1 Development Overview

1.1 Proposed Development

The following document is an application requesting rezoning of a ±119.9 acre portion of tax parcel 166(A)4 and a ±1.28 acre portion of tax parcel 166(A)4A. The parcels are located in the North End sector of Town fronting North Main Street. The portions that are being requested for rezone are currently vacant pastureland and zoned R-4. Under current zoning density allowances, the project area would allow a maximum density of four dwellings per acre, or 484 dwellings. This proposal will allow no more than 400 residential dwellings, 13,000 gross square feet (gsf) commercial area, 11,000 gsf daycare, and 7,200 gsf community center space.

A preliminary plat, prepared by Barnes and Grogan Associates, Inc. dated December 11, 2003, and revised January 15, 2004, and titled "Northside Park, Section XII" is currently approved for a 69.13 acre portion of tax parcel 166(A)4 which consists of a proposed 133 single family homes. A 9.23 acre portion of the 69.13 acres, titled Northside Park, Section XII, Phase I is currently in the engineering design phase and construction should begin upon approval by the Town. Upon approval of this application, the preliminary plat for the remaining portion of parcel 166(A)4 will become invalid.

The proposed development will yield a mixture of residential uses with supporting commercial and community amenities. The residential uses will vary in size from large estate single family homes to small village type homes. Community amenities will include park areas, bike trails, pedestrian walkways, a recreation field, and a community building. Supporting commercial facilities may include such neighborhood uses as daycare centers, coffee shoppes, specialty retail, etc. The master planned community will attempt to satisfy the vision of the Town of Blacksburg by providing "affordable housing" while allowing the flexibility to meet the demanding and changing market of the Blacksburg community.

1.2 Surveyed Boundary Maps

Both properties were surveyed by Anderson & Associates, Inc of Blacksburg, Virginia. The surveyed boundary Maps of tax parcels 166(A)4 and 166(A)4A are included in Appendix A. A recent field survey for tax parcel 166(A)4 includes topographic mapping for this project. The legal descriptions for the areas to be rezoned are described in the following section.

1.3 Legal Description

Area to be rezoned contains a total of 121.113 acres.

Portion of Tax Parcel 166(A)4
NORTHSIDE PLANNED RESIDENTIAL DEVELOPMENT
119.836 Acre Area
Town Of Blacksburg
Montgomery County, Virginia

Beginning at a point, an iron rod found in the Rte. 460 Bypass variable width right of way line, common corner to Town Of Blacksburg property; thence with Town Of Blacksburg Lines the following courses, S 66°21'50" E, 220.42 feet to an iron rod found; thence N 23°18'10" E, 109.72 feet to an iron rod set; thence S 67°19'05" E 337.62 feet to an iron rod set; thence N 42°12'11" E, 934.28 feet to an iron rod set; thence N 12°11'06" W, 199.47 feet to an iron rod set; thence N 86°14'11" W, 852.74 feet to an iron rod found in the Rte. 460 Bypass variable width right of way; thence with said right of way the following courses, N 21°08'33" E, 191.19 feet to a VDOT monument found; thence N 28°26'12" E, 252.04 feet to a VDOT monument found; thence N 13°50'54" E, 252.04 feet to a VDOT monument found; thence N 21°08'33" E, 1009.97 feet to an iron rod set; common corner to Charles and Virginia Shaver; thence leaving said right of way and with said Shaver line, N 72°42'42" E, 720.03 feet to an iron rod found; common corner to Shaver and Memorial Gardens Of The NRV; thence with Memorial Gardens Of The NRV, N 72°01'51" E, 757.10 feet to a double walnut found on the Rte. 460 Business, North Main Street variable width right of way line; thence with said right of way, S 23°04'06" E, 517.48 feet to an iron rod found common corner to Clarence B. Givens, Et ux, thence leaving Rte. 460 Business, North Main Street variable width right of way line and with said Givens line the following courses, S 69°58'34" W, 913.10 feet to an iron rod found; thence S 16°30'26" E, 386.87 feet to an APCO power pole numbered 266-154; thence N 76°18'57" E, 455.00 feet to a fence post found; common corner to Givens, Et Ux and David and Cindy Dillard; thence with said Dillard and Genevieve W. Friedman, S 12°48'43" E, passing through an iron rod found on line at 634.26', corner to said Friedman, a total distance of 907.39 feet to an iron rod found, common corner to said Friedman and Town of Blacksburg; thence with Town Of Blacksburg Line S 13°39'20" E, 653.51 feet to an iron rod set, common corner to said Town and Northside Park, Section V, Lot 4; thence with Northside Park, Section V and IV, S 78°49'54" W, passing through iron rods found on line at 159.71 feet, corner Lot 4 and Walnut Drive right of way, 209.73 feet, corner Lot 3 and Walnut Drive right of way, 614.97 feet, common corner of Lot 1, Lot 14 and the division line of Section V and Section IV Northside Park Subdivision, 1114.48 feet corner of Lot 11 and Carroll Drive right of way, 1164.48 feet, corner Lot 10 and Carroll Drive right of way, a total distance of 1314.48 feet to an iron rod found; thence with Northside Park, Section IV the following courses; S 11°10'06" E, 608.77 feet to an iron rod found; thence S 05°07'54" W, passing through an iron rod found at 92.49 feet, corner to Lot 5 and Lot 6, a total distance of 254.01 feet to an iron rod found; thence S 31°42'06" E, 57.37 feet to an iron rod found, corner of division line of Section IV and IX, Northside Park; thence with Northside Park, Section IX the following courses, S 71°23'45" W, 227.67' to an iron rod found; thence with a curve to the right having an arc length of 35.69 feet, a radius of 25 feet , chord bearing of S 21°06'36" E, and chord length of 32.74 feet to an iron rod found; thence N 19°47'16" E, 10.00 feet to an iron rod found; thence N 70°12'44" W, 50.00 feet to an iron rod found; thence N 19°47'16" E, 68.36 feet to an iron rod found; thence with a curve to the right having an arc length of 20.11 feet, a radius of 475.00 feet , chord bearing of N 18°34'30" E, and chord length of 20.11 feet to an iron rod found; thence N 70°16'52" W, 169.06 feet to an iron rod set, thence N 86°36'58" W, 111.33 feet to an iron rod set; thence S 12°01'44" W, 158.34 feet to an iron rod found; thence S 86°37'51" E, 45.36 feet to an iron rod found; thence S 03°22'09" W, 50.00 feet to an iron rod set; thence S 21°27'54" W, 185.33 feet to an iron rod found, corner of division line of Section IX and VII, Northside Park; thence with Northside Park, Section VII the following course, N 73°16'53" W, 101.07 feet to an iron rod set, corner of division line of Section VII and VIII, Northside Park; thence with Northside Park, Section VIII the following courses, N 64°16'01" W, passing through iron rods found at 190.11 feet and 285.17 feet a total distance of 407.71 feet to an iron rod found; thence N 75°05'52" W, 115.92 feet to an iron rod found; thence leaving Northside Park, Section VIII line and with new division lines the following courses, N 66°06'37" W, 254.27 feet to an iron rod set; thence S 30°33'15" W, 21.57 feet to an iron rod set; thence with a curve to the left having an arc length of 159.73 feet, a radius of 362.50 feet , chord bearing of S 17°55'53" W, and chord length of 158.44 feet to an iron rod set; thence with a curve to the left having an arc length of 147.33 feet, a radius of 362.50 feet , chord bearing of S 06°20'06" E, and chord length of 146.32 feet to an iron rod set; thence with a curve to the left having an arc length of 39.92 feet, a radius of 25.00 feet , chord bearing of S 63°43'15" E, and chord length of 35.81 feet to an iron rod set; thence S 70°32'13" W, 123.40 feet to an iron rod set; ; thence with a curve to the left having an arc length of 37.16 feet, a radius of 25.00 feet , chord bearing of N 24°12'05" E, and chord length of 33.84 feet to an iron rod set; ; thence with a curve to the right having an arc length of 179.43 feet, a radius of 437.50 feet , chord bearing of S 06°38'14" E, and chord length of 178.17 feet to an iron rod set; thence with a curve to the right having an arc length of 194.27 feet, a radius of 437.50 feet , chord bearing of S 17°49'59" W, and chord length of 192.68 feet to an iron rod set; thence N 30°33'15" E, 32.15 feet to an iron rod set; thence N 56°48'28" W, 230.84 feet to

