

ATTACHMENT F

**Correspondence Received
On Original October 2017
Rezoning Application Submittal**

Anne McClung

From: Blacksburg, VA [webmaster@blacksburg.gov]
Sent: Tuesday, November 14, 2017 11:58 AM
To: Anne McClung
Subject: proposed project on the old Blacksburg Middle School site

Message submitted from the <Blacksburg, VA> website.

Site Visitor Name: Scott and Susan Butler
Site Visitor Email: hbutler192@aol.com

Thank you for the opportunity to hear from the developer about the proposed project on the old Blacksburg Middle School site. We attended the meeting and came away disheartened by the scale of the project. This proposed commercial and large urban housing development doesn't seem suited to the town atmosphere that is one of Blacksburg's most valuable traits, and one of the reasons we moved to Blacksburg two years ago. A four-story building will destroy the character of this residential/small office area along South Main in which the businesses are located in houses. The number of housing units (and their related density of occupants) also seems to us excessive and clashing in character and appearance with the close-by Miller Subdivision neighborhood of established family homes. Also, we question whether anyone would be willing to pay for the proposed expensive condos, or would want to share their living space with a hotel. Nor are we convinced that the commercial units will be filled, since this hasn't happened in Kent Square, and some downtown shops have closed. And we are not persuaded that students won't end up living in the apartments, especially if things don't go well. As for the presentation, the speaker didn't really respond to concerns about the height of the buildings or the probable financial success of the development, and we had the discomfiting sense that there was at least one plant in the audience who commented on the tax revenue to the town. It also seemed apparent to us that the motivating force behind this proposal is for someone other than the town and townspeople to benefit. We urge the town council and the mayor to do what they can to curtail if not derail this ill-considered project.

Scott and Susan Butler
206 Eakin Street, SW
Blacksburg, Virginia 24060
(540) 552-2307
hbutler192@aol.com

F-2

Anne McClung

From: Alice Feret <aferet@vt.edu>
Sent: Thursday, November 16, 2017 7:56 AM
To: Anne McClung
Subject: RE: obms

Good morning, Ms. McClung:

I have one of your cards in front of me, after attending this past Monday night's neighborhood meeting at the Municipal Building. Thank you for providing access to you!

I have not yet thoroughly reviewed the plan book, but I will after Thanksgiving. I found the speaker informative, but unhappy when members of the audience questioned concepts he had glossed over.

Overall, the plan seems to present a pleasant entrance to the business section of town! I especially like the angled entrance on Eheart and the first gathering place!

I've included a few of my concerns in no particular order:

- The question as to how much more "small retail" spaces beneath an office building(s) we need in a town strip patronized mostly by college students, who have both time and immediate access, exists.
- Instead of "small retail," which downtown already has, how about a Trader Joe's, which multiple surveys of the citizenry have indicated that folks want? Recall how there is NO grocery store available to those, who will inhabit apartments, condos, townhomes on that property or for anyone inhabiting the Fiddlers Green development!
- The traffic pathways do not seem to enhance traffic flow downtown. Why streets do not connect with the sixteen-square streets is beyond me. That area is historic, but not "sacred."
- Mention of avoiding "cut-throughs" in the sixteen squares came up, and I suspect that was in reference to a desire to avoid traffic that frequently inches along S. Main St. Why not address the snail-like traffic by making S. Main a one-way thoroughfare and Draper or Church its partner in the opposite direction?
- Several times, the speaker mentioned "senior housing" or homes for those, who are down-sizing. In the next breath came "assisted living" and "subsidized housing." Those concepts are not synonymous with down-sizing nor do they take into consideration very active seniors. i.e. those, who will be walking in the downtown areas, attending The Lyric, etc.
- If this plan is truly interested in combining senior living with young professionals, where are the patio homes that seniors, who might want to avoid stairs, search for?
- I heard no "green" references, but I did see the question about green roofs dismissed, summarily. In a town with a university, which tries to lead in several environmentally sound ways, why not make this plan a stellar example of possibilities within the ordinary, but forward-looking citizen's reach?
- Embracing a more positive view of the environment would preclude the removal of the pine trees along the back edge of Eheart and reduce what appears to be an excessive amount of "gathering-space"

pavement" front and center beyond the Eheart entrance. Why not enlarge the designated park area to include additional "gathering space?"

