



Gilbert Street Mixed-Use

Change of Zoning Classification (Rezone) Application Blacksburg, Virginia

Prepared for:
Virginia Tech Foundation, Inc.
University Gateway Center
902 Prices Fork Road
Suite 130 (MC 0490)
Blacksburg, Virginia 24061

August 1, 2019



NORTH END
shop. dine. enjoy.

W.M.
Jordan
COMPANY

 HANBURY



Draper Aden Associates
Engineering • Surveying • Environmental Services

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APPENDICIES

- A Disclosure of Equitable Ownership
- B Letter to Mr. John W. Hoernemann dated July 31, 2019
- C Revised Proffer Statement for the Change of Zoning Classification Application to Establish a New Master Plan and Proffer Statement
- D Legal Description of Property
- E Conceptual Stormwater Management Calculations (Via Separate Cover)
- F Right-of-way Vacation Submittal (Attached and Via Separate Cover)
- G Chapter 527 Requirement Review Memorandum dated July 24, 2019
Town of Blacksburg VDOT Traffic Impact Analysis (TIA) Supplemental Application
- H Traffic Impact Analysis (Via Separate Cover)
- I Amendment of Special Signage District Submittal dated August 1, 2019
(Attached and Via Separate Cover)

PLANS (Via Separate Cover)

GZ-100	Cover Sheet
C001	Vicinity and Zoning Map
C100	Boundary Survey and Adjacent Owner Information
C200	Existing Conditions
C201	Existing Conditions Legend and Structures Tables
C301	Site Plan – Prices Fork Road Level
C302	Site Plan – Gilbert Street Level
C500	Grading and Drainage Plan
C600	Utility Plan
C700	Right-of-way Vacation Exhibit
L100	Landscape Plan
AZ-101	Exterior Elevation
AZ-102	Exterior Elevation
AZ-103	Exterior Elevation
AZ-104	Exterior Elevation
AZ-201	Exterior Rendering – South East View
AZ-202	Exterior Rendering – North East View
AZ-203	Exterior Rendering – South East View
AZ-204	Exterior Rendering – South West View
AZ-205	Exterior Rendering – North East View

**TOWN OF BLACKSBURG
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)**

This application and all accompanying information must be submitted in full before the Rezoning Request can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Proffered conditions of approval are binding. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 5) Legal description of the property
- 6) Completed VDOT 527 (Traffic Impact Analysis) Form
- 7) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 8) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** The applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 9) Fee of \$1500 for Rezoning, or \$2000 for Planned Residential Rezoning, or \$1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 10) Proof of pre-submittal meeting between Town staff and applicant/agent
- 11) Prior to the initiation of an application for Rezoning, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 12) Any applicant for a Rezoning shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 13) Proffer statements that meet the requirements as stated below
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

C. J. SKIP SMITH  DATE: 7/30/19
By signing this application, I affirm that this application is complete and all required items are included

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

 DATE: 7/30/2019
By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Rezoning: 211 Prices Fork Road and 460 Turner Street

Tax Parcel Number(s): 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97

Acreage: 3.65

Present Zoning District: Downtown Commercial (DC) with Conditions

Proposed Zoning District: Downtown Commercial (DC) with Amended Conditions

Present Use of Property: Restaurants, retail

Proposed Use of Property: Mixed-Use of restaurants, retail, office, public event space

Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? Yes

Previous Rezoning Ordinance Number: Ordinance 1699

APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)

NAME: Skip Smith, Vice President of Development, W.M. Jordan Company, Incorporated

ADDRESS: 11010 Jefferson Avenue, Newport News, Virginia 23601

PHONE: (757) 596-6341 EMAIL: ssmith@wmjordan.com

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. All names of members or beneficiaries of a trust must also be disclosed. Signature blocks for multiple property owners may be obtained on separate sheets if needed)

NAME: C S Shopping Center, LLC

ADDRESS: c/o Virginia Tech Real Estate Foundation, 902 Prices Fork Road, Suite 130, Blacksburg, Virginia 24061

PHONE: (540) 231-6374 EMAIL: carrie.woodring@vtf.org

ENGINEER/ARCHITECT (optional)

NAME: Carolyn Howard, Vice President, Regional Manager, Draper Aden Associates

ADDRESS: 2206 S Main Street, Blacksburg, Virginia 24060

PHONE: (540) 552-0444 EMAIL: choward@daa.com

DESCRIPTION OF REZONING REQUEST

Section 15.2-2286(A)(7) of the State Code of Virginia states that, " Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request** (attach additional pages if necessary).

Need and justification for the change in zoning classification

Please see attached

Identify any anticipated effect of the proposed change on public services and facilities

Please see attached

Justify appropriateness of the property for the proposed changed, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses

Please see attached

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)

Please see attached

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community

Please see attached

PROFFERED CONDITIONS

Potential proffers can be discussed as part of the presubmittal meeting, and should also be a part of the discussions with staff early in the review process.

PROFFERED CONDITIONS, IF ANY, MUST:

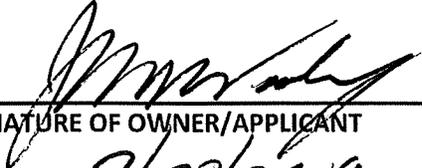
- 1) Be prepared by an attorney and be completed and accepted by the Town prior to the advertising for the Planning Commission Public Hearing;
- 2) Have a reasonable relationship to the rezoning;
- 3) Not include a cash contribution to the Town;
- 4) Not include mandatory dedication of property; and
- 5) Not include payment for construction of off-site improvements. The rezoning must give rise to the need for the conditions and the conditions must be related to the physical development or physical operation of the property and be in conformity with the Comprehensive Plan

Attach proffer statement with application.

OWNER CONSENT STATEMENT

I/We the owner(s)/applicant/contract purchaser(s) of the property described on this application do hereby apply for a change of zoning district classification described on this application.

I/We state that no application for a change in zoning district classification, substantially the same as this request, has been considered by the Town Council for the above-referenced property, or any part thereof, within one year prior to the date of this application.



 SIGNATURE OF OWNER/APPLICANT

7/30/2019

 DATE

2.0 DESCRIPTION OF CHANGE OF ZONING REQUEST

Change of Zoning Request from Downtown Commercial with Conditions to Downtown Commercial with Amended Conditions.

2.1 Need and Justification for the Change in Zoning Classification

This Change of Zoning Classification Application (Rezone) is hereby submitted to request rezoning of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97 from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions pursuant to Ordinance 1699 adopted by the Town of Blacksburg on November 12, 2013, which Ordinance 1699 amended Ordinance 1057, adopted by the Town of Blacksburg on October 11, 1994, regarding the Collegiate Square Project at the Intersection of Turner Street and Prices Fork to Establish a New Master Plan and Proffer Statement.

C S Shopping Center, LLC, as owner of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; and 226-A-97 (collectively, the "C S Shopping Center Fee Parcels") and ground lessor of the parcel identified as Tax Map Number 226-A-98 (the "C S Shopping Center Ground Lease Parcel") (the "C S Shopping Center Fee Parcels" and "C S Shopping Center Ground Lease Parcel" are, collectively, referred to herein as the "Property") hereby requests the Change of Zoning Classification to facilitate the construction of a five-story mixed-use building (with rooftop terrace) by amending the Master Plan and Proffer Statement that currently direct development of the Property by Ordinance 1699. C S Shopping Center, LLC has provided a copy of this Application to John Hoernemann, ground lessor, in accordance with the Ground Lease recorded in the Clerk's Office of the Circuit Court for Montgomery County, Virginia, in Deed Book 1092, at page 546. A copy of the notice letter that was sent to Mr. Hoernemann is attached to this Change of Zoning Classification Application in Appendix B.

The Property on which the Gilbert Street Mixed-Use Building will be located consists of approximately 3.65 acres. The proposed Gilbert Street Mixed-Use Building, consisting of approximately 250,000 square feet of gross floor area, will replace two existing buildings located at 211 Prices Fork Road and 400 Turner Street with an iconic, mixed-use building designed to LEED Silver standards and located at

the entrance to downtown serving as a flagship for retail, restaurant and office commercial buildings in Downtown Blacksburg. The Applicant has simultaneously submitted a Conditional Use Permit Application for the construction of the five-story building with rooftop terrace up to a 100' allowance with projected height to be approximately 97'. In order to create a dense, urban mixed-use building accommodating the needs of all proposed uses, the first floor retail/restaurant level will be 20'-6" measured from floor to floor and all of the office floors will be 14'-8" measured floor to floor. The floor to floor heights and resulting total building height is necessary to accommodate the structure, duct work, utilities located within the ceiling of each floor while allowing room for the desired ceiling heights for each use. The total building height also includes the enclosure for the rooftop terrace and mechanical screens. Building height is proportionate in mass and scale to surrounding area and steps back on upper levels to match the scale of the adjacent buildings. Stepping back the building at the Turner Street façade on the first floor level to create an urban plaza and outdoor restaurant seating enhances the pedestrian experience. The Applicant completed a calculation test on the fire suppression system and fire flow test on the hydrant. Based on the hydrant flow test performed on June 13, 2019, the available water supply is 5,569 GPM @ 20 PSI, which appears to be sufficient water supply to meet the fire protection water demand for the building. The Gilbert Street Mixed-Use Building will be sprinkled and a fire pump is located in the building.