an iron rod set in the Rte. 460 Bypass variable width right of way; thence with said right of way the following courses, N 10°34'13" E, 162.63 feet to a VDOT monument found; thence N 21°13'04" E, 300 feet to a VDOT monument found; thence 29°33'36" E, 186.83 feet to a iron rod found, said rod being the Point of Beginning, and containing an area of 119.836 acres of land, as partially shown on a plat dated 20 November 2003, prepared by Anderson & Associates, Inc., Document No. 21600-001. New division lines where taken from information given to Anderson & Associates, Inc. by The Design Group, PC for the design of new Section XII, Phase I of Northside Park. New Division line data has not at this time been recorded.

Portion of Tax Parcel 166(A)4A
NORTHSIDE PLANNED RESIDENTIAL DEVELOPMENT
1.277 Acre Area
Town Of Blacksburg
Montgomery County, Virginia

Beginning at a rod found, being a common corner between Tax Map 166(A)4 – Givens and Tax Map 166(A)4A – Givens and lying in the western right of way of Rte. 460 North Main Street; thence with Tax Map 166(A)4A and right of way of Rte. 460, S 23°04'06" E, 39.96 feet to a point in the western right of way of Rte. 460 North Main Street; thence with a new division line through Tax Map 166(A)4A, S 69°57'53" W, 863.86 feet to a point interior to Tax Map 166(A)4A; thence continuing on a new division line, S 16°30'26" E, 352.82 feet to a point in the common line of Tax Map 166(A)4A – Givens and Tax Map 166(A)4 – Givens; thence with the common line, S 76°18'57" W, 55.30 feet to an APCO Power Pole 266-154 found, corner to Tax Map 166(A)4A and Tax Map 166(A)4; thence with the common line, N 16°30'26" E, 386.87 feet to an iron rod found, corner to Tax Map 166(A)4A and Tax Map 166(A)4; thence with the common line, N 69°58'34" E, 913.10 feet to the Point of Beginning, and containing an area of 1.277 Acres of land. This portion comes from preliminary drawings provided by Mithun and has not be field verified or platted.

1.4 Definitions

The definitions of terms in this application are the same as that of the Zoning Ordinance as of August 16, 2004.

2 Land Use Plan

2.1 Permitted Uses

The following uses are permitted by right within the planned residential district:

Residential

Single-Family, Detached

Townhouse

Civic

Community Recreation

Day Care Center

Open Space

Public Parks and Recreation Areas

Miscellaneous

Accessory Structures

Community Maintenance Facility

2.2 Special Use Permit

The following uses will be permitted by approval of Special Use Permit only within the planned residential district:

Office

Financial Institution

Commercial

Retail Sales

Restaurant, Small

Neighborhood General Store

2.3 Use Restrictions

This planned community has been designed to provide flexibility to meet the ever changing market in this area. The flexibility is provided through a "town block" concept that allows different land uses to be developed in the same dimensional areas. For example, one block may yield sixteen 36'x96' single family dwellings, or thirteen 48'x96' single family dwellings, or nine 60'x96' single family dwellings, or twenty-five townhomes. This is illustrated in Appendix B on a sheet titled "Density Studies." Appendix C has a unit matrix and table to specify the allowable unit types in each block. Therefore, as market demands change over the years of construction, land use decisions can be made and implementation of the Town's affordable housing need can be met. The following restrictions will apply to the permitted list of uses:

- Day Care Center: This use shall not provide overnight care and shall be for children only.
- Financial Institution: This use shall only be an ATM service or walk-up banking only. No drive-thru is allowed.
- Retail Sales: The maximum allowed space for retail sales shall be 2,000gsf.
- Small Restaurant: The maximum seating capacity for a small restaurant shall be 30 seats.
- Neighborhood General Store: The maximum allowed space for a neighborhood general store shall be 3,000gsf.

- A unit matrix is included in the Appendix and illustrates what permitted uses are allowed in certain areas of the proposed development. This matrix shall be enforced and only allow a maximum of 400 residential units, 13,000SF commercial space, 11,000SF day care center, and 7,200SF community center.