- Counting on Montgomery County to expand the Blacksburg Branch Library is an unreasonable "flight of fancy." Anyone living here for more than five years knows the antipathy between the County and the Town. The option for a library building should be a more realistic, positive alternative. There is a palpable fear that left as a future library, it will turn into more unused office space.
- Did Town Council ever discuss, openly, the police department's need for more space? If so, did it include citizen input? Including an expanded resource in such a welcoming entrance to town sends a greeting that "police protection" is absolutely a necessity! Is that the underlying message we proclaim with "Blacksburg: A special place?"
- If the police department needs more space, how about a second station on the far side of town, such as the fire and EMS departments have constructed in recent years?
- In summary, the density is troubling. Have you or your department looked at the design of commercial space in Daleville's Town Center?

Thanks for the opportunity to express my most current thoughts re: this project.

Best,

Alice J. Feret, Ed.D.

Non-native, but 38-year resident

Anne McClung

From: Roger Ehrich <ehrich@cs.vt.edu>
Sent: Saturday, November 18, 2017 7:35 PM
To: Anne McClung
Cc: lesismore@gmail.com
Subject: Project summary

Hi Anne,

Great to talk with you Thursday. I'm working up a project summary for my neighbors and having a very hard time with it. For example, with parking alone there are 213 residential units in the commercial area and 332 in the residential area. Figuring 545 units and maybe 1.5 cars per unit we already have 817 parking spaces before we even talk about visitor parking. Then we add in retail, hotel, restaurant, civic, and it looks like much of the development is a parking lot. We need credible numbers before we can even talk about traffic. Anyway, I will keep reading to see if I can back into their numbers and get something reasonable to present.

Question: when they talk about square feet for a hotel and commercial construction, are they talking about footprints or inhabitable space?

Big difference. For example, when they talk about 10,000 for a restaurant, I have to assume they're talking footprint, but a restaurant may be packaged with offices or residences on top.

BTW, an acre is 43,500 sq ft., and online it appears that the minimal size of a parking space is 180 sq. ft, +/- . That would make parking for 1,000 cars a bit over 4 acres, tightly packed (good round number to keep in mind).

By the way, I hope when it comes to details we can get 21st century lighting, rather than the colonial stuff installed elsewhere.

Hope you don't think that I'm opposed to this project - in fact, depending on where it goes I might even be interested myself . It's not what I had hoped for for this wonderful space, but given the realities, I'd like to know that it's realistic and doesn't detract from the quality of life of the other town residents. Long way to go to figure that out.

Regards,

Roger W. Ehrich
CS Department, Virginia Tech
Blacksburg, VA 24061
Email: ehlich@cs.vt.edu
Voice: (540) 951-0458

F-5

Anne McClung

From: Suzie Leslie <sleslie@vt.edu>
Sent: Monday, November 27, 2017 12:46 PM
To: Anne McClung
Subject: Comments on OBMS Rezoning
Attachments: Blacksburg, why I love it and OBMS Property.docx

Anne,

Thanks so much for your thorough coordination of the OBMS rezoning request. Please share my attached letter with all members of Town Council and the Planning Commission. I will greatly appreciate your feedback on my letter before I submit it as a possible op ed to the Roanoke Times, especially because I include your contact information in the letter! Thanks again!

Suzie Leslie
110 Cohee Road
Blacksburg
540-250-6257

F-6

Sleepless in Blacksburg

Small Business Saturday was delightful in downtown Blacksburg this year. With near-perfect November weather, the round-trip walk from our home through the heart of downtown was pure joy.

My downtown adventure began with a stroll through the grounds and interior of the Alexander Black House and wrapped-up several hours later chatting with friends, neighbors, and local vendors at the Farmers' Market before beginning the trek home. Sandwiched in between, I was greeted with welcomes and personal attention from shop owners and their staffs and wandered through downtown blocks soaking-in all that makes Blacksburg such a 'Special Place'. The icing on the cake for a superb day was an unexpected invitation for a guided tour through a Draper garden on the way home. Aww...

