

# BEAVERCREEK, OHIO



## GRANGE HALL/I-675 INTERCHANGE PROJECT

**The Grange Hall/Interstate 675 Interchange Project** will complete the existing partial interchange at that crossing. A full interchange is critical to address the transportation safety and congestion issues that adversely impact many of the region's largest employers

including Wright-Patterson Air Force Base, Wright State University, and the Soin Medical Center. A full interchange will also facilitate planned new development around the City of Beavercreek, the air force base, and the region at large.

### GRANGE HALL INTERCHANGE



### FOLDED DIAMOND



### TIGHT DIAMOND



**THE DAYTON REGION PRIORITY DEVELOPMENT & ADVOCACY COMMITTEE  
PROJECT PRIORITY PROCESS FOR FISCAL YEAR 2024**

**Supplemental Project Information for:  
I-675/Grange Hall Road Interchange Modification Project**

**1. City of Beavercreek Leadership Information:**

Mayor Bob Stone  
Vice Mayor Joanna Garcia  
Council Member Don Adams  
Council Member Pete Bales  
Council Member Charles Curran  
Council Member Glen Duerr  
Council Member Tiffany Schwartz

City Manager Pete E Landrum  
1368 Research Park Drive  
Beavercreek, OH 45432-2818  
(937) 427-5510

**2. Detailed Project Description:**

This project involves the modification of the I-675/Grange Hall Road interchange to modify the interchange from a partial interchange to a full interchange. This will include adding a new southbound on-ramp and northbound off-ramp to/from I-675. Because of the gate realignments on WPAFB and congestion and safety issues on the local roadways and interstate from employees trying to arrive and leave from WPAFB, as well as Wright State University, Soin Medical Center, and other surrounding businesses in this regional business center, access to and from these facilities needs to be improved. These improvements would include adding the missing movements and modifying the interchange to also include moving the ramp intersection further north of Pentagon Blvd. to improve operation at this intersection, improve access to Soin Medical Center on Pentagon Blvd., and improve operation of the National Road at Col. Glenn Highway intersection by providing a right turn to the ramp to go to WPAFB instead of going through the Col. Glenn Highway intersection as they currently do. This will also include other updates of the regional roadway system to meet these new traffic patterns.

Some minor temporary and permanent right-of-way is anticipated with this project as a result of the completion of the interchange into a full interchange.

**3. A description of how this project will create jobs and other community benefits.**

The purpose of the I-675/Grange Hall Interchange project is to improve travel efficiency and safety as well as better access to the two current major regional business/employee centers of WPAFB and Wright State University along with the current development and Soin Medical Center on Pentagon Blvd in the project area. This project will modify the I-675/Grange Hall interchange to a full interchange that considers impacts on local businesses and the surrounding community to the degree consistent with the travel efficiency, system linkage goals, fiscal responsibility, and safety.

Travel efficiency is the predominant transportation issue in the project area. Due to the realignment of WPAFB gates in order to comply with Federal law, travel patterns have changed in the area to access these gates. This has created capacity issues and safety issues for the surrounding roadways like Colonel Glen Highway, Grange Hall/National Road, and North Fairfield Road. These roadways currently have sections in the project area are operating at or close to capacity, especially during peak hours, with Level of Services for the congested areas ranging from D to F. This will only become worse as the area surrounding the interchange continues to develop with office, new educational facilities, commercial/industrial, and expansions to Soin Medical Center.

Safety is one of the problems noted in the area at or directly adjacent to the I-675/Grange Hall Interchange. Surrounding intersections and segments on Grange Hall Road and Colonel Glen Highway currently rank as medium to high crash rate areas, according to MVRPC's Regional High Crash Locations map. As stated previously, these crashes will continue to occur and increase as demand on the transportation system is increased because of the gate realignment on WPAFB and the current and new development surrounding the interchange.

System linkage is another goal for the community with this project. This project will connect the business centers on both sides of I-675. It will also provide for alternative transportation modes of traffic through the interchange on Grange Hall Road by connecting sidewalks/bikeways surrounding the interchange.

**4. The impact if funding is not provided:**

The Feasibility Study, Alternative Evaluation Review (AER) Interchange Modification Study (IMS) are underway. These planning and traffic studies required before moving into the design/environmental phase of the project needed to begin the project as part of the ODOT Project Development Process (PDP). This studies are scheduled to be completed in late 2024.