2.4 Structures

The proposed neighborhood will be comprised of a variety of building types, each architecturally reflective of its specific use. The predominant building type will be residential. All homes, whether attached or detached, will be provided either with a yard, a courtyard or a generous deck for outside living space.

Residential: single-family, detached

Residential structures will include single-family detached homes ranging in size from 950 gsf bungalows, through a variety of mid-sized homes, to homes of up to 3600 gsf on larger lots. Homes will be generally one and two stories, some with basements, depending upon topography, and some with attic and loft spaces as well. Garages for the detached homes will provide space for one or two cars and be either attached or detached from the home. Vehicle access for each home will be from the street or from a parking lane to the rear of each lot.

Residential: townhomes

Attached homes will be in the form of townhouses. Units will provide for one, two or three bedrooms. Depending upon topography, attached homes will be predominantly two story structures, with a potential lower level for parking and storage. Parking will meet the requirements of one space per bedroom. Ten percent (10%) of the total required off-street parking will be provided as additional parking spaces for guest parking. Vehicle access for each home will be from the street or from a parking lane to the rear of each lot.

Recreation

A neighborhood recreation center will be provided to serve residents of the Northside master-planned community. It will be located as shown on the site plan near the center of the neighborhood adjacent to the Village Center Park. It will consist of a maximum of 7,200gsf of community activity space and support facilities.

Park facilities, such as sun shelters and play equipment will be provided as appropriate for the size and location of the respective town greens and village parks. The homeowners association will be responsible for the maintenance of these facilities.

All open space to the north and west of proposed Progress Street and open space adjacent to Rt 460 will be dedicated to the Town for Public recreation use. A foot trail will be constructed by the developer meandering throughout the dedicated public open space. A "playing field" is shown on the master plan and it will be constructed by the developer during the construction of Phase XII, Section I which is currently approved by the Town Planning and Engineering Staff. A parking area will be constructed for the "playing field" consisting of 15 spaces once Progress Street is extended to the Town Park. Amenities constructed in the Town Park will be maintained by the Town of Blacksburg.

Office/Commercial

Sites are provided in the master plan for a possible Day Care Facility, and for potential light office/commercial. Such uses will be developed only as market demand may dictate. Total office/commercial space, excluding the Day Care Facility, will not exceed 13,000 gsf. The Day Care Facility will be a maximum of 11,000gsf. The uses allowed in this space will be limited to "community service" business, specifically the uses stated in Section 2.1 under Civic, Office, and Commercial.

2.5 Building Distribution

All structures will be placed in the neighborhood with distribution, setbacks, height limits and site coverage per the attached graphic diagrams. See Appendix B.

2.6 Conceptual Master Plan

The Overall Conceptual Master Plan of the proposed development is shown in Appendix C. This Master Plan illustrates 382 residential units with supporting office/commercial spaces known as Flex Spaces. The Flex Spaces has potential of being residential if market does not dictate for "community service" facilities. It has been stated no more than 400 residential units will be constructed in Northside Community

2.7 Height, Lot Setback, and Coverage Ratios

Dimensional standards for height, setbacks and coverage ratios are noted elsewhere in this submittal. See Appendix B for land use guidelines.

2.8 Occupancy

This planned residential district shall have a maximum occupancy of "family plus two unrelated or three unrelated persons" as stated in Section 3113 (f) of the Blacksburg Zoning Ordinance.

2.9 Landscaping and Buffers

Open space will remain essentially untouched except for necessary utilities and storm water management. Treed areas will be preserved to the degree feasible, although some undergrowth may be removed. Tree protection will be accomplished by restriction of construction vehicles within the treed areas. Site landscaping and parking lots will be landscaped using Town code as the minimum standard. Otherwise, screening will be provided in accordance with the requirements of the zoning ordinance.

The homeowner's association will be responsible for maintenance of landscaping in private open space areas, and front lawns of all residential land uses with the exception of the estate homes.

2.10 Parking

Residential Dwellings

Each residential dwelling will have a garage which will accommodate one or two cars depending on the unit type. In no case shall there be less than two parking spaces allowed on a residential lot, inclusive of the garage parking spot.

Office/Commercial Space

Parking for the office/commercial space will be provided in lots immediately adjacent to the building. The parking required for the office/commercial space will vary depending on intended use. Therefore, final parking requirements for the commercial space will be determined during the plan review stage.

Parking provided in this development will meet the Town of Blacksburg requirements as set forth in the Zoning Ordinance. No parking will be allowed on Progress Street. Parking will be allowed on all other streets.

3 Public Utilities

The Preliminary Utility Plans are included in Appendix D. All utilities will be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution, sewer collection, and drainage lines outside of the road right-of-way.

3.1 Water

Water will be supplied to the proposed community from the Town of Blacksburg public water system. The Town of Blacksburg has two separate water systems, one referred to as the "high" pressure system and the other is referred to as the "low" pressured system. Most of the water main extensions are planned to be from the "high" pressured system from Primrose Drive, Walnut Drive, Carroll Drive, and Craig Drive. An area of this development near North Main Street will be served by the "low" pressure system. All mains will be designed to meet the Town of Blacksburg fire flow requirements. The utility plan in Appendix D illustrates the potential water main locations.

3.2 Sanitary Sewer

Sanitary sewer service is planned to be provided to the community by the Town of Blacksburg public sewer system. A pump station is planned to be located near the proposed recreation field as shown on the utility plan in Appendix D. This pump station will be designed to accept the existing flow presently going to the existing "Given's Pump Station" located near Craig Drive as well as the planned sewer flow from the proposed development. The existing "Givens Pump Station" will be removed from service. A number of preliminary design options have been described in a sanitary sewer analysis completed by Barnes and Grogan Associates, Inc. dated October 15, 2003.

The most economical option according to the sanitary sewer analysis mentioned above is to install a force main from the proposed pump station and to pump to a gravity system in Maywood Street which is across North Main Street. This existing system gravity feeds the Wyatt Farms Pump Station (WFPS). At the time the analysis was completed, the WFPS had the capacity to receive the sewer flow from this development. This option is shown on the utility map in Appendix D. This analysis was completed with the expectation of 516 dwellings, this application is proposing no more than 400 dwellings with supportive commercial and office uses. Therefore, the sanitary sewer analysis prepared in October 2003 shall be conservative.