So why after such a perfect day am I "sleepless in Blacksburg" at 2:00 a.m., scribbling notes about why I love this place so much? I fear the rezoning request for the Old Blacksburg Middle School Property (OBMS) will lead to a 23 acre congested and impersonal infusion of 'Anywhere, USA', leaving leisurely Saturday walks through quaint, quiet, small-town Blacksburg a memory of the past.

For those not familiar with the current rezoning request for the Old Middle School property on Main Street in downtown Blacksburg, please review the proposal at <http://www.blacksburg.gov/town-council/meetings/public-hearings/old-blacksburg-middle-school-rezoning>. Read the small print. In the meantime, I will attempt to provide a simplified version of my concerns about the proposed plan from a lay perspective.

A request has been submitted to rezone the approximately 23 acre Old Blacksburg Middle School Site from R-4, Low Density Residential to about 9 acres of Downtown Commercial and about 14 acres of Planned Residential. The 9 acres of Downtown Commercial will include a mix of commercial (including a 90 room hotel), a little retail, office, restaurant, and residential uses. The approximately 14 acres of Planned Residential acreage will include a mixture of multi-level, multi-family buildings and multi-level townhome buildings.

The current R-4 zoning for the OBMS site allows 4 detached residential units per acre. Assuming an average of 3.5 bedrooms per home (that is my personal estimate), R-4 zoning allows up to 4 houses and about 14 bedrooms per acre. R-4 zoning leaves little room for flexibility. However, my hopes are dashed that 'flexibility' may look something like 5 to 8 attached villas, patio homes, bungalows or capes per acre centered around a shared, landscaped courtyard with a small garden patio area out each backdoor.

The rezoning request for up to 24 units or 48 bedrooms per acre is 6 times as many units and about 3 ½ times as many bedrooms per acre as current zoning allows. The proposed 9 acres of Downtown Commercial will include structures up to 60 feet tall with up to 5 stories stacked over parking. In the 14 acres of Planned Residential, up to 75% of the residential units will be multi-family stacked, with as many as 5 residential floor levels OVER a parking podium. Assuming a parking podium basically adds another story, that means up to 6 stories including the parking podium in the residential acreage.

The 2 minute video/fly through of the proposed OBMS site left me with thoughts of Short Pump minus the shops. If you have not been there, Short Pump in the 'West End' of Richmond is, in my view, the ultimate experience of Anywhere, USA, and definitely not a location one chooses for a leisurely walk on a beautiful, relaxing Saturday after Thanksgiving.

Developers talk of the tax infusion into Town and County treasuries, but what are the costs of the proposed rezoning? Several 'One-hundred year floods' can occur within weeks of each other. Will the proposed

underground storage for the development always allow control and slow release of the water that will run off of the massive impervious surfaces into the Town's stormwater system, or will we once again see cars float in downtown parking lots, and backyards and basements turn into swimming pools? Local downtown homes are already experiencing back-ups into basements never or rarely before seen in the lifetime of their homes.

Where will the increased traffic go? Cars and heavy construction trucks already use our neighborhoods to avoid congested Main Street traffic. Will proffered parking really handle the added infusion of vehicles? Cars parked in front of some upscale duplexes in town, including in Fiddlers Green, impede traffic and visibility and endanger pedestrians negotiating sidewalk connections.

How comfortable are you crossing Main Street on foot with our current traffic levels? I already jump in the car to travel a short distance easily covered on foot more often than I wish to admit for the sheer fear of crossing Main Street.

Other than in the approximate 3 acre park proposed on soils not conducive to building, how many viable shade trees will we ever see to offset the heat island effect of so many acres of concrete, buildings, and blacktop? Have you ever enjoyed more than a few minutes of fleeting 'shade' from a tree grown in a sidewalk grate or planted in a parking lot median?

With no proposed low-income housing, typical units for the anticipated 300 new families relocating to downtown are out of the price range of many who work and hope to live in town. Even if the projected 5 to 8 years to build the 14 acres of Planned Residential is realistic, that is a long time to live with heavy construction. As for counting on Home Owners' Associations down the road to uphold neighborhood rules, regulations, and covenants, sorry, but we've been there and found it is not a realistic assumption.

Please voice any concerns you may have related to the pending zoning request to members of the Planning Commission and Town Council. Contact the Blacksburg Planning and Building Department for more information at 540-443-1300 or e-mail amcclung@Blacksburg.gov. Thank you for taking the time and effort to ensure Blacksburg continues to be a most 'Special Place'.