Currently, the design, right-of-way, and construction phases of this project are unfunded. Since the surrounding area is rapidly developing and the Feasibility Study, AER, and IMS will be completed in 2024, this project needs continue through the ODOT PDP process through construction to ensure that the transportation network is upgraded accordingly with the surrounding development. Without the requested funding, design/environmental, right-of-way, and construction work for this project cannot begin or be completed.

**5. A list of the project partners, sponsors, and supporters:**

Attached are letters of support from the following project supporters/partners:

- A. The City of Beavercreek
- B. Beavercreek Township
- C. Greene County Board of Commissioners
- D. Clark State Community College
- E. Synergy Building Systems
- F. Washington Prime Group

**6. Additional project contacts:**

Below is a list of contacts for the proposed project that can be contacted for more information on the project:

- A. Jeff Moorman, PE, City of Beavercreek Public Services Director/City Engineer  
[Moorman@beavercreekohio.gov](mailto:Moorman@beavercreekohio.gov)  
(937) 427-5513
- B. Nick Smith, PE, CPMSM, City of Beavercreek Assistant City Engineer  
[Smith@beavercreekohio.gov](mailto:Smith@beavercreekohio.gov)  
(937) 427-5513

STATE OF OHIO

SS:

COPY  
CERTIFICATION

COUNTY OF GREENE

25th day of October 2023

October 25, 2023, I, Debbie Haines, certify 2 pages a true, exact, complete and unaltered photocopy made by me of Resolution No. 23-51 presented to me by the document's custodian, Debbie Haines and has been compared with the original document. EACH PAGE HAS BEEN EMBOSSED WITH MY OFFICIAL SEAL.

Debbie Haines



CITY OF BEAVERCREEK  
RESOLUTION NO. 23-51

SPONSORED BY COUNCIL MEMBER Bales  
ON THE 23<sup>rd</sup> DAY OF October, 2023.

**A RESOLUTION TO AUTHORIZE THE SUBMITTAL OF THE GRANGE HALL ROAD AT I-675 INTERCHANGE PROJECT (GRE-IR675-8.95 PID 117486) FOR PRIORITIZATION THROUGH THE DAYTON REGIONAL PRIORITY DEVELOPMENT AND ADVOCACY COMMITTEE (PDAC).**

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERCREEK, OHIO, THAT:

SECTION I.

This Resolution shall serve to authorize the transmittal and submittal of an application, questionnaires and other project information for consideration of sponsorship in a regional initiative to obtain Federal Earmark funding. The application authorized by this Resolution shall be for the Grange Hall Road at I-675 Interchange Project (GRE-IR675-8.95 PID 117486) as further identified in the applications/questionnaires submitted on behalf of the City of Beavercreek (the "City").

SECTION II.

The City Manager is hereby authorized to sign on behalf of the City the applications for prioritization as referred to in Section I of this Resolution.

SECTION III.

The City Manager is hereby directed and authorized to take or cause to be taken all other action necessary and proper to secure the funding sought by the applications referred to herein, and provide any additional information sought by reviewing agencies during the time these applications are under review. The City Manager is further directed and authorized to cause compliance with all reporting requirements of the Dayton Regional Priority Development and Advocacy Committee (PDAC) or any committees thereof, and as required as part of the prioritization process.

SECTION IV.

Upon application approval, the City hereby states its support for these projects to be funded by the State of Ohio and the Federal Highway Administration.

SECTION V.

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

SECTION VI.

This Resolution shall become effective immediately upon its passage.

THIS RESOLUTION IS ADOPTED BY THE Council of the City of Beavercreek, Ohio this 23rd day of October, 2023.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Clerk of Council