One of the alternative options listed in the analysis is to pump to a proposed manhole in Progress Street which gravity feeds the Shenandoah Pump Station (SPS). This would seem to be the most logical option, since the SPS is closer; however the SPS does not have the capacity to handle the additional flows. It only has the capacity for approximately 300 additional dwellings. Therefore, an upgrade will be required to provide the needed capacity. This option is an alternate if the WFPS becomes inadequate because of additional flow from other developments.

In addition to finding a pump station near the development that will handle the additional flow, it is the applicants understanding other measures will need to be implemented to provide capacity in the existing Town sewer system. An additional report has been completed titled "Sanitary Sewer Options for Northside Community" and prepared by Barnes Grogan Bower & Taylor Design Group, PC dated September 14, 2004. This document explains and recommends the available options the applicant shall consider to provide the necessary capacity in the downstream sewer system.

A final sanitary sewer analysis will be completed for proposed sewer service. This will illustrate adequate sewer capacity as described by the Town of Blacksburg sewer capacity standards and policy. This will be completed prior to subdivision approval or construction of any public sewer mains and reviewed by Town of Blacksburg engineering.

3.3 Storm Drainage

An existing stormwater management facility is located on the Town of Blacksburg park land adjacent to Rt 460 and the proposed recreation field. This facility was previously designed by Anderson & Associates, for the complete development of this property. It is planned to provide adequate stormwater conveyance channels for the estate lots to the existing facility. With the information known to date, the facility shall be adequate for this portion of the proposed development.

Additional detention facilities and low impact development strategies will be implemented for the remaining development areas. There are many areas in the proposed open space for additional detention facilities and the proposed road cross sections "A" and "B" provides adequate space for low impact drainage swales to be designed. In no case will the post-developed peak flow rates exceed the pre developed peak flow rate conditions for the two, ten and twenty-five year storms. In addition, stormwater conveyance systems will be designed as per current Town of Blacksburg standards. All proposed stormwater management practices will be reviewed by the Town of Blacksburg engineering prior to construction.

A stormwater management plan has been included in the Appendix to illustrate the proposed location of stormwater management facilities. An additional report has been completed and is titled "Preliminary Stormwater Management Plan for Northside Community" prepared by Barnes Grogan Bower & Taylor Design Group, PC dated September 14, 2004. This report has preliminary calculations and brief descriptions of the Low Impact Development Practices that are planned for this development.

3.4 Trash Pick-up

Trash collection will consist mainly of curb side pickup, except in areas where it is deemed necessary to provide dumpster locations such as commercial areas. Dumpster locations will be screened according to Town standards. Trash collection is not intended in the alleys, only at the curb. Areas will be designated by the homeowner's association for bi-yearly bulk trash up. Brush collection will be part of the landscaping maintenance agreement between a private contractor and the homeowner's association.

3.5 Other Utilities

Utilities such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground. The existing overhead lines traversing through the property will be relocated underground.

4 Transportation and Roads

4.1 Overview

Special circulation design criteria will be implemented in an effort to keep with the vision of a planned residential community with a true sense of place. The design criteria will address the traffic circulation from a functionality standpoint, while placing an emphasis on traffic calming and aesthetic quality measures to promote a sense of place for the residential community. Constructing traffic calming measures, providing a new bus route through the community, and installing pedestrian walks, foot trails, and bicycle trials will

promote a higher standard of internal and external traffic circulation while improving the quality of life for the community. A Circulation Map is included in Appendix E.

The proposed connections to the existing arterials, connectors, and residential streets will simply be a means of access to this planned residential community. The exception is Progress Street. Progress Street is identified in the Town of Blacksburg Comprehensive Plan to be a future connector from Givens Lane to North Main Street. Northside will provide a portion of that connection in a manner that is fitting for the vision of this community. It is not desirable to have vehicular traffic traversing this residential community at high speeds, endangering the safety and well-being of the community. Taking this into consideration, the proposed alignment of Progress Street is not planned to be routed through the higher density section of the proposal.

Traffic calming measures will be used to encourage vehicular speeds more commensurate with planned residential communities. The measures incorporated in the proposed design include "bulb out" style intersections, two-way stop intersections, and block style layouts which will decrease long sections of road that may encourage excessive speeds. These measures have proven positive results, both from a functionality position and quality of life perspective, in similar communities. A narrative and explanation of each of the typical street sections is described below. Additionally, typical Street Sections are included in Appendix E.

4.2 Section A

Section A will be the design criteria used for the Progress Street extension. Section A provides a 85-foot wide right-of-way to include a 5-foot pedestrian walk, 13 1/2 –foot wide landscape strip with drainage swale, 3-foot wide future bike lane, 15-foot wide vehicular travel way, 12-foot median, 15-foot wide travel way, 3-foot wide future bike lane, 8 1/2 –foot wide landscape strip with drainage swale, and 10-foot wide bike path. The wide landscape strips will provide space for Low Impact Development (LID) practices to be implemented in minimizing the stormwater impact of this development. The landscape strips will include street trees to line each side of the travel way. The 85-foot wide right-of-way would allow space for an expansion of a bike lane on both sides of the travel way. These bike lanes are not warranted until the road is acting as a collector road. Due to the vision of the Comprehensive Plan and recommendations from the Town of Blacksburg Planning Staff, the collector road is being proposed and meeting all Town standards with the exception of the bike lanes. At the time in the future when Progress Street is extended to North Main Street, it will be functioning as a collector road, and the Town will have the option to construct the bike lanes if the Town deems they are warranted. Until this time, a 10-foot bike path will be constructed adjacent to the travel way.

4.3 Section B

Section B provides 80-foot wide right-of-way to include a 5-foot pedestrian walk, 20-foot wide landscape strip with drainage swale, 30-foot wide vehicular surface (7-foot wide parallel parking, 16-foot wide travel way, and 7-foot wide parallel parking), 17-foot wide landscape strip with drainage swale, and 8-foot wide bicycle trail. Section B will include curb and gutter to allow for parallel parking. The landscape strips will include street trees to line each side of the travel way. Again, the right-of-way width is designed to provide space for LID practices to be implemented.

4.4 Section C

Section C will be for public alleys to be utilized in the denser developed blocks on the northern portion of the development. Section C provides a 20-foot wide right-of-way to include a 2-foot landscape strip, 16-foot wide travel way, and 2-foot wide landscape strip. The landscape strips will be used for placement of underground utilities and meters. The resurgence of the use of alleys in planned residential communities is due in large part to concern for neighborhood aesthetic quality. However, their functionality from a public service standpoint holds great merit as well.