Critical to the vibrancy of Downtown Blacksburg are retail and restaurants that provide services to residents of Blacksburg and visitors to the area, especially pedestrians taking advantage of the businesses located within the Downtown. The Gilbert Street Mixed-Use Building will include a national retailer and additional smaller retailers, a public-use signature restaurant with outdoor space on the main level, and a public-use rooftop restaurant with an outdoor terrace and event space. Total retail and restaurant area is estimated to be 45,462 square feet. This is an increase of 30,040 square feet above the current retail space in 211 Prices Fork Road and 400 Turner Street.

The office space is currently slated to house an expansion of Virginia Tech's computer science faculty (approximately 40,000 sq. ft.), Behavioral Health (including counseling offices), and the Outreach and International Affairs (OIA) Department. OIA is an administrative unit that is responsible for VT's community engagement and global outreach activities in the domains of education, research and

discovery. OIA works with university faculty and students to enhance efforts at VT in workforce development and institutional capacity development within the Commonwealth and internationally. OIA also focuses on globalizing the VT campus through partnerships with universities, industries and governments around the world.

The need for additional computer science faculty and office space is necessitated by the Commonwealth's agreement with Amazon and the connection with the emerging VT Innovation Campus located in Northern Virginia. VT agreed to expand its computer science program in Blacksburg by hiring 130 new computer science faculty members, which will all be very high paying positions. These new faculty jobs and additional support staff positions will likely result in the same number of families moving to the Blacksburg area, thereby providing additional tax revenues and other economic stimulation. These new faculty positions are being funded in part through the Commonwealth's \$1 billion commitment to support the "tech talent pipeline" for Amazon and other high-tech employers, and the Innovation Campus.

The Innovation Campus will focus on graduate programs in computer science and software engineering, and over 500 master's degree students are expected to be enrolled there within five years. While these graduate programs will be located in Northern Virginia, the intention is for there to be great connectivity between the northern Virginia and Blacksburg campuses, including internships, conferences and shared activities and programs.

There are other benefits to the Town of Blacksburg that can be directly linked to the Innovation Campus. Companies already located in Northern Virginia have publicly expressed an interest in establishing a presence near the Blacksburg campus to encourage tech research and to attract Virginia Tech students as employees. There is the potential that some of these companies may become future tenants in the Gilbert Street Mixed-Use building or locate to other vacant retail areas within the New River Valley. This additional commercial activity will certainly benefit the Town of Blacksburg by increasing tax dollars and resulting in additional employees living in or around the vicinity of Blacksburg. Moreover, this continued connectivity to the Innovation Campus will likely result in additional transportation and hospitality business needs in the Blacksburg vicinity as more faculty and students travel between the two campuses. While it is too early to assign actual data and numbers to

this increased economic activity, it is not premature to make predictions of the positive impact Amazon and the Innovation Campus will have on the Blacksburg community.

The #460 Building will remain as currently constructed, however, to improve the entirety of the site, the excess impervious area that housed a dumpster and parking to the north of the building will be transformed to a pedestrian-friendly green space.

A pre-application meeting with the Director of Planning, the Applicant and Property Owner was held on July 16, 2019.

2.2 Impact on Public Services and Facilities

Sanitary sewer system modifications are needed to accommodate the proposed development. Modifications will include rerouting the main that currently crosses the proposed building site to north on Turner Street and tie into an existing manhole located near Prices Fork Road. Additionally, portions of the existing main in Gilbert Street will need to be reconstructed to reverse the flow towards Turner Street. To maintain service to existing tenants within the #460 Building, a portion of the existing sanitary sewer main will remain within an easement on the property.

Storm sewer modifications are also needed to accommodate the proposed development. Modifications will include rerouting the 24-inch RCP storm sewer main that currently bisects the proposed building site. The rerouting of the main is proposed to bypass around the building to the north and connect into an existing manhole located near Prices Fork Road. Storm sewer flows will continue within the existing storm sewer main which ultimately outfalls into Stroubles Creek located approximately 1000 feet downstream.

Access to the trash compactor for refuse collection for Building #460 will be achieved through entry from Turner Street via the new site entrance. This new site entrance will provide access through the proposed building parking and connect into the improved entrance at Prices Fork Road. Access to parking serving the #460 Building will be maintained through the improved entrance from Prices Fork Road and the entrance on Turner Street.

2.3 Justification Relating to the Zoning District and Use and Design Standards

2.3.1 Justification Relating to the Zoning District

The Applicant recognizes that the Downtown Commercial district is the heart of Town culturally, geographically, and historically and is intended to be a predominantly pedestrian area, catering to bicycle and pedestrian traffic with shops and storefronts close to the road, pedestrian scale, wide walkways, street trees and limited off-street well screened parking. The design of the building, proximity to Turner Street and Gilbert Street for pedestrian access and first floor retail and restaurant with outdoor patio areas, will foster a predominate pedestrian access, focusing on both bicycle and pedestrian users. A terraced landscape wall along Turner Street dually serves as a pedestrian ramp for ease of access to the ground floor retailers. The office users will provide additional downtown foot traffic for existing restaurants and retail shops. Sidewalk width from back of curb to the building at ground level will be at least ten (10) feet on Prices Fork and Turner Street.

The history of the area is retained with preservation of historic structures. Currently isolated by incompatible, auto-related uses, enhanced landscaping and pedestrian amenities in the area around St. Luke and Odd Fellows Hall that will be created by this project, consisting of approximately 90 feet of open space between Odd Fellows Hall and the proposed Gilbert Street Mixed-Use Building, provides additional useable outdoor space as well as enhanced appearance of the historic structures. This enhanced open area expands the current distance between the existing building (211 Prices Fork) and Odd Fellows Hall by an additional 20 feet (current distance is 70 feet between 211 Prices Fork and Odd Fellows Hall) on the ground level. This will afford the opportunity for additional community and recreational activities while opening up access for pedestrians to the historic area.

Vitality and interaction of people and activities is central to the core of the Downtown. The public-use rooftop destination terrace, with a capacity of 350 people, will operate as a full-service restaurant but will also be open for reservations from the public for events with the capability of a variety of configurations to meet various event needs and floor layouts which will help grow events for the community like weddings, corporate celebrations and other private events hosted by the public for their special occasions.

Additionally, the project will promote and serve as an enhanced connection from the VT campus to downtown Blacksburg contributing to a broader non-motorized transportation infrastructure for bicyclists and pedestrians in and from all directions.

2.3.2 Justification Relating to the Use and Design Standards

Recognizing that the use of contemporary interpretations of earlier design styles of surrounding structures in the Downtown Commercial District is encouraged; including characteristics such as scale, massing, roof shape, window size, shape and spacing, and exterior materials, the Gilbert Street Mixed-Use Building is proposed to be contextual to its surroundings, while introducing innovation and forward-thinking elements to the Downtown; thereby bringing together iconic architecture, a considered landscape design and tomorrow's technology with coveted amenities, and curated retail and social spaces that will nurture people and attract new talent.

Despite its urban context, this building will provide physical and visual access to nature throughout the building, offering a workplace where inside can be outside, and where outside can come in. Office spaces and a rooftop restaurant event terrace will offer sweeping views of the beautiful Town of Blacksburg, the Blue Ridge Mountains and Virginia Tech's campus. The building form is terraced down to break up the height and carved to bring an abundant amount of natural light into the spaces. The space is designed for flexibility, allowing tenant spaces to adapt over time. Using contextual masonry materials and wood for warmth and human-scale texture, the design of the building responds and contributes to the transition between campus and this vibrant, accessible mixed-use downtown district where modern companies and entrepreneurs will envision, create and define the future.

Brick, metal panel, and curtain wall clad the majority of the exterior, with a limited amount of Hokie Stone accenting the entrance and site walls and wood cladding at entrances and exterior ceilings. The street elevation of the Gilbert Street Mixed-Use Building will have at least one (1) street-oriented entrance, and contain the principal windows of the structure. The proposed building height is 97 feet at the highest point, and steps down to meet the scale of the existing four-story North End Center building across Gilbert Street. A cast-in-place concrete parking level is partially below grade, over which

would stand a steel frame and metal stud 6-story building with primary entrances at the Gilbert Street level.

