



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT

2430 Pine Forest Drive

COLONIAL HEIGHTS, VA 23834

www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

April 30, 2025

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Gretchen Biernot

Re: REZ2025-00010 Tradeport Hanover Land, LLC

Ms. Biernot,

The Department of Transportation, Ashland Residency Transportation and Land Use Section, has reviewed the above referenced traffic study as submitted by Timmons Group, dated February 2024 and revised February 2025. The department offers the following comments:

1. Section 4, Approved Background Developments (page 4-1); Hickory Grove has been approved, as such the project site traffic and roadway improvements should be included.
2. There are several mentions of SIDRA reports, but no SIDRA reports are in the Appendix, and it does not appear that any roundabouts were analyzed. Please remove references to SIDRA if it was not utilized in this analysis.
3. For each analysis year that has No Build vs. Build, the analysis results should be presented in a side-by-side format.
4. Please include the Amazon AWS Data Center Trip Generation Assessment memo in the Appendix.
5. This signal warrant analysis doesn't appear to have been performed to standard. With low volumes on both right and left turns, the mainline should have 1 lane instead of 2 which was used in the analysis.
6. Please add to the study a statement regarding traffic operations during construction, particularly of the data center. The Department has recently found that the impacts during construction of data centers is often greater, sometimes greatly so, than the impacts expected once in operation. Will any improvements or temporary changes be necessary to ensure the safe and efficient flow of traffic during construction?
7. The proposed shared use path must meet the standards for a two-directional SUP set forth in Appendix A(1) of the VDOT Road Design Manual (RDM), and all other applicable standards.

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8. All commercial entrances on routes maintained by VDOT must be designed in accordance with Appendix F of the RDM.
9. The required spacing for commercial entrances on the VDOT-maintained portion of Route 54 can be found in Appendix F of the RDM.

For more information, please contact me at 804-585-3585.

Sincerely,
Adam J. Moore P.E.
Area Land Use Engineer
Ashland Residency