Suzie Leslie

Cohee Road, Blacksburg

December 12, 2017

Anne McClung, AICP
Director, Planning and Building Department
Town of Blacksburg
400 South Main Street
PO Box 90003
Blacksburg, VA 24062-9003

Re: RZN17-0006 Request to Rezone 22.96 acres

Dear Ms. McClung,

Thank you for taking the time to speak with me a few weeks ago about the proposed rezoning of the area adjacent to the Clay Court condominiums and on the site of the old middle school.

As the President of Board of Directors of the Clay Court Condominium Association, and as a condo owner, we are very concerned about the placement of the proposed garage immediately to the northeast of the Clay Court condominiums. Please convey to the applicant our desire to have them reposition this garage a little further away from our complex or to another area of the site. As it is laid out it would be particularly close to the units on the northeast side of our unit-owners' properties. At a minimum we would like to see that the garage:

1. Be closed with a solid wall on the side facing Clay Court to prevent noise, lights, and fire hazard;
2. Have no high intensity lighting facing Clay Court; and
3. Be well screened with trees and vegetation.

Certainly a more favorable solution from our vantage would be to have the garage moved further into the site and simply have an office, apartments or other condominiums in this location. Another viable consideration would be to have a streetscape or groomed walking path between the two properties to mirror the walking trail or as another landscaped amenity for the applicant's new office, retail and residential community.

Please convey this information to the applicant and to the remainder of the town staff and town council to see if these changes could be incorporated.

Warm regards,



Mark Larsen
President, Clay Court Condominium Association
703-259-8350

Anne McClung

From: Mel Jones <jones.melissa.kay@gmail.com>
Sent: Thursday, January 18, 2018 1:27 PM
To: Anne McClung
Subject: Fwd: I oppose the proposed plans to rezone the Old Blacksburg Middle School property

----- Forwarded message -----

From: Richard Mallory Allnutt <info@no-obms-rezoning.com>
Date: Wed, Jan 17, 2018 at 7:36 PM
Subject: I oppose the proposed plans to rezone the Old Blacksburg Middle School property
To: TownCouncil@blacksburg.gov, jrford68@gmail.com, jbspjones@verizon.net,
jones.melissa.kay@gmail.com, akassoff@eee-consulting.com, dinosaur@vt.edu,
donforblacksburg@gmail.com, greggm@shelteralternatives.com, cnewcomb@blacksburg.gov

Dear Blacksburg Officials:

I urge that you oppose the proposed plans to rezone the Old Blacksburg Middle School property. These plans will greatly increase traffic, leave taxpayers on the hook for a yet to be determined amount of money, and overcrowd our community.

Please protect the character of our community and vibrancy of downtown by denying the rezoning proposal.

Sincerely,

Richard Mallory Allnutt
richardallnutt@hotmail.com
403 Cedar Orchard Dr. W
24060

submitted from: 71.62.121.154
01/17/2018

F-10

Attachment F

RZN 17-0006

Correspondence Received

A number of individuals submitted a form email to the Planning and Building Department. To avoid excessive photocopying staff has provided the names and addresses of the individuals who submitted such emails. If personal comments were added then the email is included in its entirety in Attachment F.

- | | |
|---|---|
| 1. Richard Mallory Allnutt
403 Cedar Orchard Drive W | 11. Kristina Bryan
301 Givens Lane #142 |
| 2. Mark Barbour
1810 Gardenspring Drive | 12. Marie Painter
510 Alleghany Street |
| 3. Jackie McNabb
712 Harding Avenue | 13. Nancy Trump
1004 Emil Court |
| 4. Brad Schmitt
1744 Donlee Drive | 14. Susan Nelson
119 Countryside Court |
| 5. Michael Grant
1575 Sterling Drive | 15. Dr. Jim A. Kuypers
181 Turner Street |
| 6. Carolyn Torres
401 Fairfax Road #1324 | 16. Desire Pierson
613 Leisure Lane |
| 7. Beth Schang
2783 Anchor Road | 17. Michelle Baker
1537 Sandy Circle |
| 8. Hillary Sims
2709 Big Falls Road | 18. Chip Frazier
1271 Nellies Cave Road |
| 9. Sandra Stevers
503 Ascot Lane | 19. Kurt Hoffman
328 Sheliah Court |
| 10. Barbara Straub
301 North Drive | 20. Susan Butler
206 Eakin Street, SW |