The Gilbert Street Mixed-Use Building will include ground level and elevated parking, street level retail and four levels of office space. Each of the four non-retail floors is designed as a multi-tenant Class A office space, containing two conference rooms on each level that will seat approximately 25-30 persons.

All roof-top equipment will be enclosed in building materials that match the Gilbert Street Mixed-Use Building materials.

Automobile entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on the surrounding area. The parking level is below grade and the at grade on-site parking is shielded from view by a terraced landscaped wall along Prices Fork Road. Services to be provided to the retailers and restaurants, including but not limited to, waste removal and food delivery will be effected on the first floor of the parking garage likely during off-hours. Service vehicles entering the garage to perform services will close the service doors during loading and unloading as a means to screen those activities from view from outside of the building.

2.4 Compatibility with Comprehensive Plan

The 20-Year Illustrative Vision for the subject site identifies it as "Retail Opportunity". There are a number of attributes that contribute to the Downtown Commercial community's character and uniqueness and that give it a "sense of place." The vision for Downtown Northwest is walkable, urban, architecturally appealing with mixed use targeting retail anchors along Prices Fork. The Gilbert Street Mixed-Use Building offers all of those attributes to help foster the character and uniqueness of the downtown.

The Gilbert Street Mixed-Use Building articulates many of the Community Character Principles set forth in the Comprehensive Plan:

CCP 7. Commercial development should be street-oriented. Pedestrians, bicyclists and transit riders are better served by buildings that meet the street with meaningful street-oriented entrances and vehicular

parking located to the side or rear. Parking should not be a dominant feature of the development. There should be clearly defined safe pedestrian routes to buildings and to the public sidewalk system across vehicle travel ways.

CCP 8. To ensure economic viability over time, commercial structures should be constructed with quality building materials and maintained. Quality construction and materials should be used so that new buildings withstand the test of time and are not designed for obsolescence. Architectural style should be sensitive to the character of surrounding properties.

CCP 9. With limited availability of commercial land, efficient use of the land is critical to provide services to a growing population. Redevelopment of aging commercial centers is the most significant opportunity to meet this need.

CCP 10. Offices are part of the desired mix of uses in the Downtown but should contribute to the vibrancy and vitality of Downtown throughout the day and night.

2.5 Impact to the Zoning Ordinance and Community Welfare

The Gilbert-Street Mixed-Use Building furthers the purposes of the Zoning Ordinance by promoting the character and identity of the Downtown Commercial Zoning District. It will consist of a high-quality building, mix of uses, ground floor retail, density and urbanity, will promote a connection with the VT campus and downtown, will be walkable, located in a dignified location and compatible with the surrounding area.

The presence of a national retailer embodies the vision for retail in the corridor as shown on the Town's Downtown plans for future development.

The following uses and structures are permitted by right subject to all other applicable requirements contained in the Zoning Ordinance:

Office*

Financial Institutions (without drive-through)

General Office†

Medical Office†

Commercial*

Brewpub

Clinic

Commercial Indoor Entertainment

Commercial Indoor Amusement

Communication Services

Consumer Repair Services

Funeral Home

Neighborhood Convenience Store

Parking Facility♦

Pawn Shop

Personal Improvement Services

Personal Services

Public Farmers Market

Restaurant, Fast Food

Restaurant, General

Restaurant, Small

Retail Sales

Specialty Shop

Studio, Fine Arts

Veterinary Hospital/Clinic

Miscellaneous

Accessory Structures

*Without external speakers only. Any use which incorporates an external speaker, may be permitted only with a conditional use permit.

†On all floors except the ground floor.

♦Allowed on lots fronting Main Street only when other permitted commercial uses occupy the Main Street frontage

The Gilbert Street Mixed-Use Building proposes to provide space for the following uses (or some combination of them): General Office (on floors 2-5) and restaurants (a mix of General and Small), Retail Sales, Specialty Shops and perhaps a Studio, all of which are by-right in the Downtown Commercial Zoning District. The Applicant is simultaneously applying for a Conditional Use Permit to request up to 100' of building height and acknowledge that it must comply with the criteria and standards set forth in Zoning Ordinance Amendment #44 (criteria outlined in Section 3141(c) of the Zoning Ordinance) if approved.

The Applicant recognizes that it must seek approval of a North End Signage District Amendment and is simultaneously applying for same.

By providing additional opportunity for pedestrian walkability to a national retailer, a rooftop terrace, restaurants and shops while providing state-of-the art office facilities, the general welfare of the community is enhanced.

3.0 PROFFER STATEMENT FOR THE APPLICATION

Refer to Appendix C for complete Revised Proffer Statement for the Change of Zoning Classification Application to Establish a New Master Plan and Proffer Statement for Tax Map Nos. 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98 and 226-A-97.

Proffer #1: The Site Plans and accompanying Change of Zoning Classification Application and accompanying documents contain the details of the application. This proffer provides assurance to the Town that the project will be developed in accordance with the documents.

Proffer #2: Enhanced landscaping in the area around St. Luke and Odd Fellows Hall will provide additional useable outdoor space as well as enhanced appearance of the historic structures.

Proffer #3: Currently isolated by incompatible, auto-related uses, approximately 90 feet of ground-level open space between Odd Fellows Hall and the proposed Gilbert Street Mixed-Use Building, provides additional useable outdoor space as well as enhanced appearance of the historic structures. This enhanced open area expands the current distance between the existing building (211 Prices Fork) and Odd Fellows Hall by an additional 20 feet (current distance is 70 feet between 211 Prices Fork and Odd Fellows Hall). This will afford the opportunity for additional community and recreational activities while opening up access for pedestrians to the historic area.

Proffer #4: It has been determined through the submitted traffic impact analysis that this island will provide additional left-turn storage along Prices Fork Road in addition to restricting side street traffic operations to allow right-turn only movements. The channelizing island will not only improve capacity but will enhance safety by significantly reducing the number of conflicts.

Proffer #5: To promote safe, pedestrian accessibility to the Property, the Applicant believes that these improvements will improve the general welfare of the community.

Proffer #6: The Applicant believes that keeping the proposed construction consistent in size, mass and scaling to adjacent buildings will help promote the Community Character Principles set forth in the Comprehensive Plan.

Proffer #7: The Applicant believes that this proffer will help contribute to improvement in air quality in the Town, make a statement to future tenants and their guests that the Town is environmentally friendly, conscientious and forward-thinking, and will help attract and retain high-quality employees to the Gilbert Street Mixed-Use Building.

4.0 NARRATIVE

4.1 Purpose

The purpose of this Change of Zoning Classification Application (Rezone) is to request rezoning of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97 from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions pursuant to Ordinance 1699 adopted by the Town of Blacksburg on November 12, 2013, which Ordinance 1699 amended Ordinance 1057, adopted by the Town of Blacksburg on October 11, 1994, regarding the Collegiate Square Project at the Intersection of Turner Street and Prices Fork to Establish a New Master Plan and Proffer Statement.

C S Shopping Center, LLC, as owner of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; and 226-A-97 (collectively, the "C S Shopping Center Fee Parcels") and ground lessor of the parcel identified as Tax Map Number 226-A-98 (the "C S Shopping Center Ground Lease Parcel") (the "C S Shopping Center Fee Parcels" and "C S Shopping Center Ground Lease Parcel" are, collectively, referred to herein as the "Property") hereby requests the Change of Zoning Classification to facilitate the construction of a five-story mixed-use building (with rooftop terrace) by amending the Master Plan and Proffer Statement that currently direct development of the Property by Ordinance 1699. C S Shopping Center, LLC has provided a copy of this Application to John Hoernemann, ground lessor, in accordance with the Ground Lease recorded in the Clerk's Office of the Circuit Court for Montgomery County, Virginia, in Deed Book 1092, at page 546. A copy of the notice letter that was sent to Mr. Hoernemann is attached to this Change of Zoning Classification Application in Appendix B.

The Property on which the Gilbert Street Mixed-Use Building will be located consists of approximately 3.65 acres. The proposed Gilbert Street Mixed-Use Building, consisting of approximately 250,000 square feet of gross floor area, will replace two existing buildings located at 211 Prices Fork Road and 400 Turner Street with an iconic, mixed-use building designed to LEED Silver standards and located at the entrance to downtown serving as a flagship for retail, restaurant and office commercial buildings in Downtown Blacksburg. The Applicant has simultaneously submitted a Conditional Use Permit Application for the construction of the five-story building with rooftop terrace up to a 100' allowance

with projected height to be approximately 97'. In order to create a dense, urban mixed-use building accommodating the needs of all proposed uses, the first floor retail/restaurant level will be 20'-6" measured from floor to floor and all of the office floors will be 14'-8" measured floor to floor. The floor to floor heights and resulting total building height is necessary to accommodate the structure, duct work, utilities located within the ceiling of each floor while allowing room for the desired ceiling heights for each use. The total building height also includes the enclosure for the rooftop terrace and mechanical screens. Building height is proportionate in mass and scale to surrounding area and steps back on upper levels to match the scale of the adjacent buildings. Stepping back the building at the Turner Street façade on the first floor level to create an urban plaza and outdoor restaurant seating enhances the pedestrian experience. The Applicant completed a calculation test on the fire suppression system and fire flow test on the hydrant. Based on the hydrant flow test performed on June 13, 2019, the available water supply is 5,569 GPM @ 20 PSI, which appears to be sufficient water supply to meet the fire protection water demand for the building. The Gilbert Street Mixed-Use Building will be sprinkled and a fire pump is located in the building.

