

RZN17-0006
Old Blacksburg Middle School Rezoning
Neighborhood Meeting
May 23, 2018
7:00 pm
Roger E. Hedgepeth Chambers, 2nd Floor Municipal Building
300 South Main Street

Town staff in attendance were Anne McClung, Paul Patterson and Kasey Thomsen. Steve Semones, Jim Cowan, Eileen Bauman, Kristen Coultas-Morrel and Ian Friend were in attendance representing the applicant and owner.

The neighborhood meeting commenced at 7:02 pm.

Anne McClung started the meeting by explaining the history of the project and the previous rezone submittal. She explained the Town of Blacksburg's role in reviewing and processing the application and the timeline and meetings proposed to discuss and decide on this application. She also referred those in attendance to the Town's website where the application, documents and any and all proposed meetings and updates to the project could be found.

Jim Cowan spoke about the prior planning history of the project from the 2011 Master Development Plan and up to the currently proposed request. He provided a general overview of the project. A "fly-through" video of the proposed project was shown followed by a video with interviews from local Downtown business owners. Mr. Cowan indicated that his remaining presentation was divided by topics of 1) Living (residential development); 2) Working (non-residential development) and 3) Gathering (public spaces).

To keep the meeting on track he proposed to cover each topic and respond to questions/comments from the group topic-by-topic. Any remaining questions or comments would be answered at the end of the planned format.

Those in attendance had questions/comments regarding the following topics:

"LIVE MIDTOWN"

- An attendee asked how student housing would be controlled/discouraged.
- A citizen asked about the sequencing of the buildings. Among the residential, civic and commercial buildings, which one(s) are planned to be built first?
- A person asked if there would be a phasing plan for the PR (Planned Residential) section?
- A citizen asked how many people will be living and/or working in the proposed project when it is complete? What is the hotel capacity? He added that there is an enormous customer base in Downtown.
- An attendee asked if the townhouses would have 2-car garages?

-A citizen expressed concern about the location/quantity of parking for the proposed library building. He feels that patrons will have to compete for parking spaces with the many other uses within the project. There were comments that library patrons do not want to walk a long way. Could more parking be dedicated to the library or the library moved close to the Public Safety building?

-A resident asked what proffers are being offered for green-friendly buildings and energy efficiency.

-One of the developers of Clay Court commented that she had heard from hiring specialist for a few of the technology and office related businesses that a lot of the people they interview for jobs are dismayed with the lack of quality housing for young professionals and families so this project would really appeal to that demographic.

-A citizen mentioned that Clay Street connects to a number of existing residential neighborhoods. Does the Town or the applicant plan to address the increased traffic on Clay Street that would be generated? There was further comment about the need for sidewalks on Clay Street.

-A citizen asked if there is a sidewalk planned from Eheart to Miller.

-An attendee asked how they (the applicant) plans to deal with increased traffic at the intersection of Clay Street and South Main St. given the Clay Court residents and business patrons already have difficulty entering and existing the site on Clay Street.

-A citizen mentioned that the residential use mix in the project seems dependent on the housing market and whether people are buying or renting. Is there a chance all of these buildings will not be built? There were questions as to would the applicant construct only townhouses? Is the applicant committing to a mix of housing types?

-A person asked if the applicant had an approximate total for all the residential units.

-A person asked if the apartments would be bought outright (for sale product) or rented.

-A citizen asked how the project would address the problem of undergraduate student rentals given the pressures for student housing.

-An attendee asked how the applicant planned to avoid "football rentals" and used as an example the neighboring Clay Court project. In the attendee's opinion the Clay Court project is not contributing to the Downtown as it could because the owners are not full time residents and only in Blacksburg for very limited periods of time.

-An attendee noticed that there are a lot of stairs proposed with the project and asked how ADA accessibility needs would be handled?

-A citizen asked whether the two buildings near the Building Safety building were proposed as mixed use-residential and commercial buildings.

"WORK MIDTOWN"

-A citizen asked for clarification on what is a "Public Safety" building.

