

May 2, 2019

Kinsey O'Shea
Town of Blacksburg Planning & Engineering
400 South Main Street
P.O. Box 90003
Blacksburg, VA 24062-9003

RE: The Standard at Blacksburg
Job No. 2907.0

Dear Ms. O'Shea:

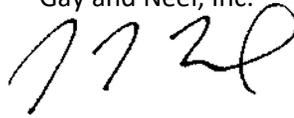
The following is a summary of changes included in our packet for the above referenced project.

1. We have clarified the proffer and narrative to confirm NGBS Bronze Certification. The project will be certified.
2. Setbacks have been revised and clarified along with a drawing illustrating the setbacks around the perimeter of the site.
3. The locations of the electric car charging stations has been clarified.
4. The project materials percentages and types has been included on the architectural drawings.
5. Project signage details have been revised and clarified.
6. Architectural revisions to the façade articulation and vertical diversity have been provided and are illustrated in the submitted renderings and elevations.
7. We have provided a landscape master plan detailing proposed canopy coverage, tree selection options, and tree locations for the site.
8. The provided floor plans from Dwell illustrate the bike parking spaces within the Bike Rooms and the parking structure.
9. The TIA has been revised to incorporate the traffic from the Patrick Henry project.
10. A new cross-walk has been proposed at Progress and N. Main Street to encourage bus riders to cross at appropriate locations.
11. The Standard recognizes its potential impact on adjoining properties and their mature vegetation and has proffered to mitigate those impacts via a re-planting program available to neighbors. A new section on Buffering and Landscaping has been included into the narrative.
12. Pictures of amenity areas from previous Standard projects that have been constructed are included to illustrate the proposed look and finish of these areas.
13. A new section in the narrative is included discussing the potential parking impact on adjacent properties.
14. A new section in the narrative is included discussing the warranted left turn lanes and the proposed improvements.
15. A new illustration has been provided illustrating the walking distance to several bus stops adjacent to the property.
16. The sidewalk along the front of the property has been expanded and a buffer between the street and sidewalk has been provided. This sidewalk is wider than Town standard and will provide for both pedestrians and bicyclists.

17. A fire access drive with mountable curb has been provided off of Broce Drive as requested by the Fire Marshall.
18. The Bike Room on the N. Main Street frontage has been converted to add a Bike Kitchen (Fix-it shop) open to the public.
19. The site entrance located on N. Main Street has been limited to right out only traffic. This also provides a small refuge island for pedestrians crossing the site entrance.
20. A graphic has been provided illustrating the large negative impacts of installing a full dedicated left turn lane on N. Main Street.

Thank you for your time in reviewing this project. If you have any questions, please feel free to contact me.

Sincerely,
Gay and Neel, Inc.

A handwritten signature in black ink, appearing to read 'J T Neel', written in a cursive style.

John T. Neel, P.E.
President

JTN/scw