Critical to the vibrancy of Downtown Blacksburg are retail and restaurants that provide services to residents of Blacksburg and visitors to the area, especially pedestrians taking advantage of the businesses located within the Downtown. The Gilbert Street Mixed-Use Building will include a national retailer and additional smaller retailers, a public-use signature restaurant with outdoor space on the main level, and a public-use rooftop restaurant with an outdoor terrace and event space. Total retail and restaurant area is estimated to be 45,462 square feet. This is an increase of 30,040 square feet above the current retail space in 211 Prices Fork Road and 400 Turner Street.

The office space is currently slated to house an expansion of Virginia Tech's computer science faculty (approximately 40,000 sq. ft.), Behavioral Health (including counseling offices), and the Outreach and International Affairs (OIA) Department. OIA is an administrative unit that is responsible for VT's community engagement and global outreach activities in the domains of education, research and discovery. OIA works with university faculty and students to enhance efforts at VT in workforce development and institutional capacity development within the Commonwealth and internationally. OIA

also focuses on globalizing the VT campus through partnerships with universities, industries and governments around the world.

The need for additional computer science faculty and office space is necessitated by the Commonwealth's agreement with Amazon and the connection with the emerging VT Innovation Campus located in Northern Virginia. VT agreed to expand its computer science program in Blacksburg by hiring 130 new computer science faculty members, which will all be very high paying positions. These new faculty jobs and additional support staff positions will likely result in the same number of families moving to the Blacksburg area, thereby providing additional tax revenues and other economic stimulation. These new faculty positions are being funded in part through the Commonwealth's \$1 billion commitment to support the "tech talent pipeline" for Amazon and other high-tech employers, and the Innovation Campus.

The Innovation Campus will focus on graduate programs in computer science and software engineering, and over 500 master's degree students are expected to be enrolled there within five years. While these graduate programs will be located in Northern Virginia, the intention is for there to be great connectivity between the northern Virginia and Blacksburg campuses, including internships, conferences and shared activities and programs.

There are other benefits to the Town of Blacksburg that can be directly linked to the Innovation Campus. Companies already located in Northern Virginia have publicly expressed an interest in establishing a presence near the Blacksburg campus to encourage tech research and to attract Virginia Tech students as employees. There is the potential that some of these companies may become future tenants in the Gilbert Street Mixed-Use building or locate to other vacant retail areas within the New River Valley. This additional commercial activity will certainly benefit the Town of Blacksburg by increasing tax dollars and resulting in additional employees living in or around the vicinity of Blacksburg. Moreover, this continued connectivity to the Innovation Campus will likely result in additional transportation and hospitality business needs in the Blacksburg vicinity as more faculty and students travel between the two campuses. While it is too early to assign actual data and numbers to this increased economic activity, it is not premature to make predictions of the positive impact Amazon and the Innovation Campus will have on the Blacksburg community.

The #460 Building will remain as currently constructed, however, to improve the entirety of the site, the excess impervious area that housed a dumpster and parking to the north of the building will be transformed to a pedestrian-friendly green space.

4.2 Infrastructure

4.2.1 Domestic Water and Fire Service

Domestic water service to the building is anticipated to be fed from the existing water main in Turner Street. A new water meter is to be installed on the domestic water service and will be sized to accommodate the expected water demand to the building. As per preliminary sizing calculations, the new water meter will be a 6-inch and support a flow of approximately 640 gallons per minute (GPM); refer to the following estimated consumption calculation.

- Water Flow Demand per Total Building Fixture Values 'Bathroom Core' = 208 GPM +/-
- 3 Restaurants with 1 1/2" Water Service = 50 GPM x 3 = 150 GPM
- 2" Water Service to Major Retailer = 90 GPM
- 1 1/4" Water Service (Spare) to Floors (1-6) for Tenants = 30 GPM x 6 = 180 GPM

Total Estimated Building Water Demand = 640 GPM +/-

The proposed fire protection/sprinkler system line will connect to the existing main in Turner Street, where it will extend into the site and enter the building's mechanical room and fire pump system. A new fire hydrant will branch off of the fire protection line, prior to the detector check assembly/backflow preventer, which will be dedicated for the building mounted FDC located near the building's mechanical room feeding the fire riser pipe for the building's sprinkler system. Based on discussions with the building's fire protection engineer, the required sprinkler demand is approximately 1,000 GPM.

The building is within 200 feet of four (4) existing fire hydrants. A fire flow test was performed on June 13, 2019, with the residual hydrant located at the intersection of Gilbert St. and Turner St. The flow

hydrant is located on Gilbert St, in front of the North End Parking Deck; a summary of the test is shown below.

Flow Hydrant

Hydrant & Gauge Information				Flow Information		
Flow Condition No.	Hydrant Elevation (feet)	Outlet Size (inches)	Butt Coef. C	Static Pressure (psi)*	Outlet Pressure (psi)	Outlet Discharge (gpm)
1	2080	2.5	0.9		69	1,394

Test or Residual Gauge

Gauge Information		Test Information	
Under Flow Condition	Hydrant Elevation (feet)	Static Pressure (psi)	Residual Pressure (psi)
1	2079	85	80

The required fire flow to the building, assuming 1,500 – 2,000 GPM net fire flow demand (exact flow to be determined based on Construction Type and per Table 105.1 of the International Fire Code (IFC)) plus (+) a 1,000 GPM sprinkler demand equals a maximum demand of 3,000 GPM. Based on the hydrant flow test, the available water supply is 5,569 GPM @ 20 PSI. There appears to be sufficient water supply to meet the fire protection water demand for the building, regardless of construction type.

4.2.2 Sanitary Sewer

Sanitary sewer system modifications are needed to accommodate the proposed development. An 8-inch main that currently crosses the proposed building site will be rerouted to run north along Turner Street and tie into an existing manhole located near Prices Fork Road. Additionally portions of the existing main in Gilbert Street will need to be reconstructed to reverse the flow toward Turner Street.

Surface runoff from under the parking deck area and the proposed building, on the Prices Fork Road level, will be collected and directed to the sanitary sewer system. Existing storm sewer structures and pipes will remain, where possible, and be converted to serve and sanitary sewer infrastructure. A portion of the exiting sanitary sewer main that is not in conflict with the proposed building will remain on the lower section of the site, Prices Fork Road level, and will be used for draining the area under the parking deck.

The building's sanitary sewer lateral is proposed to tie into a new manhole structure located in Gilbert Street. Grease traps serving the building will be located on the site and connect to the new sanitary sewer along Turner Street.

Estimated Flow Calculation

The following table(s) illustrating the anticipated uses and associated square footages and occupant loads.

FLOOR AREA GSF	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	TOTAL
RETAIL (M)	27,088		-	-	-	-	27,088
OFFICE (B)	-	34,403	45,029	43,546	38,045	-	161,023
ASSEMBLY (A-2)	11,274					7,200	18,474
KITCHEN						2,896	2,896
UNOCCUPIED TERRACE						4,275	4,275
SUPPORT/CORE	9,823	6,705	4,660	6,248	6,248	2,452	36,136
GSF TOTAL	48,185	41,108	49,689	49,794	44,293	16,823	249,892

OCCUPANT LOAD	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	TOTAL
RETAIL (1/60)g	451.47	-	-	-	-	-	451
BUSINESS (1/100)g	-	411	497	498	443	-	1,849
ASSEMBLY - RESTAURANT (1/15)n	751.6	-	-	-	-	480	752
KITCHEN (1/200)						14.48	14
STORAGE/MECHANICAL (1/300)g	32.74	-	-	-	-	-	33
TOTAL	1,236	411	497	498	443	494	3,594

- Flow Duration: 24 hours
- Retail Flow = 27,088 SF x 0.25 GPD / SF = 6,772 GPD x 3 (peak factor) = 20,316 GPD
- Office Flow = 161,023 SF x 0.5 GPD / SF = 80,512 GPD x 3 (peak factor) = 241,535 GPD
- Restaurant-Assembly Flow = 1232 people x 50 GPD / person = 61,600 GPD x 3 (peak factor) = 184,800 GPD
- Storage/Mechanical Flow = 33 people x 10 GPD / person = 330 GPD x 3 (peak factor) = 990 GPD

Total Estimated Flow = 447,551 GPD

Capacity Analysis

- $Q = 311 \text{ GPD} * (1.5472 \times 10^{-6})$ [conversion to CFS] = **0.70 CFS**

- Capacity of 6-inch lateral @ 2.0% and n = 0.013 = 0.79 CFS

Based on the above calculations, it appears that a 6-inch PVC sanitary sewer lateral at 2% slope will be of sufficient size and slope to accommodate the sanitary sewer flow from the building.