-Based on that answer, an owner of Clay Court Condominiums adjacent to the project asked if headlights from cars in the Public Safety building garage would shine into Clay Court windows at night.

-An attendee asked if/when the PPEA (Public-Private Education Facilities and Infrastructure Agreement) for the Public Safety Building will be discussed/decided. There was inquiry if that process would include a public hearing?

-An attendee asked when the public will know if the library is a definite part of the project. As follow up, an attendee asked what is the fall back use if the library can't/doesn't participate?

-A citizen asked if the Public Safety Building could incorporate both police and fire departments.

-A citizen stated that you can have civic uses in the existing R-4 district. She also noted that the Downtown Commercial zone district is not as "locked in" as in the Planned Commercial zoning district. Citizens are concerned about "surprises" that occur after approval.

-A citizen stated they support the project with the library and other civic uses but are concerned about the commercial spaces and the hotel. The resident does not want bars with lots of noise or other neighborhood impacts.

-An attendee pointed out that there are commercial spaces in the area of the project now that are under used or no longer in business. How confident are you as the applicant that the commercial spaces that you are proposing will be occupied?

-A person asked if the Town will make the final decision about the location of the Public Safety Building.

-A person asked if the project is eligible for federal dollars such as brownfields redevelopment funds.

-An attendee stated that they noticed that a lot of the buildings have flat roofs and in their experience, flat roofs leak terribly. How do they (the applicant) plan to address/remedy this?

"GATHERING IN MIDTOWN"

-An owner in Clay Court stated that if this project is built as shown, it looks like Clay Court rear entrances on the 2nd and 3rd floor will back up to an alley behind the Public Safety building with no access to the project. The Clay Court HOA is concerned about interface between this project and the Clay Court residences. The HOA would like to talk further with the applicant on this issue.

PARKING

The applicant stated that there will be approximately 400-500 covered parking spaces for residential parking; 250 surface parking spaces for hotel and civic uses and approximately 300 spaces in the parking garage. There were no further questions regarding this topic from those in attendance.

TRAFFIC

The applicant stated that they partnered with the Town on a traffic study for the Main Street Corridor. The applicant stated there will be an additional traffic light and turn lane at Main St. /Eheart St. intersection. The applicant will pay for the traffic light and to have all the traffic lights on Main Street reprogrammed to incorporate this new light.

-A citizen asked if there were plans to install bike racks and what locations.

-A citizen asked if the applicant anticipated overflow parking of the residential properties and where would that be? Would they use the parking garage?

-An attendee stated that the current traffic study doesn't seem to take into account the future needs of traffic in the Town of Blacksburg as it grows.

-An attendee asked if the applicant had considered the cumulative effect of air pollution and noise from those cars passing by and particularly those waiting at the traffic lights around the project.

-A citizen stated that she lives near the development and is very excited about the project. She wanted to applicant to speak more about the challenges of the existing Clay Street intersection. She also noted that the illustration shown includes a proposed fountain on the plaza. She suggested increasing the attractiveness to families by considering a "splash pad" option instead of a fountain. Other comments included that the fountain would make a great commercial anchor. It was noted that the Clay Street intersection is very crowded, very convoluted and difficult to manage today without traffic from the proposed development.

- An attendee asked if all the residential parking would use of the same entrance/exit.
- An attendee would like to see pedestrian traffic focused away from Eheart Street and would like to advocate for establishing a No Left Turn on Miller Street as it seems to be a congestion point on Main Street today.
- A citizen stated that by "quadrupling" the traffic, the applicant is forcing traffic onto local roads and endangering homeowners. The neighbor elaborated that people who want to drive through to the south or north and go around the project will make the cut up early on South Main Street. There are significant concerns about existing and increasing cut-thru traffic in adjacent neighborhoods particularly to the south of the project.
- A attendee said they supported the proposed project and liked the parking plan but felt that Downtown parking overall was so bad already that they feared the impacts to the project of spillover parking from those not living/working/gathering at the development.

