

Table 3-1

Potential Impacts of Alternative Alignments for I-73 at Roanoke

Alignment	Potential Positive Impacts for the City	Potential Negative Impacts for the City	Critical Risks	Conditions for Success
Central Corridor:	<ul style="list-style-type: none"> • Strengthen downtown by retaining central traffic corridor role • Increased tourism from higher volume traffic • Higher density development in the city • Redevelopment of city sites 	<ul style="list-style-type: none"> • Increased traffic congestion on I-581 & city feeder routes • Displacement of existing businesses due to widening • Loss of Williamson & Franklin Road Interchanges • Displacement from reconfiguration of Wonju interchange 	<ul style="list-style-type: none"> • Insufficient sites with highway access for industrial development in the region • Pollution in central area will damage the environment • Traffic congestion in central area will depress growth • Encroachment on city neighborhoods 	<ul style="list-style-type: none"> • Funding for downtown redevelopment • Improvement of feeder routes into I-581 • Improve public transportation • Continue pedestrian improvements • Minimal displacement of businesses
West Bypass:	<ul style="list-style-type: none"> • Minimal development impacts, with only 1 new interchange • Two possible links to I-581 • Strengthen link with VA Tech • Most direct route for I-73 traffic 	<ul style="list-style-type: none"> • Loss of I-73 and some local traffic may hurt city businesses 	<ul style="list-style-type: none"> • Insufficient sites with highway access for future industrial development • Negative environmental impact 	<ul style="list-style-type: none"> • Zone for industry at US-221 interchange
East Bypass:	<ul style="list-style-type: none"> • Attraction of new industry to sites opened up at four new interchanges • Greatest potential regional economic benefit 	<ul style="list-style-type: none"> • Greatest potential threat to the city: 3 interchanges in fast-developing area likely to attract business competition • Traffic congestion on I-581 / US-220, made worse by I-73 shortcut traffic 	<ul style="list-style-type: none"> • Main Growth corridor: will facilitate development competitive with city • Weaken the city center • Costs of sprawl 	<ul style="list-style-type: none"> • Zone interchange sites for industrial development • Signs to city center & tourist attractions on I-73