4.2.3 Stormwater Management

The project is designed to be in compliance with Part II B Technical Criteria for Regulated Land-Disturbing Activities. The Town’s Stormwater Management Ordinance (Ordinance 1728) adopted the State mandated stormwater regulations, which are referenced below. The following summary describes the approach to compliance with the Virginia Stormwater Management Regulations. Refer to Appendix E for detailed and supplemental stormwater management calculations, which may be outlined or summarized below.

Water Quantity – Channel Protection [9VAC25-870-66. Water quantity. (B)(3)]

The site discharges to a natural channel (Stroubles Creek) at a point taken where the site’s contributing drainage area is less than or equal to 1.0% of the total watershed area. The drainage area to this point in Stroubles Creek is estimated to be 500 acres. The limits of disturbance for the project is estimated to be approximately 2.6 acres. The energy balance method is used show compliance with this criteria. The following summary table identifies that the 1-year, 24-hour storm event post-development peak flow rate, Q, of 4.94 cubic feet per second (cfs) is less than the allowable peak flow rate of 5.24 cfs.

ENERGY BALANCE COMPLIANCE TABLE									
OUTFALL	1 - YEAR STORM EVENT								
	VOLUME (AC-FT)		PEAK (CFS)		Q ALLOW (CFS)	FORESTED CONDITION			COMPLIANCE?
	PRE	POST	PRE	POST		VOL (AC-FT)	PEAK (CFS)	Q ALLOW (CFS)	
A	0.382	0.395	6.77	4.94	5.24	0.132	2.29	0.77	YES

NOTE: UNDER NO CONDITION SHALL Q DEVELOPED BE GREATER THAN Q PRE-DEVELOPED NOR SHALL Q DEVELOPED BE REQUIRED TO BE LESS THAN THAT CALCULATED AS Q ALLOW IN THE FORESTED CONDITION SECTION ABOVE.

As shown in the Appendix E calculations, the maximum storage required for the energy balance equation compliance is 4,640 cubic feet (cf). An underground detention system is proposed to provide

the required storage volume for the redevelopment project in addition to the 1875 cf required to replace the existing underground detention storage, which is to be removed with this project. Refer to the following Stormwater Management Calculation Summary.

Water Quantity – Flood Protection [9VAC25-870-66. Water quantity. (C)(1)]

Concentrated stormwater flow shall be released into a stormwater conveyance system that, following the land-disturbing activity, confines the post-development peak flow rate from the 10-year, 24-hour storm event within the stormwater conveyance system.

The downstream pipe system will be analyzed to the point where, based on land area, the site's contributing drainage area is less than or equal to 1.0% of the total watershed area. The analysis point will end at Stroubles Creek with a drainage area estimated to be 500 acres. Peak flow reduction is proposed onsite for the 10-year, 24-hour storm event to demonstrate compliance with 9VAC25-870-66, if necessary. As per the calculations provided in Appendix E and with the implementation of the underground detention system, the post-development peak flow rate is reduced by 1.18 CFS, for the 10-year, 24-hour storm event.

Water Quality [9VAC25-870-65]

Compliance with the water quality design criteria set out in subdivisions A 1 and A 2 of 9VAC25-870-63 shall be determined by utilizing the Virginia Runoff Reduction Method or another equivalent methodology that is approved by the board.

The project proposes to replace the existing best management practices (BMPs) (Filterstrips) and treat the increased impervious areas with the implementation of a Stormtech Isolator Row.

The project meets the criteria to qualify for off-site nutrient credits as it meets the requirements of 9VAC25-870-69(B), which includes land disturbance of less than five acres, the phosphorus control requirement is less than 10 pounds per year (lbs./yr.), **or** at least 75% of the required phosphorus nutrient reductions are achieved on-site. This approach complies with Section 18-616. Offsite Compliance Options. (b)(3) of the Town's ordinance. See below summary of the calculations for stormwater quantity and quality, and refer to Appendix E for additional calculations.

Stormwater Management Calculation Summary

Impervious area increase for project without green roof = 9,914 SF

Impervious area increase for project with green roof = 6,400 SF

Subsequent calculations assume the green roof is part of the project.

1. Existing Water Quality Systems

Filterra Units on Prices Fork Level (x2) - Treatment Efficiency (TP removal) = 50%

Drainage Area = 26,000 square feet (sf)

As per VRRM calculations, existing TP removed = 0.65 lbs. /yr.

2. Proposed Water Quality Systems

The VRRM spreadsheet for redevelopment yields a TP removal requirement of 1.23 lbs. /yr.

When adding the existing TP removal of 0.65 lbs. /yr., the total removal requirement is 1.88 lbs. /yr. See below summary table; however, as noted in the section above, Water Quality [9VAC25-870-65], any combination of BMPs and/or purchase of nutrient credits may be utilized to demonstrate compliance. See Appendix E for more information related to the VRRM calculations.

WATER QUALITY / BMP SUMMARY TABLE

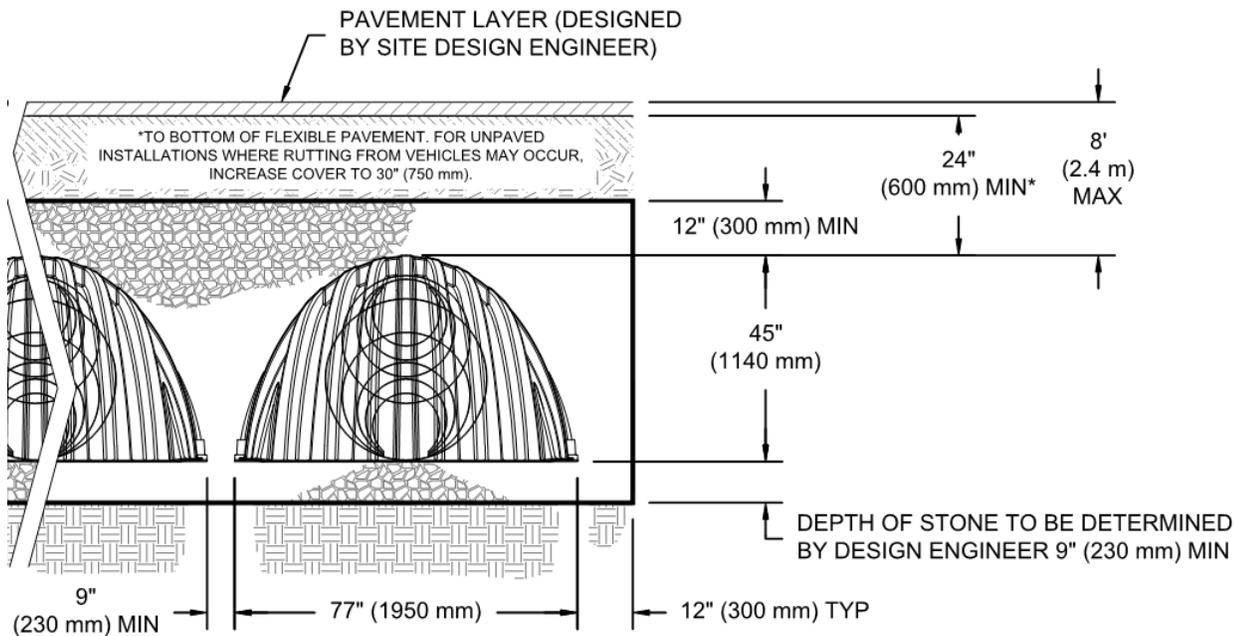
SWM / BMP FACILITY	TOTAL AREA TREATED	TOTAL PHOSPHORUS REMOVAL OR REQUIREMENT
<i>1. VRRM SPREADSHEET</i>	-	<i>1.23 LB/YR</i>
<i>2. EXISTING FILTERRA UNITS (2 TOTAL)</i>	<i>0.60 AC</i>	<i>0.65 LB/YR</i>
<u>TOTAL REMOVAL REQUIREMENT</u>	<i>SITE</i>	<u>1.88 LB/YR</u>
3. STORMTECH ISOLATOR ROWS	1.86 AC	1.39 LB/YR
4. GREEN ROOF	0.08 AC	0.08 LB/YR
<i>If 3 & 4 are linked together (treatment train)</i>	<i>1.86AC</i>	<i>1.51 LB/YR</i>
5. NUTRIENT CREDITS	SITE	1.88 LB/YR

3. Existing Water Quantity Systems: Underground Storage System

5 Rows x 75 LF x 60" RCP = 1,875 cf of storage

4. Proposed Water Quantity Systems: Underground Storage System - Stormtech Isolator Rows

As described in the section above, Water Quantity – Channel Protection [9VAC25-870-66. Water quantity. (B)(3)], the proposed system volume is 6,534 cf. The system is anticipated to be comprised an arched chambers subsurface stormwater detention system, complete with stone and fabric, and with a typical chamber dimension of 45-inches high x 77-inches wide x 90-inches long. The footprint of this system is approximately 2008 square feet. The proposed system will have approximately the same depth and footprint as the existing system, which consisted of 5 rows of 60-inch RCP pipe. Arched chamber systems yield a larger storage volume as compared to circular pipe.