21. Eliza Wethey
938 McBryde Lane
22. Tyler Vance
613 Clay Street SE Apt. 7
23. Malcolm Patterson
500 Beale Street
San Francisco, CA 94105
24. Gerry Skenderian
301 Sutton Place
25. Mark Maserter
2271 Harding Road
26. Leslie Neilan
196 Hemlock Drive SE
27. Jim Dailey
713 South Main Street, Apt. E6
28. Lisa Whalen
705 South Main Street

Anne McClung

From: This letter is stooopid. We need more affordable housing. If anything I'd like to see more dense housing. <info@no-obms-rezoning.com>
Sent: Monday, January 22, 2018 5:33 PM
To: Planning Commission; Town Council
Subject: I oppose the proposed plans to rezone the Old Blacksburg Middle School property

Dear Blacksburg Officials:

I urge that you oppose the proposed plans to rezone the Old Blacksburg Middle School property. These plans will greatly increase traffic, leave taxpayers on the hook for a yet to be determined amount of money, and overcrowd our community.

Please protect the character of our community and vibrancy of downtown by denying the rezoning proposal.

Sincerely,

This letter is stooopid. We need more affordable housing. If anything I'd like to see more dense housing.

Echance@vt.edu

123 sorry I couldn't change the text of this letter I just wanted to get on their email list ave.
24060

submitted from: 97.34.200.210
01/22/2018

F-13

Anne McClung

From: Diane Matusevich <info@no-obms-rezoning.com>
Sent: Tuesday, February 20, 2018 3:08 PM
To: Planning Commission; Town Council
Subject: I oppose the proposed plans to rezone the Old Blacksburg Middle School property

OBMS does not need to be rezoned. That space should had been used by turning the old school into a retirement center and or apartments. Utilize the space. But instead the building was used as a shooting range for local police department to destroy.

Wow....what a waste.

Now lets waste tax payers money to build a new peoject. Raising taxes. Congestive traffic. Put in something to big for Blacksburgs britches. This is still a small town. Don't try making it some thing it isn't.

I grew up in Blacksburg. I'm still living here. Love my town. Things have changed over the years. Some for the good. Some not. My school is now gone. The old tree out front to be cut down. Class of 1976 planted it with a time capsule. I was class of '76. That's MY memory. Everytime I drive by I look over at the tree. Memories flood back and a smile crosses my face. Somebody behind a desk making decisions. The wrong decisions. Stop destroying our history. Let Blacksburg be the real Blacksburg it deserves to be. Not make it a copy of another place. Don't take away things that what long time Blacksburg residents cherish.

Diane Matusevich
dim24060@yahoo.com
2695 Homeplace Drive
24060

submitted from: 174.255.198.61
02/20/2018

F-14

Anne McClung

From: Sarah Kate Valatka <info@no-obms-rezoning.com>
Sent: Monday, March 19, 2018 9:14 AM
To: Planning Commission; Town Council
Subject: I oppose the proposed plans to rezone the Old Blacksburg Middle School property

I strongly oppose the current proposal. I live less than one mile from the site and supper single family homes.

Sarah Kate Valatka
skvalatka@outlook.com
416 Ridgeview Dr
24060

submitted from: 174.226.128.30

**Correspondence Received
After April 2018 on
Revised Rezoning
Application Submittal**

Anne McClung

From: Donna Dunay <ddunay@vt.edu>
Sent: Wednesday, May 23, 2018 7:37 AM
To: Anne McClung
Cc: Leslie Hager-Smith; John Bush; Susan Mattingly; Lauren Colliver; Jerry Ford; Michael Sutphin; Susan Anderson; Jack Davis
Subject: Neighborhood Meeting today on OBMS Development Project

Dear Anne,

I am out of town and will not be able to attend the meeting this afternoon. As a result, I will make some brief comments with this e-mail note and make a letter to your office later.

These comments come from being a citizen in the Blacksburg community for close to 45 years as a resident.