**THE DAYTON REGION PRIORITY DEVELOPMENT & ADVOCACY COMMITTEE  
PROJECT PRIORITY PROCESS FOR FISCAL YEAR 2023**

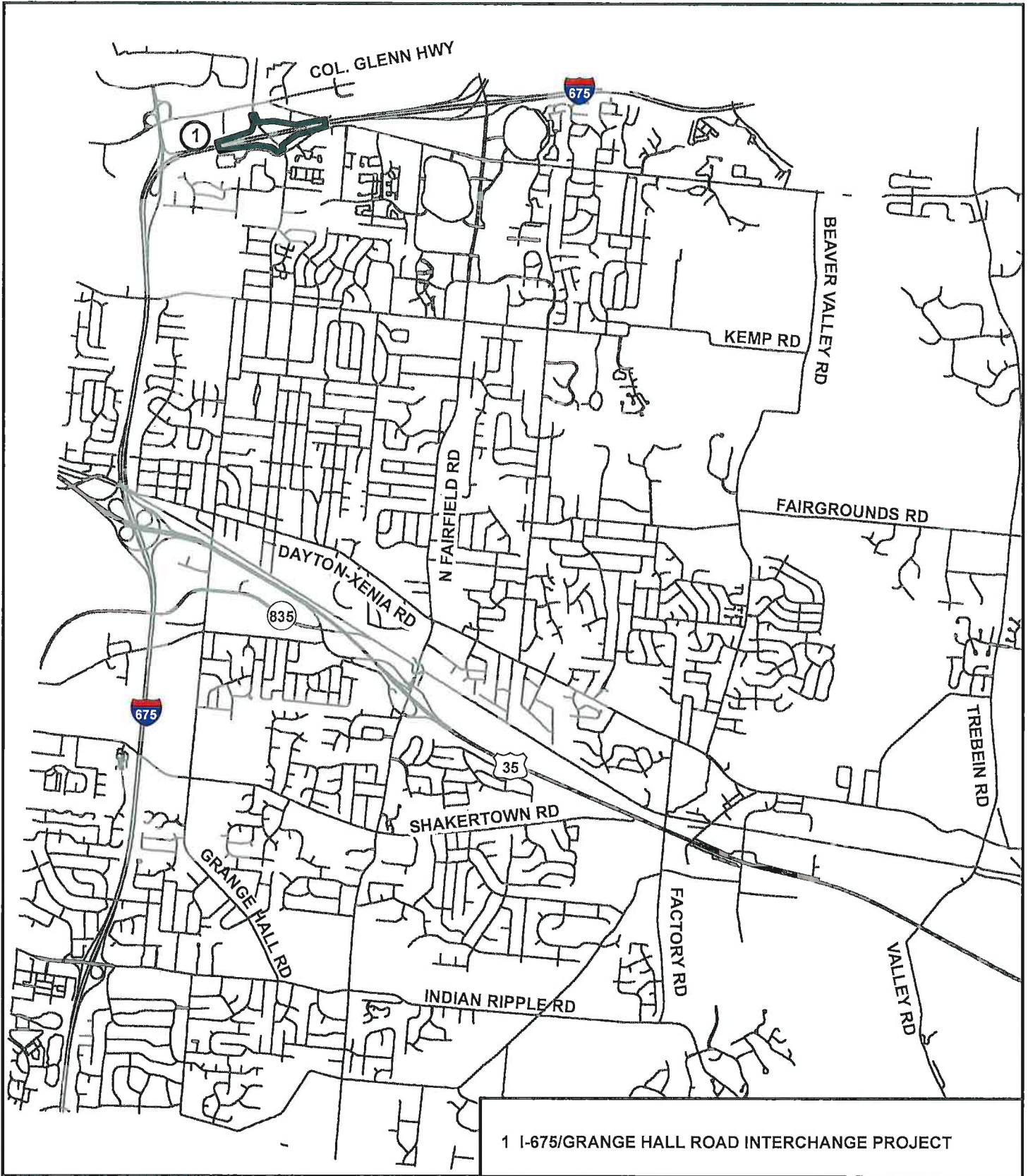
**I-675/Grange Hall Road Interchange Modification Project**

The proposed project budget:

<b>Project Funding</b>					
<b>Project Phase</b>	<b>Fiscal Year</b> (YYYY)	<b>Previous Federal Funding</b> (Millions)	<b>Requested Funding</b> (Millions)	<b>Currently Unfunded</b> (Millions)	<b>Total</b> (Millions)
<b>Planning Study (PS)</b>	2023	\$0.400	\$0.000	\$0.000	\$0.400
<b>Environmental Doc. (NEPA)</b>	2027	\$0.000	\$0.000	\$0.200	\$0.200
<b>Detailed Design (DD)</b>	2029	\$0.000	\$0.000	\$2.000	\$2.000
<b>Right-of-Way /Utilities (RW)</b>	2030	\$0.000	\$0.000	\$1.300	\$1.300
<b>Construction (CO)</b>	2032	\$0.000	\$0.000	\$21.500	\$21.500
<b>Total</b>		\$0.400	\$0.000	\$25.000	\$25.400



# PDAC Project Map



**LEGEND**

 PROJECT AREA



**SCALE**

0 0.25 0.5 1 1.5 2 2.5 Miles



Beavercreek



# Beavercreek

October 25, 2023

Miami Valley Regional Planning Commission  
10 N. Ludlow St  
Suite 700  
Dayton, OH 45402

Attn: Brian Martin, AICP  
Executive Director

Re: I-675/Grange Hall Road Interchange Modification Project

Dear Mr. Martin:

The purpose of this letter is to express the City of Beavercreek's support for the proposed modification to the I-675/Grange Hall Road Interchange to make this a full interchange.