An outlet control structure will be used to assist with detaining the stormwater within the underground storage system. The outlet control structure is anticipated to be a weir plate that will be inserted into a manhole with a configuration of low-flow orifice(s) to control the release of stormwater.

4.2.4 Electric, Fiber, Telephone, and Natural Gas Services

Utility service lines shall be constructed underground. The applicant will work with the service providers in the effort to minimize visibility of transformers, junction boxes, meters, and pedestals.

4.2.5 Vehicular Access and Roadway Improvements

The primary site access from Prices Fork Road will remain and will be modified to restrict left-turns from the site. Roadway improvements on Prices Fork Road will include increasing the length of the concrete medians to deter cross-traffic from Orchard Street.

A secondary site access from Turner Street will be constructed to align with the existing intersection of Perry Street and Turner Street. The secondary site access will allow for vehicles to enter and exit the site; only vehicles utilizing the above-ground parking facing Prices Fork Road will be able to exit the site onto Turner Street through the secondary site access. Once vehicles enter the ground-level parking under the proposed building, the only exit will be via a right-turn onto Prices Fork Road toward the roundabout on North Main Street.

A loading area for the new building will be located adjacent and to the north of the major retail space, accessible from Gilbert Street. This shared loading space will provide for deliveries to the building in a covered area. The loading space connects to a walkway adjacent to the building to provide access from the parking deck along Prices Fork Road. The loading space area is approximately 3,300 square feet (sf), and is planned to include some mechanical equipment. The loading space area is anticipated to be louvered (partially open) to allow for air exchange.

4.2.6 Refuse Collection

The existing trash compactor serving building #460 will remain and be relocated so that it is accessed from Turner Street. A new trash compactor will be provided for the new building, and will be located adjacent to the existing trash compactor, also accessed from Turner Street. The loading area will provide additional space for storage of refuse containers.

4.2.6 Pedestrian Improvements

Existing crosswalks will be improved to allow for accessible access to the proposed building from those points. The crosswalk connecting the Virginia Tech campus along Perry Street to the secondary site access will be improved as well as the sidewalk along Turner Street from the secondary site access to the intersection of Gilbert Street and Turner Street. Curb and gutter will be added along this section Turner Street for improved accessibility. Accessibility to the first floor of the building (Gilbert Street level) from the Perry and Turner Streets intersection will be provided via a switch-back walkway. The sidewalk between the building and Gilbert Street will be reconstructed in-place and connect into an improved area near the loading space.

This area between the loading area and Odd Fellows Hall will be improved to provide additional green space; the existing access drive, parking spaces and dumpster(s) will be removed.

The entrance from Prices Fork Road will include an improved sidewalk to the lower parking facility below the elevated parking deck, and allows for access into the ground level parking area for elevator access and bike storage.

4.3 Right-of-way Vacation

Approximately 4085 square feet of the Gilbert Street and Prices Fork Road rights-of-way are proposed to be vacated, and equivalent area dedicated to the Town of Blacksburg adjacent to Odd Fellows Hall and St. Luke. Refer to Appendix F for the Right-of-way Vacation Submittal, and C700 Right-of-way Vacation Exhibit for location of vacation and dedication area.

4.4 Traffic Study

Refer to Appendix G for the Chapter 527 Requirement Review memorandum to the Town and the Town of Blacksburg VDOT Traffic Impact Analysis (TIA) Supplemental Application, and Appendix H for the Traffic Impact Analysis Executive Summary prepared by McPherson Consulting dated August 1, 2019.

4.5 Maintenance

The Virginia Tech Foundation will be responsible for the maintenance of all landscaping and building elements within the property. Additionally the Virginia Tech Foundation intends to discuss a

maintenance agreement with the Town for the area adjacent to Odd Fellows Hall and St. Luke, which are owned by the Town and adjacent to the Foundation property.

4.6 Signage

Refer to Appendix I – Amendment to Special Signage Overlay District Submittal.

5.0 LANDSCAPE DESIGN

Landscape improvements will be designed to, at minimum, comply with the Town of Blacksburg’s Landscape Ordinance. Native species of plant material will be used as much as possible. Roof top planters may require the use of smaller, more specific, cultivars. Roof top vegetative areas will be planted with groundcover varieties.

The northeast side of the building, fronting Prices Fork Road, will be planted with evergreen trees to screen and soften the building edge.

6.0 SUSTAINABLE BUILDING

The project will be designed to LEED Silver standards and in compliance with the 2030 Challenge. The design team’s approach is one of integrating sustainable practices as being indistinguishable from standard design practices. Strategies to be included are:

- Energy models at each design phase
- Façade optimization studies
- Daylighting analysis
- The use of materials, products and equipment which meet sustainability objectives



Gilbert Street Mixed-Use

Appendix A

Disclosure of Equitable Ownership



**Disclosure of Equitable Ownership
(Change of Zoning Classification Application)**

Tax Parcel Numbers: 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; and
226-A-97

Owner: C S Shopping Center, LLC, a Virginia limited liability company

Sole Member: Virginia Tech Real Estate Foundation

Tax Parcel Number: 226-A-98

Owner: John Hoernemann



**Gilbert Street Mixed-Use
Appendix B
Letter to Mr. John W. Hoernemann
July 30, 2019**



NORTH END
shop. dine. enjoy.

W.M.
Jordan
COMPANY

 HANBURY



Draper Aden Associates
Engineering • Surveying • Environmental Services

Property Management
University Gateway Center
902 Prices Fork Road, Suite 145 (0490), Blacksburg, Virginia 24061
540-231-6374 Fax 540-231-1126 Email: carrie.woodring@vt.edu



July 31, 2019

Via UPS 2nd Day Air Mail - # 1Z-56R-837-35-9158-0819

Mr. John W. Hoernemann
4335 Blackhawk Drive
Willits, CA 95490

Re: Tax Map Number 226-(A)-98, 0.425 acres which fronts along Turner Street in Blacksburg, VA and is part of the underlying ground of Collegiate Square (211 Prices Fork Road and 400 – 460 Turner Street)

Dear Mr. Hoernemann:

This letter serves as notification that the Foundation is planning to redevelop a portion of Collegiate Square that will require demolition of two buildings (211 Prices Fork and 400 Turner Street) and construction of a larger building in their place. The proposed new building will front along Gilbert Street and is currently referred to as the Gilbert Street Project. Redevelopment of the site will require several approvals from the Town, which are detailed below:

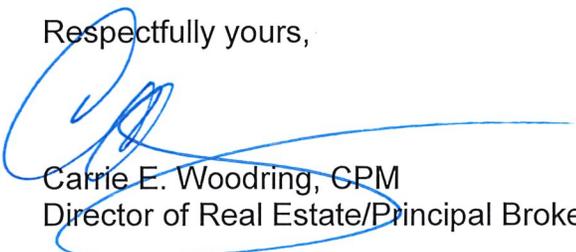
1. Application to change the zoning classification from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions
2. Application to Amend to the existing Sign Overlay District permitted by Ordinance 1734
3. Conditional Use Permit Application to construct the new building to a height to 97 feet

Being that your property is part of Collegiate Square, any changes in zoning and/or the Sign Overlay District will affect your property which, pursuant to a directive from the Town Attorney, requires that we provide you with notice of the proposed changes. Please note that the zoning classification for your property will remain Downtown Commercial (DC). This application is to voluntarily place conditions on how the Foundation develops the building and the Sign Overlay District Amendment is to obtain permission for the proposed signage on the new building.

Mr. John W. Hoernemann
July 31, 2019
Page 2

Copies of the rezoning application, amendment to the Sign Overlay District and application for the conditional use permit are enclosed for your reference. If you have any questions or require additional information, please call me at 540-231-6374 or email me at carrie.woodring@vt.edu.