This project poses some concerning aspects. In general, the amount of surface parking indicates the kind of project that does not fit the stature of the town in this place.

Briefly:

The density and open space should increase so there is more value to this as a place of some note well beyond the town.

There should be no surface parking -- only for drop-offs and people with disabilities.

The run-off from this site is an extreme concern even with provisions noted in the proposal. After witnessing more than 40 years of poor to dangerous storm water performance, I am very concerned for the future.

The big question for the neighborhood and the town is how this will contribute to the sixteen squares and the vision of an overall special place that goes beyond using suburban development as the means.

This question the project now sponsors is how will this happen if the land is subdivided to be sold off as parcels? Will this contribute to this overall quality?

Will it ever be able to improve with age. The specific note of allowing synthetic stone as a possible material is an indicator of the reality of this concern.

As mentioned, I will work on a more detailed letter to have to you soon and will copy the rest of council.

Best regards,

Donna Dunay

F-17

Anne McClung

From: Robert Dunay <dunayr@vt.edu>
Sent: Wednesday, May 23, 2018 7:47 AM
To: Anne McClung
Cc: John Bush; Leslie Hager-Smith; Jack Davis; Jerry Ford; Michael Sutphin; Susan Anderson; Lauren Colliver; Susan Mattingly
Subject: neighborhood meeting

Dear Anne,

I am presently in New York and cannot come to the neighborhood meeting tonight. There are many things to discuss about the Middle School development, but thought to send this note as starting point of discussion with focus on two very important issues:

1. In the plan distributed several months ago the parking structure was surrounded by active spaces. In the latest plan, it has been moved, exposing hundreds of feet of blank facade along Clay Street. There are no doubt reasons for this change, but it has all the appearances of a "First and Main, Flop and Swap."

No matter how pretty the precast or brick facade of the parking structure is made, or how much landscape or public art is added, this street facade will remain a blank, debilitating blight on the town - an insult to the sixteen squares, and a missed opportunity to the ending of a significant town street. As every planner in the country regrets have parking structures comprise their street fabric and identity, for Blacksburg to be erecting another is incomprehensible.

It is not fair to the sixteen squares historic district to build an inactive wall on its south east border. The parking structure should be moved back to where it was in the first preliminary public proposal.

2. The town storm water system in the Penn/Church Street area has been neglected for more than forty years. The town engineer has said that properties on Penn and Church Streets are in imminent threat of flooding. In the past decade there has been considerable increase in the rise of flooding - much of this is due to building upstream.

Until the systemic problem with the storm sewer is addressed and fixed, there should be no significant upstream construction.

Other issues for later might include surface parking. There is an abundance already indicated, but all those large blank parcels to be sold to others for development are ominous. It is a shame we cannot be ahead of the planning curve regarding parking instead of a victim of the banal status quo.

I hope these thoughts stimulate discussion and help us all contribute to a better project.

Best,

F-18

Anne McClung

From: kmh <huserkm@lumos.net>
Sent: Thursday, May 24, 2018 6:42 PM
To: Anne McClung
Cc: Don Langrehr; Lawrence Spencer
Subject: OBMS neighborhood meeting 05/23/18 -- a question

Anne --

First -- thanks for providing the "heads up" clarification/caution that only those items/features specifically proffered in the rezoning application would necessarily be included.

The pictures (e.g., fountain) in the pattern book or other materials are not proffers.

However, unless I've confused this with another rezoning application, I seem to recall a long ago presentation where the applicant mentioned to proffering a pattern book.

Question:

I may not recall correctly when -- in which question "window" -- you explained that the Town can identify concerns/problems but cannot in any way suggest, offer, request or dictate solutions/proffers and that the Town Council's authority is to either accept or reject proffered conditions.

My understanding of this provision (15.2-2303.4) is that it applies only to new residential development. So, in the case of the OBMS re-zoning request, it would apply to the residential PRD, but not to the requested DC commercial portion.

True ?

Thanks.

Kathy Huser

F-19

Anne McClung

From: kmh <huserkm@lumos.net>
Sent: Friday, May 25, 2018 1:15 PM
To: Anne McClung
Cc: Don Langrehr
Subject: OBMS rezoning request (or is that requestS?)

