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February 28, 2019

Anne McClung  
Director, Planning and Building  
Planning and Building  
Town of Blacksburg  
400 South Main Street  
Blacksburg, Virginia 24060

Re: Old Blacksburg Middle School Rezoning Request

Dear Ms. McClung:

Thank you for your time and the productive conversation this morning regarding the proffers and the process for resubmission.

The applicant updated the proffer statement and the exhibits based on comments from the Planning Commission's work session on February 19, 2019 and additional comments from the Town. Please find enclosed the revised proffer statement, a redline showing the changes to the proffered statement, updated exhibits and a revised page from the application document. I understand the resubmission today is to be these affected documents and pages, and the applicant may resubmit the updated application package after the Planning Commission vote so the Town Council has the updated application package for its review. Please note that no changes were made to the Pattern Book.

Also, please find below a summary of the changes enclosed.

Proffer Statement

- The applicant removed the request for a CUP for a financial institution with drive through. The applicant will request this CUP use subsequent to rezoning approval for the project.
- The applicant revised the traffic signal proffer to require its installation prior to the first certificate of occupancy for project.
- The applicant revised the proffer for New Church Street to require the dedication prior to the first certificate of occupancy for the buildings that adjoin the road, instead of 60 days after the first certificate of occupancy..
- The proffer providing the Town with architectural approval of the buildings in the DC portion of the project was revised to require Planning Commission input for DC Parcels 1A and 1B, as requested by the Commissioners.

- The community recreation use was removed from DC Parcel 3, per staff's request.
- The applicant clarified that the requested office CUP use for DC Parcel 5 is for 50% of the floor facing Midtown Way.
- Based on the Commissioner's discussion, the property line adjustment language was clarified to specify which parcels in the DC portion of the project may be combined with each other and that parcels in the DC portion cannot be combined with parcels in the PRD portion of the project.
- The applicant provided a deadline for the construction of the improvements within DC Parcel 3, as requested by staff.
- The applicant added a proffer establishing an initial signage standard for the PRD portion of the project using the residential sign standard in Section 5532, as recommended by staff.
- The applicant added a proffer prohibiting any community recreation use on PRD Parcel 5 from fronting on Eheart Street, as staff requested.
- The applicant added a proffer clarifying that an access easement will be provided for the drive-aisle that loops around the Old School Commons, as staff requested.

#### Exhibits

- Allowed uses were updated to correspond to the proffer statement.
- The office percentages for DC Parcel 4A and 4B were changed to 50% to correspond with the proffer statement.
- The guiding principal "street friendly presence" was removed and replaced with a guiding principal referencing pedestrian oriented streetscapes using proportionate windows and entries following the requirements of the Pattern Book.
- The applicant inquired with Communita Design (the author of the Pattern Book and exhibit sheets) to see if a Clay St. streetscape along DC Parcels 1A and 1B exists, as requested by the Commissioners. Unfortunately, that streetscape was never made.

#### Application Page

- The application page that previously mentioned financial institution with a drive through was revised to remove this requested CUP use, consistent with the proffer statement revision.

If you have any questions about the changes, please feel free to let us know.

Sincerely,

A handwritten signature in black ink, appearing to be 'JPG', written in a cursive style.

Jeffrey P. Geiger

JPG/kht  
Enclosures

cc: Lawrence Spencer, Esq.  
Greg Haley, Esq.  
Jon Puvak, Esq.  
Jeanne Stosser  
Jim Cowan, Esq.  
Steve Semones

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