

**PROFFER STATEMENT FOR THE APPLICATION OF  
STURBRIDGE SQUARE, LLC**

**Dated: February 28, 2017**

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, STURBRIDGE SQUARE, LLC the owner(s) of the property that is the subject of this Application (Tax Parcel # 225-A 36) will be developed in accordance with the following voluntarily proffered conditions.

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled Sturbridge Square Planned Residential Development (the "Application") dated October 3, 2016 and revised February 28, 2017.
2. Applicant will provide an 8'x16' covered bus shelter at the location of the existing bus shelter on University City Boulevard along the southeast property line of Sturbridge Square. Applicant will provide a new crosswalk at the locations shown on the approved Masterplan drawing. Applicant will also provide and install MUTCD approved pedestrian crossing signs at the location of the proposed University City Boulevard crosswalk.
3. The owner acknowledges that there are limits on the existing capacity of the Sturbridge Square pump station, which is located within the boundaries of the property that is the subject of the rezoning. While the existing capacity is adequate for current conditions, the capacity will not be sufficient if the level of development proposed by this rezoning is approved. If this rezoning is approved, the owner will provide a preliminary engineering report to the Town of Blacksburg prior to site plan approval to determine the impact on existing pump station capacity specifically attributable to the new development approved by this rezoning. The owner will be responsible for making all upgrades to the Sturbridge Square pump station that are (i) determined to be specifically attributable to the Sturbridge Square redevelopment and (ii) necessary to provide sufficient sewer capacity for the approved redevelopment; these improvements must be performed and accepted by the Town before any certificate of occupancy is issued for any development approved by this rezoning. The possible improvements may include, but may not be limited to, pump station and force main replacements. All required upgrades to the Sturbridge Square pump station shall be performed by owner at its sole expense unless the Town of Blacksburg and the owner agree in writing to more substantial improvements to the pump station that are beyond the scope of this proffer. The owner represents that this is an onsite proffer as that term is defined by Virginia Code § 15.2-2303.4
4. The owner will dedicate additional right of way to the Town of Blacksburg as shown on the approved masterplan for the benefit of future turn lane installation to the Sturbridge project. This dedication shall occur prior to site plan approval.
5. To address the increased traffic resulting from the approved development, the applicant will construct a left turn lane into the southern entrance, as shown on as shown on Sheet Z4.0 Overall Master Plan dated 2/28/2017, in conformance with the latest "Access Management Design Standards for Entrances and Intersections" as developed by the Virginia Department of Transportation. Prior to site plan approval, the applicant will perform an updated turn lane analysis for the northern entrance into the development, as shown on Sheet Z4.0 Overall Master Plan dated 2/28/2017, using a methodology approved by the Town of Blacksburg. If the analysis demonstrates that a turn lane is warranted or that either the advancing or opposing volumes are within ten (10) percent of the warrant, then the turn lane shall be shown on the approved site plan and constructed by the applicant as part of the development.

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, that the proffers contained in this statement are not "unreasonable" as that term is defined by Virginia Code § 15.2-2303.4, and that the proffers are entered into voluntarily. In the attached Exhibit A the owner has explained the following:

- a) How each proffered condition addresses an impact specifically attributable to the proposed new residential development; and/or
- b) Whether there are any offsite proffers and how they benefit the project.

Should any provision of this proffer statement be determined to be invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remainder of the provisions in this document.

**STURBRIDGE SQUARE LLC**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
Registration No.:

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**EXHIBIT A**

Proffer #1: The masterplan and accompanying rezoning documents contain the details of the application. This proffer provides assurance to the Applicant and the Town that the project will be developed in accordance with these documents.

Proffer #2: The additional density proposed with the Sturbridge Square rezoning request increases the number of residents which may use the Blacksburg Transit stop at the south end of the property. The larger bus shelter will be necessary for the increased ridership. The crosswalk and signage will allow pedestrians and northbound bus riders to safely cross University City Boulevard.

Proffer #3: The additional density proposed with the Sturbridge Square rezoning request increases the sewer flows greatly from existing flows. According to Town Engineering staff, the existing pump station does not have the capacity to handle these additional flows. As the density of the proposed project will create this capacity issue, the project will be required to make the necessary improvements to the pump station and the affected sewer lines.

Proffer #4: The additional density proposed with the Sturbridge Square rezoning request increases the trip generation in and out of the development. These additional trips create a necessity for a new left turn lane into the development. The additional right of way along University Boulevard must be dedicated to allow for the turn lane to be constructed.

Proffer #5: The additional density proposed with the Sturbridge Square rezoning request increases the trip generation in and out of the development. These additional trips create a necessity for a new left turn lane into the development. In order for traffic to safely move along University City Boulevard, the turn lane must be installed upon the redevelopment of this property.