- Glen Reynolds identified himself as representing the property owners of the offices and businesses in the 500 block of South Main Street which will be directly across from the completed project. He asked that the applicant consider moving the setback of the buildings an additional 10 feet to soften the look of the area and be more consistent with the setbacks across the street. He stated that the marketing literature does not match the flyover video that was shown in the meeting. He indicated they would like to see porches and steps onto and into the buildings. A sidewalk between the Clay Court building and the development should be included for connectivity and inclusion. He commented that the library space needs more parking spaces. Lastly, he indicated they support the project.
- An attendee asked if the traffic study included a look at transit with bus routes and bus stops in the project.
- A citizen asked if there will be options for one-level/Aging in Place living in the residential areas.
- A citizen asked if the Town requires all new developments to be equipped with ADA friendly components. He noted challenges experienced by a disabled friend.
- A citizen asked if there will be a bus stop with a bus pull-off in the development. Is the road through the development wide enough for a bus?
- A resident suggested bus traffic should go through the development and stay on Church Street in Downtown. He felt this would help eliminate congestion on Main Street.

The meeting was adjourned at 9:13 am.

Neighborhood Meeting R2017-0006 OBNS REZONING
 Date 5-23-18 7:00 pm

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Neighborhood Meeting R2017-0006 OBMS reorganizing
 Date 5-23-18 7:00pm

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Neighborhood Meeting R2017-0006 OBMS reporting
 Date 5-23-18 7:00pm

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Neighborhood Meeting

RZ017-0006 OBMS Reporting

Date

5-23-18 7:00pm

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**RZN17-0006 Old Blacksburg Middle School Rezoning
Neighborhood Meeting**

November 13, 2017

7:00 pm

Town Council Chambers

The Neighborhood Meeting began at 7:02pm. Town Staff in attendance were: Anne McClung, Maeve Gould and Kasey Thomsen. Steve Semones and Jim Cowan were in attendance representing the applicant.

Anne McClung began the meeting by discussing the process and schedule for the meeting and meetings to come and gave a broad overview of the project. The meeting was then turned over to Steve Semones and Jim Cowan who gave a detailed presentation of the proposed development. The meeting was then opened for questions from those in attendance.

Those in attendance had questions/comments regarding the following topics:

- A citizen asked if the applicant could address the proposed improvements along the perimeter of the project on Clay St. and Eheart St...
- An attendee commented that the opening of Church Street is a good idea so why not open (widen) more streets and create more connections to alleviate traffic problems?
- A resident asked if the Town does not opt to put the new Public Safety Building in the project or a library does not go in the project what other uses would go in those locations.
- An attendee asked about the density of the project for both the residential and commercial components and specifically how many single family, duplex and multi-family units are proposed?
- A citizen voiced opposition to the project concerned it will ruin the "little town" that people want to move to, further commenting that Blacksburg does not have the infrastructure to support this development and there are already empty offices and store fronts now. Traffic is already terrible in this area and this will only increase problems with this development. The citizen requested that Blacksburg continue to "think small town."
- An attendee commented that he feels that the developer has put a lot of thought into this plan and that we should acknowledge that Blacksburg will continue to grow. He asked if there has been an estimate to how much revenue this project would bring to the Town.
- An adjacent neighbor spoke sharing that there is a lot about the plan that he likes. He likes the trail and bike/pedestrian aspects but he is concerned that neither the office building nor the hotel face the street. How will this orientation generate street activity? He would like to see some entrances facing the plaza and entrances from the plaza to the offices and commercial spaces. He also questioned the

provision of so much civic space and wondered if it would actually be used. He also asked how trash and deliveries would be handled for the hotel and office buildings.

-A resident stated that he has lived here for 40 years and does not see anything in this proposal that will improve his personal quality of life. He inquired as to the rationale and viability for the development uses? He asked if there is a need and demand for another hotel. Is there demand for the commercial uses proposed?

-A citizen expressed concerns about the old fraternity site on Clay St. The site seems too small to be able to accommodate 48 bedrooms per acre. This seems to be a very dense use and a lot of bedrooms especially when this parcel is surrounded by single family homes.

-An attendee asked if Eheart Street will have metered on-street parking. What is the bike lane width proposed and will property owners on the other side of Eheart have part of the ROW taken from their property?