Respectfully yours,



Carrie E. Woodring, CPM
Director of Real Estate/Principal Broker

Enclosures

Cc: G. Harris Warner, Jr., Esquire (via mail)
Town of Blacksburg Zoning Administration



Gilbert Street Mixed-Use Appendix C

**Revised Proffer Statement for the Change of Zoning
Classification Application to Establish a New Master Plan
and Proffer Statement**



REVISED PROFFER STATEMENT FOR THE CHANGE OF ZONING CLASSIFICATION APPLICATION
TO ESTABLISH A NEW MASTER PLAN AND PROFFER STATEMENT FOR TAX MAP NO. 226-A-105;
226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98 and 226-A-97

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, C S Shopping Center, LLC (referred to herein as "Applicant") hereby voluntarily proffers that the properties which are the subject of this Change of Zoning Classification Application, specifically including the land described by Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98 and 226-A-97, which includes a 0.425 acre tract of land (Tax Map No. 226-A-98) currently leased for a term of 99-years by the Applicant from John Hoernemann pursuant to Lease, dated October 1, 1994, a copy of which is recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, in Deed Book 1092, at page 546 (all of said properties hereinafter referred to as the "Properties") are depicted on the BOUNDARY SURVEY AND ADJACENT OWNER INFORMATION, dated 1 August 2019, prepared by Draper Aden Associates and submitted as part of the Change of Zoning Classification Application, will be developed in accordance with the following conditions, if the Change of Zoning Classification is approved, and the Master Plan is amended. In the event that the Change of Zoning Classification is denied or approved with conditions not agreed to by Applicant, these proffers shall immediately be null and void and of no further force or effect. The Applicant, and its successors and assigns, voluntarily proffer the following regarding the Property (an analysis and justification for each proffered item is attached as Exhibit A):

1. The Applicant will develop the property in substantial conformance with the SITE PLAN – PRICES FORK ROAD LEVEL and SITE PLAN – GILBERT STREET LEVEL, dated 1 August 2019, prepared by Draper Aden Associates and attached hereto as Exhibit B and incorporated herein by this reference.

2. The Applicant will install landscape improvements adjacent to St. Luke's and Odd Fellows Hall in substantial conformance with the LANDSCAPE DESIGN, dated 1 August 2019, prepared by Draper Aden Associates and attached hereto as Exhibit C and incorporated herein by this reference.

3. The first floor of the Gilbert Street Mixed-Use Building to be constructed on the Property will be constructed a minimum distance of ninety feet (90') from Odd Fellows Hall.

4. A concrete median will be constructed to channelize the existing left-turn lanes along Prices Fork Road.

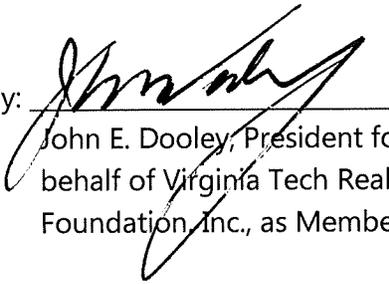
5. An improved pedestrian cross-walk, including enhanced signage, at the intersections of Turner Street and Perry Street and at Turner Street and Gilbert Street will be provided.

6. The maximum height of the Gilbert Street Mixed-Use Building will be one hundred feet (100').

7. A minimum of two (2) electric car charging stations will be provided within the parking area of the Property.

The undersigned hereby warrants that all of the owners of a legal interest in the Property or their authorized representatives (to the extent required) 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.

C S Shopping Center, LLC

By: 

John E. Dooley, President for and on behalf of Virginia Tech Real Estate Foundation, Inc., as Member-Manager

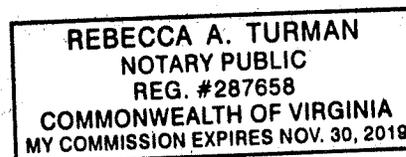
COMMONWEALTH OF VIRGINIA,
COUNTY OF MONTGOMERY, to wit:

The foregoing was acknowledged before me this 30th day of July, 2019, by John E. Dooley, as President for and on behalf of Virginia Tech Real Estate Foundation as Member-Manager of C S Shopping Center, LLC.


NOTARY PUBLIC

Registration Number: 287658

My commission expires: 11/30/2019



REVISED PROFFER STATEMENT FOR THE CHANGE OF ZONING CLASSIFICATION
APPLICATION TO ESTABLISH A NEW MASTER PLAN AND PROFFER STATEMENT FOR TAX MAP
NO. 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98 and 226-A-97

EXHIBIT A

Proffer #1: The Site Plans and accompanying Change of Zoning Classification Application and accompanying documents contain the details of the application. This proffer provides assurance to the Town that the project will be developed in accordance with the documents.

Proffer #2: Enhanced landscaping in the area around St. Luke and Odd Fellows Hall will provide additional useable outdoor space as well as enhanced appearance of the historic structures.

Proffer #3: Currently isolated by incompatible, auto-related uses, approximately 90 feet of ground-level open space between Odd Fellows Hall and the proposed Gilbert Street Mixed-Use Building, provides additional useable outdoor space as well as enhanced appearance of the historic structures. This enhanced open area expands the current distance between the existing building (211 Prices Fork) and Odd Fellows Hall by an additional 20 feet (current distance is 70 feet between 211 Prices Fork and Odd Fellows Hall). This will afford the opportunity for additional community and recreational activities while opening up access for pedestrians to the historic area.

Proffer #4: It has been determined through the submitted traffic impact analysis that this island will provide additional left-turn storage along Prices Fork Road in addition to restricting side street traffic operations to allow right-turn only movements. The channelizing island will not only improve capacity but will enhance safety by significantly reducing the number of conflicts.

Proffer #5: To promote safe, pedestrian accessibility to the Property, the Applicant believes that these improvements will improve the general welfare of the community.

Proffer #6: The Applicant believes that keeping the proposed construction consistent in size, mass and scaling to adjacent buildings will help promote the Community Character Principles set forth in the Comprehensive Plan.

Proffer #7: The Applicant believes that this proffer will help contribute to improvement in air quality in the Town, make a statement to future tenants and their guests that the Town is environmentally friendly, conscientious and forward-thinking, and will help attract and retain high-quality employees to the Gilbert Street Mixed-Use Building.



Gilbert Street Mixed-Use

Appendix D

Legal Description of Property



Legal Description

Parcel 1: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.312 acres, more or less, being Parcel 1, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-105)

Parcel 2: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.507 acres, more or less, being Parcel 2, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-102)

Parcel 3: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.510 acres, more or less, being Parcel 3, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-99)

Parcel 4: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.391 acres, more or less, being Parcel 4, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-96)

Parcel 5: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.338 acres, more or less, being Parcel 5, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-95)

Parcel 6: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.369 acres, more or less, being Parcel 6, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-83)

Parcel 7: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.425 acres, more or less, being Parcel 7, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-98)

Parcel 8: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 0.688 acres, more or less, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-97)



Gilbert Street Mixed-Use

Appendix E

Conceptual Stormwater Management Calculations

(Via Separate Cover)





Gilbert Street Mixed-Use

Appendix F

Right-of-way Vacation Submittal

(Attached and Via Separate Cover)



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FIGURES

- A PLAT OF PROPERTY EXCHANGE AND LOT LINE VACATION – THE TOWN OF BLACKSBURG AND TURNER STREET PROJECT, LLC PROPERTIES – TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA”, dated June 13, 2013

- B BOUNDARY LINE ADJUSTMENT EXHIBIT – VTF Gilbert Street Project – Blacksburg, VA dated June 21, 2019

Revised 6/17

Office Use Only

Ordinance #: _____
Date Received _____

REQUEST FOR VACATION OF AN ALLEY OR UNBUILT RIGHT-OF-WAY
TOWN OF BLACKSBURG, VIRGINIA

This application and accompanying information must be submitted to the Town Attorney and approved before the vacation request can be referred to the Planning Commission and Town Council for consideration.

C S Shopping Center, LLC

Name of Applicant(s)	
Property Address: 203 Barger Street	
Applicant's Current Address: c/o Virginia Tech Real Estate Foundation	(540) 231-6374
902 Prices Fork Road, Suite 130	Phone
Blacksburg, Virginia 24061	
	Fax
	cwoodring@vtf.org
	e-mail

Please list any additional parties included in this application:
None.

What legal interest does the Town have in the property? Please provide relevant documentation.

Please see attached.

Location of right-of-way to be vacated: (survey of property or legal description of boundary)
Please see attached.

In exchange for requested vacation, Applicant will dedicate an equal area of land. Please see attached.

Tax Parcel Number(s) of Property:
Please see attached.

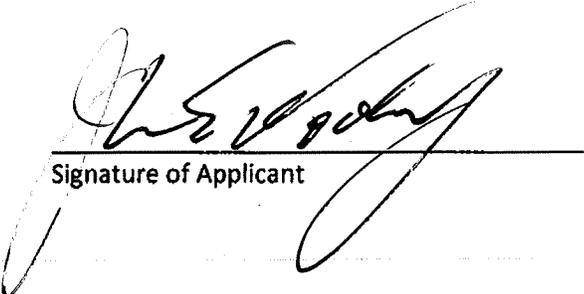
Square Footage of area to be vacated: Please see attached.