4.5 Section D

Section D will comprise the majority of the internal public streets within Northside. Section D provides a 50-foot wide right-of-way to include a 5-foot wide pedestrian walk, 6-foot wide landscape strip, 28-foot wide vehicular surface (6-foot wide parallel parking, 16-foot wide travel way, and 6-foot wide parallel parking), 6-foot wide landscape strip, and 5-foot wide pedestrian walk. Section D will include curb and gutter. The landscape strips will include street trees to line each side of the travel way.

4.6 Section E

Section E will be used for a major "green street" axis in the northern section of the development. This section will be used as a vehicular traffic circulation like Section D, however it's primary function will be as a green connector for both pedestrian and bicycle traffic to internal green spaces within the northern portion of the development and the major green space in the center of the development where the existing farm pond will be improved and expanded. Section E will consist of a 50-foot wide right-of-way to include a variable width landscape strip, 28-foot wide vehicular surface (6-foot wide parallel parking, 16-foot wide travel way, and 6-foot wide parallel parking), and another variable width landscape strip. Section E will include curb and gutter. The landscape strips will include street trees to line each side of the travel way. Additionally, a 30-foot wide landscape strip with a 5' pedestrian walk will be located adjacent to one side of the right-of-way width and another 30-foot wide landscape strip with a 8-foot wide bike trail will be location on the other side.

4.7 Foot Trail

Pedestrian walks will be provided along one side of all roads and parking lots in the development, with the exception of the alleys. Pedestrian walks will connect the residential areas, recreational areas, and community areas. The walks will be at a minimum of a 5-foot width. A simple foot trail will traverse adjacent to Rt 460 and cross the water feature in the existing Town Park area. It will also connect to the residential area along the northern ridge of the property. The foot trail will be constructed of surface that meets ADA standards. Directional and simple informational signage will be provided at each entrance to the trail, each fork in the trail, and a minimum of every 600 linear feet. These signs will be designed to preserve the "natural" spirit of the nature trail. In keeping with the spirit of a natural pedestrian path, the trails will be kept free of restrictive barriers for the average nature trail user.

4.8 Bicycle Trail

Bicycle paths will traverse the property along the Progress Street extension and through a recreational area. As mentioned in Section E, a bicycle trail will also be located adjacent to the right-of-way width within a 30-foot landscape strip. The bicycle trails will consist of an asphalt surface with a range of 8-10 foot width.

4.9 Bus Route

The Blacksburg Transit (BT) system has been an efficient contributor to the quality of life for the Town of Blacksburg since 1983. Northside plans to provide the opportunity to be a part of the BT Main Street route by looping through the community. Bus transportation will decrease the volume of vehicular traffic and the connectivity with the external community. Stops and pull-offs will be provided as required by the BT system and located at convenient locations as possible. One already identified location will be adjacent to the active recreational field planned for in the Town of Blacksburg property on the Progress Street

extension. It should be noted, this community plans to be a part of the BT service, however the ultimate decision to be a part of the public transportation service will be made by the Town of Blacksburg.

4.10 Relationship to external patterns

Connections to existing vehicular drives will be at the following locations:

1. North Main Street and Maywood Street (adding a fourth approach)
2. Givens Lane and Progress Street
3. Carroll Drive and Primrose Drive (tying into the two existing "dead ends")
4. Craig Drive (extending new T-intersection)
5. Walnut Drive (currently a "dead end" off Primrose Drive)
6. Northside Drive (currently a "dead end")

A Traffic Impact Study will be completed to dictate what offsite improvements, i.e. turn lanes, traffic lights, etc. will be necessary to accommodate the additional traffic flow from this development.

5 Development Schedule

The construction of Northside community is planned to begin as soon as the summer of 2005. The duration of construction is hard to predict, however it has potential to be completed within eight years but may last as long as fifteen years. The time frame depends on the housing market and the economics of development in the Town of Blacksburg.

A phasing plan has been completed and is attached in Appendix F. The purpose of this map is to provide an idea of how many phases of construction may take place throughout the duration of the development. The master plan provides the flexibility to begin construction on any one of Section XII, Phase II, III, or IV or Section XIII, Phase I. Once Section XIII, Phase I is constructed, flexibility is provided to continue with Section XIII, Phase II or III. After the completion of both of these phases, any one of the phases could be constructed. Proffers have been created to ensure certain amenities and improvements will be constructed prior to the completion of a specified amount of dwelling units. This will dictate certain phases being constructed prior than others; however it is the intent of the plan to provide flexibility of the construction sequence. This assists in providing the necessary unit type to which the market demands.

6 Design Principles and Concepts

6.1 Environmentally Sustainable Planning and Design

The Master Plan for Northside incorporates the wise principals of stewardship of the environment through sustainable design. The site concept works comfortably with the rolling topography of the site. By concentrating the development area, over 35% of the site remains in permanent open space in the form of natural open areas and parks of a variety of sizes and uses. This exceeds the Town requirement of 30% by over 5%. Neighborhood parks including the dedicated sports park, the central village park and numerous smaller "pocket parks" are spread throughout the neighborhood. Storm water retention, cleansing and dispersal will use the latest techniques in sustainable engineering, including bio-filtration and surface retention rather than buried tanks and unsightly and dangerous storm water devices. Reduced run-off will reduce the offsite impacts of storm water. Existing vegetation, including several heritage trees will be retained as much as possible and incorporated as the focus of park areas.

Roads and streets bring a new standard of environmental stewardship as well as increased safety to residents. By incorporating narrower street widths throughout Northside, storm water run-off is reduced, thereby requiring smaller and less costly retention and cleansing processes. These narrower streets also mean slower traffic throughout Northside and safer streets for pedestrians and children. All street sections meet accepted national standards for fire protection and emergency service delivery. In the implementation of this "safe streets" planning approach, the proposed street layout provides the Town-required right of way for the Progress Street collector road, but substitutes a single two way pavement for the divided, wider boulevard section through out the neighborhood. National statistics have shown that a separated and wider pavement section, such as the previously approved Progress Street boulevard section, encourages much higher traffic speeds, which would be a threat to pedestrian safety in the Northside village neighborhood.

