



400 D Kendrick Lane . PO Box 445 . Front Royal . VA . 22630
540.635.2182 . f 540.635.1853 . www.wceda.com

September 27, 2007

Nimet Soliman
Assistant Town Manager for Community Development
Town of Front Royal
P.O. Box 1560
Front Royal, VA 22630

Dear Nimet:

As a follow-up to the September 25th Town Planning Commission meeting regarding the Town Comprehensive Plan Update – Happy Creek Area, the EDA would like to request that the Planning Commission offers an additional 90-day extension to be added to the 7-day extension the Commission provided for further review.

The current update does not meet the needs for accessibility or plans of the EDA and its clients in the Happy Creek Technology Park. An immediate need for the economic viability of the Park and its firms, as well as the safety of the residents of Shenandoah Shores and students at Christendom College, is the construction of a railroad fly-over at the intersection of Route 606 and Happy Creek Road. If the Town wants to ensure and enhance the continued economic tax base generated by the current and future clients of the Happy Creek Technology Park, such a fly-over needs to be a top infrastructure project for the Town with a completion date of no later than January 2010. In addition to this immediate need for a railroad fly-over, the EDA suggests that the Town considers the completion of the widening of the Leach Run Parkway and the construction of an East-West Parkway by the end of 2015.

The EDA asks for the 90-day review extension in order to follow-up on the potential public-private transportation effort in which the EDA is involved. As you may recall, you and the Town Manager met with a group interested in a potential arrangement (PPTA) that would allow the Town, County and EDA to develop an integrated and prioritized infrastructure plan that includes design, construction and financing. The requested 90-day extension will allow this process to review these issues.

I thank you for considering the EDA's request and ask you to provide formerly this request to the Town Planning Commission in addition to the copies the EDA has sent to the Planning Commission's Vice Chair and the Town's Mayor.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike South", with a long horizontal flourish extending to the right.

Mike South
Chairman

Cc: Therese Brown, Vice Chair Town Planning Commission
James Eastham, Mayor
Douglas Stanley, County Administrator