Hello, Anne --

Are the requests to rezone from R4 to CD and R4 to PRD "conjoined" ? Separate or separable ?

Thanks.

Kathy Huser

F- 20

June 25, 2018

Members of the Planning Commission
Planning and Building Department
Town of Blacksburg
400 South Main Street
P.O. Box 90003
Blacksburg, VA 24062-9003

Re: Clay Court Homeowner's Association's comments to proposed Midtown Development

Ladies and Gentlemen:

I am writing this letter as President of the Clay Court Condominium Association - the only land owner immediately adjacent to the planned "dense" portion of Midtown.

Our Association Board has reviewed the most recent plans for this development presented at the Town's public hearing on May 23, 2018. Additionally, I met with both Jim Cowan of Midtown Development and Anne McClung of Blacksburg Planning Department and verbally discussed the plans.

In general, our association is favorable to the concept of the Midtown development and its broad overarching plans. We recognize the significant amount of work undertaken by the developer and the Town in the drafting of this plan. Everyone is to be complimented for their efforts.

There are a few details the Association would like to have incorporated into the final approval for the conditional rezoning required to implement the plans by the Town (and the developers). Additionally, it appears that there are details presented in the rezoning plans provided to participants and mentioned in the discussions at the hearing that are not guaranteed to be incorporated in an enforceable manner into the final rezoning approval.

The Association offers its tentative support to this project, but such support is specifically subject to some confirmation by the Town in its rezoning and subsequent permit approval documents that the comments presented below, be included in the final approved document. We recognize that the development will occur within feet of our existing homes. The impact on our structure from the proposed development will be significant – and while mostly positive – we are concerned about a few aspects of the developments. Our Association would like to view the development as one that "includes" our residences and doesn't simply ignore them. With the two rear stairwells from Clay Court Condominiums ("CC Condos") abutting the future rear service road or alley, we would like to have a "welcome entrance" feel to our structure as opposed to an after-thought or ignored feel.

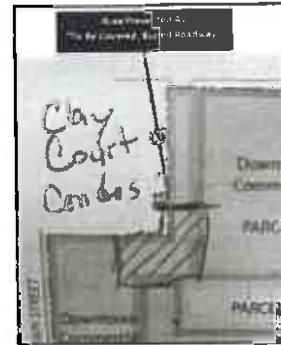
The Association's requests fall into two categories:

- 1) those addressed in the materials presented (or verbally) that are desirable, and
- 2) those that are not addressed.

F-21

**Features Conveyed Verbally and On Plans
That We Request Be Included in the Rezoning Package
Prior to Final Approval by Town Council.**

1. Totally covered underground truck/car tunnel from driveway to the NE rear of CC Condos to serve the new retail/office building on S. Main (Parcel 2). This access path is being presented as totally enclosed (underground) from the approximate location of the police station or parking garage to the retail/office building. All underground parking, trash, recycle, grease removal and deliveries to be totally underground. Although this was *verbally* presented in the meetings it is not shown on the plans in the Proffers (Rezoning Application) or on the architectural renderings. **We request the rezoning package include a requirement for this underground access.**



2. The roadway between CC Condos and the police station/parking garage to be wide, side-walked, treed, landscaped, well-lit and with a walkway stairwell to the main plaza level of Midtown. These items are addressed in Proffer 6.3 Pedestrian Walks and in T.12. Sidewalks, but not under T.48. Alleys. Page 51 of the Proffer says further that Alleys “will be landscaped to lessen the visual impact of asphalt”. This may need more specificity. Further, CCP1 addresses “existing Paths to the Future routes” ... The Association feels that for CC Condos the existing rear stairwells from our complex should be incorporated into this coverage. **We request that the rezoning package include specific design and landscaping parameters for the alley consistent with Proffer 6.3 and Proffer T.12.**
3. Mandate that all grease be stored and removed by pumps, not in open grease bins. **We request that the rezoning package include a condition that all grease be stored and removed by pumps.**

**Unaddressed Features That We Request
Be Added to the Rezoning Package
Prior to Final Approval by Town Council**

We request that the final rezoning package include the following additional proffered conditions before Council approves the rezoning:

1. The Applicant shall provide bonding to insure against damage and cracks throughout CC Condos – inside and out. We understand that there will be much blasting of rock.