6.2 Housing Alternatives

A broad spectrum of housing alternatives will be available at Northside, many at housing prices unavailable in other parts of the Town and County. By concentrating development and by providing smaller but highly functional lots, land development costs are reduced and lot prices for single-family homes can be kept lower. View lots and park frontage lots will provide sites for mid-range housing as well, bringing to Blacksburg a balanced neighborhood of homes in a wide variety of market rate price ranges, from affordable to mid range.

6.3 Community Character

The architectural character of Northside is modeled on the attractive, older neighborhoods in Blacksburg. The architectural design of the homes, community center and office/commercial structures will draw upon the rich and varied styles that typify many of Virginia's historic communities. A blend of Colonial, Farmstead, Craftsman, Prairie and European-inspired styles will provide variety and a warm charm to the neighborhood. Garages will be accessed either from a parking lane to the rear of the homes, or from a front driveway leading to garages pulled well back from the front of each dwelling. This frees the streetscape from the domineering presence of cars and garage doors to be a pedestrian friendly environment, with front porches and friendly windows greeting passers-by. Curbs, planter strips and sidewalks will line streets, with a well-planned and integrated pattern of street trees. Home types will be intermixed, as they often were in historic communities, with large and small homes, attached and detached, sharing the parks and streetscape. High quality landscaping will compliment the architecture and blend the community into its rolling site.

Northside, Blacksburg's front door for visitors and townspeople arriving from the north, will be the fulfillment of the 2001 Comprehensive Plan vision. From the words of the Comprehensive Plan, "The town's front door provides a sophisticated, attractive first impression for Blacksburg."

7 Signage

The Northside community will have two entrance signs, one located at the North Main Street entrance, and the other at the Progress Street entrance as shown in the Land Use plan in the Appendix. Both of the entrance signs will be surrounded by landscaped areas. Additional signs may be erected throughout the community to provide entrances into villages of the community. Commercial signs will also be constructed however restricted to maintain the residential character of the community. All signs in Northside will be constructed to meet "Division 5 of the Town of Blacksburg Zoning Ordinance."

8 Relationship to Comprehensive Plan

8.1 Overview

One of the Neighborhood Planning goals is "to provide the opportunity for comfortable and well-maintained housing for all citizens," as identified in the Comprehensive Plan's Executive Summary dated 11/27/2001. The North End Future Landuse Map designates this land as **low density residential**. The Executive Summary also defines "low density residential" as up to four dwelling units per acre. Within the Northside Planned Community, this would translate in to 484-dwelling units. (This application provides a matrix to be enforced and only allow a maximum of 400 residential units, 13,000SF commercial space, 11,000SF day care center, and 7,200SF community center.)

8.2 Portrait of Blacksburg Tomorrow, 2046 A.D.

Within the portrait of Blacksburg tomorrow, 2046 A.D. the Comprehensive Plan states the following:

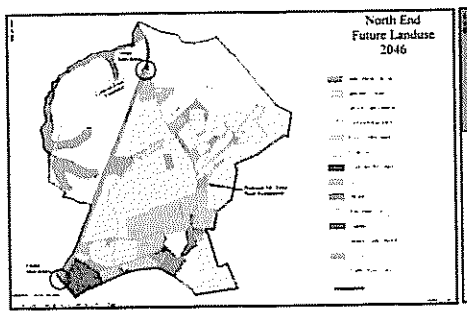
Neighborhoods east of Bypass are well established with mature landscaping and properties are well maintained. The area west of the Bypass is largely open with scenic views of the Tom's Creek Basin. Rural residential clusters dot the area overlooking this stream valley, which is a public park. The preservation of these large and scenic areas of open space, and steep slopes has been achieved through the ability of property owners to receive density bonuses for the preservation of significant open space. Some properties in this area are agricultural, providing pastureland. Trout fishing and other recreational use of Tom's Creek is a major attraction, and bicycle, pedestrian and equestrian trails meander through the valley. A variety of shops are interspersed within the neighborhoods and are used as community gathering places.

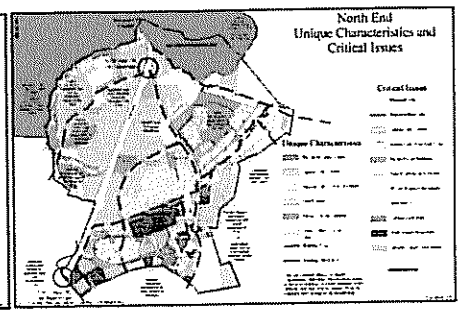
8.3 North End Sector

Within the North End Sector of the Comprehensive Plan several points are made that have a direct correlation with this property. Those items are as follows:

- *Northside Park: This neighborhood is bisected by Givens Lane and is bound by North Main Street to the east and Route 460 Bypass to the west. The neighborhood contains low density housing development north of Givens Lane, and a mobile home park to the south of Givens Lane. In addition,* ***this area has a large amount of undeveloped land to its north which is planned for future low density residential development, public parks and greenways, and limited civic, and neighborhood commercial uses.***
- *A variety of housing options exist with a wide range of costs to serve both first time home buyers and those who are looking for larger, higher priced housing.* ***Creative development plans are encouraged.***
- *New single-family residential developments should develop in a fashion that preserves open space and agricultural areas. Zoning standards require that a portion of the development site be preserved as open space. These standards will aid in preserving the rural feel of the North End.* (The Northside Planned Residential Community will be dedicating 35% of the land area to open space.)
- *Stormwater controls and protecting the headwaters of Tom's Creek are primary concerns. Preserving agricultural uses or ensuring that higher intensity uses are allowed only with the dedication of significant open space is strongly encouraged.* (The Northside Planned Residential Community will be dedicating 35% of the land area to open space.)
- *Where sanitary sewer service is currently unavailable, developments should either provide for the ultimate connection to sanitary sewer when the system is available or provide a publicy approved decentralized wastewater system.* (Note the recommended option for sanitary sewer service is remediation to the Town's existing sanitary sewer system.)
- *Sidewalks, footpaths, or appropriate alternative pedestrian circulation systems should be constructed in all new residential developments.*

After reading through items that relate to the North End section of the Comprehensive Plan and carefully reviewing this application and the plans included herein, it is not hard to come to a conclusion that this project would be a great stride toward achieving much of what was envisioned in the 2001 Comprehensive Plan.