As you know, this interchange is a partial interchange with only a southbound off-ramp and a northbound on-ramp to I-675. With the new development along Pentagon Blvd, including Soin Medical Center, and the realigning of WPAFB gates for security on the base, more congestion is happening on the existing roadways causing safety and travel efficiency issues. The completion of this project will provide for a safer, less congested, and better linked system that will continue to be an attractive and effective route for economic development that will greatly benefit our region. The benefits of this project will likely extend beyond our region due to the state wide and national importance of I-675 in moving freight and people across the region to other national Interstate Routes.

We thank you for your consideration and support of this important project.

Sincerely,

Pete E. Landrum  
City Manager



# BEAVERCREEK TOWNSHIP

[www.beavercreektownship.org](http://www.beavercreektownship.org)

851 Orchard Lane, Ste. C Beaver Creek, Ohio 45434-7220  
p. 937.429.4472 f. 937.426.5678

**Trustees**  
Jessica Dean  
Tom Kretz  
Deborah L. Wallace

**Fiscal Officer**  
Ryan A. Rushing

**Administrator**  
J. Alexander Zaharieff

October 12, 2022

Board of County Commissioners  
35 Greene Street  
Xenia, OH 45385

Re: I-675/Grange Hall Road Interchange Modification Study

Greene County Commissioners:

The purpose of this letter is to express Beaver Creek Township's support for the proposed study to modify the I-675/Grange Hall Road Interchange to make this a full access interchange.

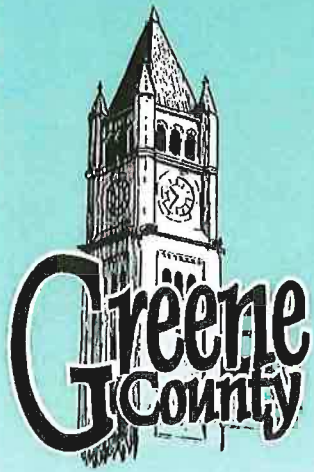
As you know, this interchange is a partial interchange with only a southbound off-ramp and a northbound on-ramp to I-675. With the construction of Soin Medical Center and other significant developments along Pentagon Boulevard, along with increasing traffic congestion in the vicinity of Wright Patterson AFB, this area is experiencing more safety and travel efficiency issues. The completion of the proposed interchange study will help to advance this project with the goal of providing for a safer, less congested, and better linked system that will continue to be an attractive and effective route for economic development that will greatly benefit our region.

We thank you for your consideration and support of this important project.

Sincerely,

Alex Zaharieff  
Township Administrator

*"Where residents feel the comforts of home."*



## Board of Commissioners

Alan G. Anderson  
Robert J. Glaser, Jr.  
Tom Koogler

35 Greene Street  
Xenia, Ohio 45385-3101

Phone: (937) 562-5006  
Fax: (937) 562-5331  
Administrator: (937) 562-5002  
Clerk: (937) 562-5165  
[www.co.greene.oh.us](http://www.co.greene.oh.us)

November 10, 2015

Priority Development and Advocacy Committee  
c/o Dayton Development Coalition  
40 N. Main Street, Suite 900  
Dayton, Ohio 45423

Re: Grange Hall Road at I-675 Interchange

Dear Priority Development and Advocacy Committee,

We would like to provide support for funding of the ODOT-required studies for the Grange Hall Road at I-675 Interchange project. This project would provide an efficient movement of traffic, including the improvement of access from I-675 to Wright-Patterson Air Force Base as well as Soin Medical Center and the numerous defense contractor offices along Pentagon Boulevard. In addition, this project would improve the operations of two major intersections – Grange Hall Road at Pentagon Boulevard and National Road at Colonel Glenn Highway.

We feel this project will ultimately improve the flow of traffic in this bustling area, and provide greater safety for our both residents and visitors of Greene County.