F-22

2. The Applicant shall construct the police station/parking garage with a high-quality skin on the exterior side of the police station/parking garage that faces the CC Condos, such as brick (and not cinder block). We note that Proffer Exhibit A for both the Civic and the Multi-Use Commercial buildings allow for only 50% of the exterior to be of a high-quality material. The Association does not feel that a cinderblock, imprinted concrete or smooth concrete finish meets this higher standard.
3. The Applicant shall construct the exterior wall of the parking garage which will be solid from ground to roof with no pass-through windows or vents. The goal would be to reduce noise and lights from emitting to CC Condos and to lessen the impact of being bordered by an open-air parking deck.
4. The Applicant shall provide throughout the construction of the development for periodic power washing of CC Condos during the full decade-long development due to the dust of the various stages of the Midtown development.
5. The Applicant shall not construct buildings within an adequate setback between CC Condos and the retail/office building on South Main Street. The Association does not wish to have the residents' balconies immediately blocked by the new building. The full-page overview statement in the Proffer for Parcel 2 (retail/office) shows a setback of 10 feet but the larger site plans we received show 25 feet. We assume this means from the building to CC Condos. We request the largest possible setback.
6. The Applicant shall construct a walkway and stair between CC Condos and the new retail/office building. This would provide access for those approaching from downtown and also reduce the volume of those climbing CC Condo stairs and using our balconies as an approach. The Proffer shows a potential bus stop at this spot. A stairwell and walkway would also make this a more convenient bus stop access point.
7. The Applicant shall place trees, bushes, landscaping between CC Condos and retail/office building. Proffers do not address this area for landscaping.
8. The Applicant shall add further clarification to the parking description. Clarify the parking because parking for retail/office building was presented as being located only in the public garage. Proffer shows it to be "under the building". Which is it, and if it is under the building then the Association feel that a second access point to this under-building parking needs to be required otherwise the rear alley would be overloaded.
9. The Applicant shall mandate specific hours that the retail/office building can have deliveries. Be specific as to types of vehicles and times (18 wheelers, straight trucks, vans, 8:00 to 8:00, no horns, not backup buzzers, etc...).
10. The Applicant shall only construct enclosed trash rooms and the same hours for deliveries etc. for both the police station and parking garage.
11. The Applicant shall construct a separate exit from the garage for police cars. It is anticipated that there would be emergency situations where sirens will be blaring as they exit.

12. The Applicant shall add the following non-acceptable uses to Proffer 3.1: any (a) use which creates a material adverse nuisance, materially increases noise, noxious emissions or dust, or endangers health and safety of persons in the surrounding area; (b) central laundry, wholesale dry cleaning plant, or laundromat (excluding a retail dry cleaning and laundry store); (c) automobile, truck, trailer, or recreational vehicles repair, storage or body shop repair operation; (d) veterinary hospital or pet day/overnight care operation; (e) establishment selling or exhibiting drug-related paraphernalia or other merchandise normally used or associated with illegal or unlawful activities; (f) gambling facility or operation, including but not limited to, off-track or sports betting parlor or bingo hall, slot machines, video poker, table games such as poker or black jack, keno machines or similar devices; (g) facility selling, renting, distributing, using or providing pornographic materials or other sexually oriented goods, merchandise or services, including without limitation, any store selling, renting or showing adult or pornographic videos or movies (i.e., "X-rated" or similarly classified videos or movies); or, (h) business which is primarily an amusement or video arcade, or dance hall.

13. The Applicant shall not make changes to the dumpster locations that move the dumpster more than two (2) feet in either direction. We believe the Applicant should specificity with respect to dumpsters. In Proffer 5.3 it is written that the developer can make "Minor dumpster location changes...". As stated above, the Association would like the locations and the underground, covered conditions of the retail/office building and the police/garage facility to be very specific.

Again, we are excited about the proposed development and look forward to our new neighbors. We are, however, very concerned about the impact of the development on our homes. Thank you very much for your consideration of our requests.

Our Board is pleased to address these items in more detail, if desired and as may be necessary, for the Town's planning. Please feel free to reach out to me at the below number.

Respectfully,



Mark Larsen
President, Clay Court Condo Association
703-259-8350
mlarsen@larsencommercial.com