- A citizen asked how much of the proposed development being shown is guaranteed and how much is changeable? Will this be built all at once or done in phases? Is Midtown Development (applicant) planning to stay with the project during all of the project buildout and into the future or sell the property?

-An attendee asked how the applicant plans to handle the grading differential where the office building is planned to be located.

-A resident asked for information on the final buildout of the project and the counts for pedestrians, residents and traffic?

- A citizen asked if the applicant was planning any environmental sustainability measures for the proposed non-residential buildings and for the residential units. Are you encouraging LEED certification? Is any screening for the businesses proposed? Will the businesses be small, family owned boutiques or large chain businesses?

-A resident asked if the applicant would be constructing sidewalks on Clay Street.

-An attendee noted that there seemed to be a lot of stairs within the development and some with significant grade variations. Will there be suitable handicap accessibility to and around the site?

-A resident asked how much impervious surface is proposed in the project and how will stormwater be managed?

-A resident commented that in the 3-D flyover, the buildings seem very big and very tall and would not fit into the character of the rest of the surrounding area.

- An attendee asked if there would be any improvements to Clay Street.

-A citizen noted that we are losing a lot of green space that will not be replaced and suggested the project include green roofs.

-An attendee requested that a lot of thought be given to the plaza design so it will be viable and draw people downtown.

- A resident asked what effect this development will have on the existing creek that runs through downtown.
- A citizen asked what storm event (what year storm) was used in the stormwater calculations noting concerns that Main Street may flood.
- A resident commented that two big draws for downtown are the Huckleberry Trail and the library. Will this development offer easy connections to these areas?
- An attendee asked what will happen to the existing parking lot on Clay Street.
- A citizen asked about the proposed height of the buildings? Will they be taller than the large pine trees on Eheart Street? Will those pine trees be staying or will they be removed with this project?
- A resident asked how the applicant will make sure this doesn't turn into student housing.
- An attendee asked if there were restrictions on building height.
- A citizen asked about the parking structure and the overall scheme for parking in the project as a whole?
- An attendee asked what the planned price range is for the different types of units. Based on numbers given by applicant, the citizen feels this will price out the majority of people who live or work in Blacksburg. The citizen shared that VT professors and people with families will not be able to afford to live there.
- A resident asked if this development is for families or those employed at the VTCRC. What is the target market? The proposal as presented doesn't seem to be intended to reduce the cost of housing in Blacksburg. The cost of housing in Blacksburg is a problem.
- An attendee commented that there had been talk during the meeting about students living in the project and he said that students do not want to live there. We like our student housing.
- A citizen commented that the old fraternity site at 402 Clay Street is not owned by the applicant but by the Virginia Tech Foundation. What commitments does the applicant have from them? Do you have some kind of guarantee or agreement? Will it definitely be residential uses?
- A neighbor asked if aside from the planned new traffic signal, what other traffic control or traffic limiting plans the applicant has for Willard Drive, Clay St. or Eheart St. Are any stop signs or speed humps planned to help address cut through traffic and speeding.
- A citizen asked what the cost to the Town for this development is. What is the Town's investment and what is the proposed revenue for the Town?
- A representative of the Clay Court Homeowners Association and resident of Clay Court spoke. He said that many of the balconies at Clay Court will face this development. What is the potential setback of the building between Clay Court and this development? More green space or a buffer; anything to enhance the space between the two areas and reduce noise would be appreciated.

The Neighborhood Meeting ended at 8:49 pm.

Neighborhood Meeting: Old Blackstone Middle School Rearing
 Date: 11-13-17

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Neighborhood Meeting: Old Blacksburg Middle School Reopening
 Date: 11-13-17

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Neighborhood Meeting: Old Blackology Middle School Reopening
 Date: 11-13-17

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Jeff Stasser	1011 NIK Ryan Dr	jstasser@sasbuilders.com

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Neighborhood Meeting:

OBMAS Reopening

Date: 11-13-17

NAME

ADDRESS

EMAIL

Please indicate with * if you would like to receive an emailed copy of the staff report

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513

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