8.4 Community Design

Within the Community Design section of the Comprehensive Plan several points are made that have a direct correlation with this property. Those items are as follows:

- *Encourage neo-traditional type development.*
- *Enhance the Town's pedestrian friendly environment.*
- *Encourage developers to build quality developments that represent the community's desire to protect and enhance the natural environment. (e.g., preventing strip commercial development, guidance manuals illustrating the style and scale of development compatible with various neighborhoods, etc.)*

8.5 Transportation

Within the Transportation section of the Comprehensive Plan several points are made that have a direct correlation with this property. Those items are as follows:

- *Develop the arterial and collector street system in accordance with the Street Classification map.* (Note Progress Street, a designated collector road, will be built to the location indicated within the Comprehensive Plan by this development.)

- *Provide for the interconnection of neighborhoods and parcels with local streets and with collector or arterial streets where planned or dictated by traffic volumes.*
- *Encourage the provision of new alleys into development projects.*
- *Coordinate land use decisions with existing and planned public transportation services.*
- *Create a network of sidewalks that serves the entire community and provides for safe pedestrian access to all potential destinations in Town including public schools, downtown, Virginia Tech, community facilities, major shopping areas, and residential areas. Allow a variety of sidewalk sizes and materials as appropriate to setting and use.*

8.6 Greenways

Within the Greenways section of the Comprehensive Plan several points are made that have a direct correlation with this property. The Northside Planned Residential Community will provide greenways as planned for in the Comprehensive Plan. Additionally, various foot trials, pedestrian walks, and bicycle paths will provide for "alternative transportation, recreation, and fitness" for the community and the adjacent community's interconnectivity.

8.7 Neighborhood Planning

Within the Neighborhood Planning section of the Comprehensive Plan several points are made that have a direct correlation with this property. Those items are as follows:

- *Preserve significant open space to buffer development and to preserve the area's view shed. Encourage land use patterns that promote energy conservation by seeking a balance between in-fill development and the reduction of congestion.*
- *Encourage planned developments. Increase density or intensity of development may be justified based on site design considerations.*

The Northside Planned Residential Community seems to have seamlessly derived from the vision set forth in the Comprehensive Plan. The neo-traditional style and charm of this planned community should prove to be a welcomed edition to the rising "whole life community" Blacksburg is fostering.

9 Adjoining Landowners

Owners of land adjoining the site are shown in the chart on the following page, listed by tax map parcel numbers with the name and mailing addresses:

Northside Planned Residential Development
Adjacent Property Owners

Tax Parcel	Owner	Address	City, State and Zip Code
136-T A 9	Memorial Gardens of the NRV C/O Lucas Construction & Development	1999 South Main Street	Blacksburg, VA 24060
136-T A 5C	C. Givens Brothers LLC	2311 North Main Street	Blacksburg, VA 24060
166- A 4	C. Givens Brothers LLC	2311 North Main Street	Blacksburg, VA 24060
166- A 4A	Clarence B. Givens	2311 North Main Street	Blacksburg, VA 24060
166- A 5	David A. & Cindy L. Dillard	2205 North Main Street	Blacksburg, VA 24060
166- A 5A	Hugh F. & Patricia M. Vanlandingham	2201 North Main Street	Blacksburg, VA 24060
167- A 1B	Genevieve W. Friedman	141 Vance Road	Bridgewater, VA 22812
166- A 2	Town of Blacksburg	Main Street	Blacksburg, VA 24060
166- A 4C	Town of Blacksburg	Main Street	Blacksburg, VA 24060
166- 5 4	Donald C. & Patricia A. MacNicoll	2100 Walnut Drive	Blacksburg, VA 24060
166- 5 3	Larry T. Taylor	2101 Walnut Drive	Blacksburg, VA 24060
166- 5 2	Vincent J. Guerra	202 Primrose Drive	Blacksburg, VA 24060
166- 5 1	Christopher S. Woodie & Angela D. Lester	204 Primrose Drive	Blacksburg, VA 24060
166- 1 14	Richard M. & Barbara L. Piersol	206 Primrose Drive	Blacksburg, VA 24060
166- 1 13	Reba R. & Sallye C. Taylor	208 Primrose Drive	Blacksburg, VA 24060
166- 1 12	Charles A. Stott & Patricia S. Lavender	210 Primrose Drive	Blacksburg, VA 24060
166- 1 11	Scott A. & Angela S. Meller	212 Primrose Drive	Blacksburg, VA 24060
166- 1 10	Thomas H. & Sharon B. Watkins	300 Primrose Drive	Blacksburg, VA 24060
166- 1 9	Shirley B. Echols	2017 Carroll Drive	Blacksburg, VA 24060
166- 1 8	William L. Hallauer Jr.	2015 Carroll Drive	Blacksburg, VA 24060
166- 1 7	Robert E. & Cherie M. Coffey	2013 Carroll Drive	Blacksburg, VA 24060
166- 1 6	Christopher S. & Catherine G. O'Brion	2011 Carroll Drive	Blacksburg, VA 24060
166- 1 5	Teresa Mutispaugh	2009 Carroll Drive	Blacksburg, VA 24060
166- 10 79	David Yang Gao	402 Craig Street	Blacksburg, VA 24060
166- 10 80	Charles A. & Tasha D. Meyers	401 Givens Lane	Blacksburg, VA 24060

