Richard E. Mabie, Fire Chief, CEMA

DATE: January 8, 2003

SUBJECT: Wal Mart Impacts

I apologize for missing the Planning Commission work session today, but I had all day scheduling conflicts. I present you with my thoughts at this time in the hope that they will assist you in future discussions and decisions.

First, even without the addition of a Wal Mart or a residential development in the described area, we have a tremendous traffic problem at Riverton, especially during the rush hours and on weekends. Add the increased traffic flow generated by a large commercial retail development and certainly the congestion and response times through this area increase. This means additional minutes for companies to respond to the northern and western portions of the county to assist other companies with emergencies in their areas.

Presently, West Strasburg Road is two-lane with very few places for traffic to yield for emergency apparatus. Increased traffic flow, realistically caused by the development, will only cause this situation to become a much larger problem. This problem is not only a concern for the customer who needs our assistance, but is also a safety concern for our responders and the general public using the roadways. Generally, with the exception of one company, other responding companies to this area will utilize the Riverton intersection and area.

Second, this potential growth to this area will undoubtedly increase our calls for service. We anticipate a small increase caused by the residential development, but a modest increase in calls for service to the area due to traffic accidents and the like.

Again, this area has been of great concern to our department anyway, due to

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the increased traffic at rush hours. Some of our people have been known to go back to the fire station via Interstate 66 to Linden and back to Town, rather than fight the existing traffic. Common sense says that without changes and/or improvements to traffic patterns and the roads themselves, existing problems will be magnified to a level to greatly decrease our abilities to provide acceptable levels of service to our customers.

If you need additional information or have questions, please do not hesitate to give me a call.

CC: Douglas P. Stanley, County Administrator
Richard A. Anzolut, Town Manager
Steve Burke, Town Engineer