Sincerely,

The Greene County Board of Commissioners

  
Tom Koogler, President

  
Alan G. Anderson, Vice President

  
Robert J. Glaser



November 9, 2017

Priority Development and Advocacy Committee  
c/o Dayton Development Coalition  
40 North Main Street, Suite 900  
Dayton, OH 45423

Re: Grange Hall Road at I-675 Interchange

Dear Priority Development and Advocacy Committee:

The purpose of this letter is to convey the strong support that Clark State Community College has for the funding of the ODOT-required studies for the Grange Hall Road and I-675 interchange project.

Clark State Community College is located within this vicinity and has made substantial investment in our Greene Center Campus with over 120 employees and 1500 students within the immediate area of the Grange Hall Road and I-675 interchange. We feel that the conversion of the existing half interchange to a full access interchange would greatly improve the flow of traffic and provide greater safety for residents, employees and students in this area. We are convinced this project would improve access to and from WPAFB and the many defense contractor offices along Pentagon Boulevard, while also improving access to Clark State, Soin Medical Center, the Mall at Fairfield Commons, and the many other businesses and restaurants located in this economic hub for the region.

Clark State Community College hopes that you will accept this letter of support for this needed improvement. We passionately believe it will ease congestion in this growing area and improve the operations of the intersections of both of both Grange Hall Road at Pentagon Boulevard and National Road at Colonel Glenn Highway, as well as the adjacent interchange at I-675 and North Fairfield Road.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jo Alice Blondin".

Jo Alice Blondin, Ph.D.  
President



November 7, 2017

Priority Development and Advocacy Committee  
c/o Dayton Development Coalition  
40 North Main Street, Suite 900  
Dayton, OH 45423

Re: Grange Hall Road at I-675 Interchange

Dear Priority Development and Advocacy Committee,

The purpose of this letter is to convey the strong support that our company, Synergy Building Systems, has for the funding of the ODOT-required studies for the Grange Hall Road and I-675 interchange project.

Synergy Building Systems is located within this vicinity and has invested \$250 million in real estate development within the immediate area of the Grange Hall Road and I-675 interchange. We feel that the conversion of the existing half interchange to a full access interchange would greatly improve the flow of traffic and provide greater safety for residents and employees in this area. We are convinced this project would improve access to and from WPAFB and the many defense contractor offices along Pentagon Boulevard, while also improving access to Soin Medical Center, the Mall at Fairfield Commons, and the many other businesses and restaurants located in this economic hub for the region.

Synergy hopes that you will accept this letter of support for this needed improvement. We passionately believe it will ease congestion in this growing area and improve the operations of the intersections of both of both Grange Hall Road at Pentagon Boulevard and National Road at Colonel Glenn Highway, as well as the adjacent Interchange at I-675 and N. Fairfield Road.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jerad Barnett', is written over the typed name and title.

Jerad Barnett  
President/CEO  
Synergy Building Systems, Inc.

3500 Pentagon Blvd., Suite 500, Beaver Creek, OH 45431  
Phone: 937-429-3143

# WASHINGTON PRIME GROUP

November 10, 2017

Priority Development and Advocacy Committee  
c/o Dayton Development Coalition  
40 North Main Street, Suite 900  
Dayton, OH 45423

Re: Grange Hall Road at I-675 Interchange

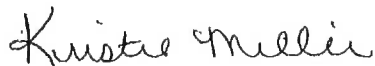
Dear Priority Development and Advocacy Committee,

The purpose of this letter is to convey the strong support that our company, Washington Prime Group, the parent company of the Mall at Fairfield Commons, has for the funding of the ODOT-required studies for the Grange Hall Road and I-675 interchange project.

The Mall at Fairfield Commons is located within this vicinity and has invested tens of millions of dollars into retail and restaurant facilities supporting hundreds of employees within the immediate area of the Grange Hall Road and I-675 interchange. We feel that the conversion of the existing half interchange to a full access interchange would greatly improve the flow of traffic and provide greater safety for residents and employees in this area. We are convinced this project would improve access to and from WPAFB and the many defense contractor offices along Pentagon Boulevard, while also improving access to Soin Medical Center, the Mall at Fairfield Commons, and the many other businesses and restaurants located in this economic hub for the region.

The Mall at Fairfield Commons hopes that you will accept this letter of support for this needed improvement. We passionately believe it will ease congestion in this growing area and improve the operations of the intersections of both of both Grange Hall Road at Pentagon Boulevard and National Road at Colonel Glenn Highway, as well as the adjacent interchange at I-675 and N. Fairfield Road.

Sincerely,



Kristie Miller  
General Manager

cc: Matt Jurkowitz, Director – Development