166- 1 4	John V. & Deborah J. Wright	2007 Carroll Drive	Blacksburg, VA 24060
166- 10 81	Joseph & Leslie Paradiso	2584 Glade Road	Blacksburg, VA 24060
166- 8 22	Martin J. & Johanna R. Rodi	2018 Northside Drive	Blacksburg, VA 24060
166- 8 21	William B. & Jerry Anne Yancey	2016 Northside Drive	Blacksburg, VA 24060
166- 10 78	Robert W. & Gayle G. Kirby	403 Craig Drive	Blacksburg, VA 24060
166- 8 20	David R. & Patrice E. Bevan	2014 Northside Drive	Blacksburg, VA 24060
166- 8 19	Peter R. Wallenstein & Sookhan Ho	2012 Northside Drive	Blacksburg, VA 24060
166- 8 18	Jeffrey D. & Linda F. Stewart	2010 Northside Drive	Blacksburg, VA 24060
166- A 1A	Larry E. Slusser	P.O. Box 11013	Blacksburg, VA 24062
166- 7 10	Christopher D. Shively & Richard C. Sheild	2008 Northside Drive	Blacksburg, VA 24060
166- 7 9	M A Saghai Maroof	2006 Northside Drive	Blacksburg, VA 24060
166- 8 23	Joyce G. Weber	2017 Northside Drive	Blacksburg, VA 24060
166- 16138	S&S Construction LLC	P.O. Box 10397	Blacksburg, VA 24062
196- A 1	Cemetery		
196- 1 5A	Clarence E. Slusser	1107 Progress Street	Blacksburg, VA 24060
196- 18123	S&S Construction LLC	P.O. Box 10397	Blacksburg, VA 24062
196- 18124	Wanda H. Dean	506 Wildflower Lane	Blacksburg, VA 24060
196- 18125	Andrew P. & Susan D. Schmit	513 Wildflower Lane	Blacksburg, VA 24060
166- 11 20	Charlotte R. Hungate	101 Maywood Street	Blacksburg, VA 24060
136-T 1 2D	Leslie C. Okes	2404 North Main Street	Blacksburg, VA 24060
136-T 1 2C	Lamah N. Lafon	100 Lucas Drive	Blacksburg, VA 24060
136-T A 4	Lucas Construction and Development Inc.	1999 South Main Street	Blacksburg, VA 24060
166- A 3	C. Givens Brothers LLC	2311 North Main Street	Blacksburg, VA 24060
166- A 1	Hidden Valley C/O RL Turner	800 South Main Street	Blacksburg, VA 24060
166- A 3A	Town of Blacksburg	Main Street	Blacksburg, VA 24060

166- 11 1	Betty R. Bartschmid & Karen A Pederson	3390 Happy Hollow Road	Blacksburg, VA 24060

10 Proffer Statements:

Pursuant to Section 15.2-2298 of the Code of Virginia (1950) as amended, and Section 1160 of the Town of Blacksburg Zoning Ordinance, Town Code Appendix A, SAS Construction, applicant, hereby voluntarily proffer that the property which is the subject of this Application will be developed in accordance with the following conditions. The Applicant, the owners, their successors and assigns, voluntarily proffer for the property as follows:

1. The Applicant will develop the property substantially in accordance with the Northside Planned Residential Development application prepared by Mithun, and Barnes Grogan Bower and Taylor Design Group, PC dated July 8, 2004, and revised September 15, 2004.
2. The development will include a foot trail system traversing portions of the dedicated open space for the Northside Community. This trail system will be constructed prior to the completion of the first 200 dwellings of the proposed development.
3. A minimum of one 100sf gazebo and one play area will be constructed in the pocket park and village green areas prior to the completion of 350 dwellings.
4. The community building will be completed prior to the completion of the first 100 dwellings.
5. A parking area consisting of fifteen parking spaces will be constructed to support the recreation field during the construction of Section XII, Phase III, and prior to the completion of first 300 dwellings.
6. Access to the Town Park via Progress Street will be constructed by the completion of the first 300 dwellings. Prior to the completion of the first 300 dwelling units, pedestrian access will be provided by an eight foot temporary trail.
7. The developer will reimburse the Town of Blacksburg Parks and Recreation department up to $10,000 for recreation equipment to be purchased and installed by the Town for use in the proposed Town Park area.
8. The development will construct a bus stop along Progress Street. This bus stop will be constructed during in Section XII, Phase III of the development, and prior to completion of the first 300 dwellings.
9. Directional signs will be installed at the Maywood Intersection and Progress Street entrance to make drivers aware they are approaching the Town Park.
10. No more than 400 residential dwelling units, 13,000SF office/commercial space, 11,000SF Day Care facility, and 7,200SF Community Building shall be constructed in the entire Northside Planned Residential Community.
11. Stormwater management practices will be designed to detain the post developed peak flow rate to the pre developed peak flow rates for the 25 year, 10 year and 2 year storm events.
12. A homeowner's association will be formed for the development. The homeowner's association documents will at a minimum address:
    - Maintenance of village greens, pocket parks, front yards of residential uses with the exception of the estate lots, alleys and stormwater management facilities.
    - Trash collection locations
    - Enforcement of maintenance and all regulations set forth in the association documents.
    - Pre-qualification process of potential homebuyers.
13. A Final Traffic Analysis will be completed prior to any subdivision approval. Any recommendations made in this document to the developer regarding turn lanes, and/or stoplight requirements will be implemented in the development at the time it is warranted.
14. A Final Sanitary Sewer Analysis will be completed prior to any subdivision approval. Provided there is no capacity in the existing Town of Blacksburg Sewer System, the developer will provide capacity for the Northside Community by implementing one of the options stated in the Blacksburg Sanitary Sewer Connection Policy – West Stroubles Creek Sewershed and/or the document titled "Sanitary Sewer Options for Northside Community" prepared by Barnes Grogan Bower & Taylor Design Group, PC dated September 14, 2004.
15. A Design Guidelines book will be completed and enforced by an appointed committee. This book will address architectural design and character of all structures.
16. The maximum number of townhomes to be constructed in Northside Community will be fifty-one.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, and that the proffers are entered into voluntarily.

_____
Jeanne H. Slosser

SAS Construction

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ of _____.

_____ My commission expires: _____

Notary Public

11 Appendices

11.1 ***Appendix A – Existing Project Information***

Tax Parcel 166(A)4 Survey
Tax Parcel 166(A)4A Survey
Project Area Boundary Map
Site Analysis

11.2 ***Appendix B – Land Use Guidelines***

Alley Homes
Cottage Homes
Front Loaded Homes
Townhomes
Density Studies

11.3 ***Appendix C – Land Use Plan and Details***

Illustrative Site Plan
Land Use Map
Open Space Map
Unit Matrix
Unit Breakdown
Estate Homes
Traditional Homes
Large Alley Homes
Medium Alley Lots
Small Alley Lots
Cottage Homes
Alley Loaded Townhomes
Activities
Community Character

11.4 ***Appendix D – Preliminary Utility Plans***

Water Plan
Sewer Plan
Stormwater Plan

11.5 ***Appendix E – Traffic Circulation Mapping and Sections***

Circulation Map
Street Sections

11.6 ***Appendix F –Phasing Plan***

Phasing Plan