If there is more than one applicant, how is property to be divided?

N/A

1. I/We own property abutting the above described alley or unbuilt right of way.
2. If applicable, attach proof of notification of all property owners abutting the alley or unbuilt right of way to give them the opportunity to join in the vacation as described in Town Code § 21-114(A) (2).
3. I/We agree that the value of the alley or unbuilt right of way is N/A based on Town Code 21-114(b).
4. I/We agree to pay to the Town of Blacksburg the above stated price if the alley or unbuilt right of way is vacated. The vacation is void if the payment is not made within one year.
5. I/We agree to accept a quitclaim deed to the property and understand that the Town of Blacksburg makes no warranties of title for the property.

Please include an application fee of \$100.00 to be applied to the cost of advertising, the cost of first class and certified mail postage to all adjacent properties and expenses incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the Town of Blacksburg.



Signature of Applicant

7/30/2019
Date

2.0 EXPLANATION OF RIGHT-OF-WAY VACATION

2.1 What legal interest does the Town have in the property?

Refer to the plat attached hereto as Figure A entitled, "PLAT OF PROPERTY EXCHANGE AND LOT LINE VACATION – THE TOWN OF BLACKSBURG AND TURNER STREET PROJECT, LLC PROPERTIES – TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA", dated June 13, 2013, made by Draper Aden Associates (the "Plat") wherein a portion of the subject property identified as "Parcel 'B'" on the attached Plat was combined with adjoining Parcel TM 226-A-140 owned by the Town of Blacksburg and another portion of the subject property identified as "Parcel 'C'" on the attached Plat was dedicated as public right-of-way and became a portion of the existing Gilbert Street right-of-way.

2.2 Location of right-of-way to be vacated

The location of the right-of-way to be vacated is identified as shown on the plat attached hereto as Figure B entitled "EXISTING RIGHT-OF-WAY TO BE VACATED AND DEDICATED TO VTF (4,085 SF)" as shown on the attached plat entitled, "BOUNDARY LINE ADJUSTMENT EXHIBIT – VTF Gilbert Street Project – Blacksburg, VA" dated June 21, 2019, made by Draper Aden Associates (the "BLA Exhibit").

- Tax Map Parcel Number(s) of the Property: 226-A-140
- Square Footage of Area to be Vacated: 4,085

2.3 If there is more than one applicant, how is property to be divided?

C S Shopping Center, LLC is the sole applicant.

2.4 What is the intended use of the property?

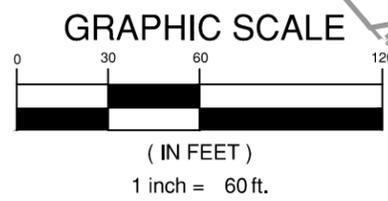
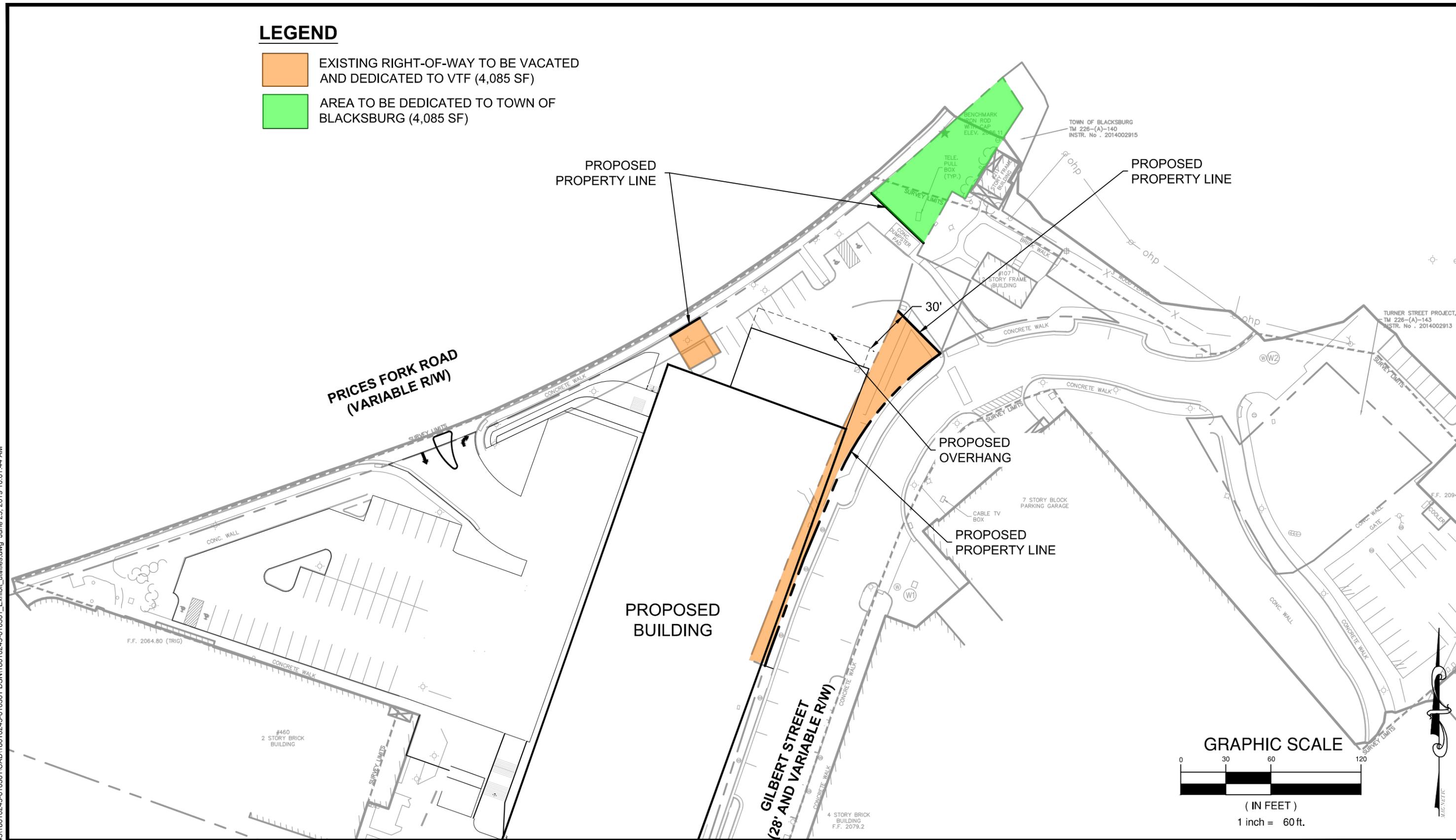
The Applicant proposes to construct the Gilbert Street Mixed-Use Building on its adjacent properties. The proposed Gilbert Street Mixed-Use Building, consisting of approximately 250,000 square feet of gross floor area, will replace two existing buildings located at 211 Prices Fork Road and 400 Turner Street with an iconic, mixed-use building designed to LEED Silver standards and located at the entrance to downtown serving as a flagship for retail, restaurant and office commercial buildings in Downtown Blacksburg. The design of the building, proximity to Turner Street and Gilbert Street for pedestrian

access and first floor retail and restaurant with outdoor patio areas, will foster a predominate pedestrian access, focusing on both bicycle and pedestrian users.

In exchange for the proposed vacation, the Applicant proposes to dedicate to the Town of Blacksburg an equal square footage of property identified as "AREA TO BE DEDICATED TO TOWN OF BLACKSBURG (4,085 SF)" as shown on the BLA Exhibit. The area to be dedicated to the Town is adjacent to St. Luke and Odd Fellows Hall. The dedicated area will enlarge and improve the green space around the historic structures site thereby significantly improving the aesthetic appeal of the property.

LEGEND

- EXISTING RIGHT-OF-WAY TO BE VACATED AND DEDICATED TO VTF (4,085 SF)
- AREA TO BE DEDICATED TO TOWN OF BLACKSBURG (4,085 SF)



P:\2018\18010245\18010245-010301\CAD\18010245-010301_Ext\tbl_utilties.dwg June 25, 2019 10:01:44 AM

Draper Aden Associates
Engineering • Surveying • Environmental Services
 2206 South Main Street Blacksburg, VA 24060
 540-552-0444 Fax: 540-552-0291
 Richmond, VA Charlottesville, VA Hampton Roads, VA
 Raleigh, NC Fayetteville, NC Northern Virginia Virginia Beach, VA

DESIGNED	TSE
DRAWN	TSE
CHECKED	BTC
DATE	6/21/2019

BOUNDARY LINE ADJUSTMENT EXHIBIT
 VTF Gilbert Street Project
 Blacksburg, VA

SCALE: 1"=60'
PROJECT: 18010245-010301

FIGURE
B



Gilbert Street Mixed-Use Appendix G

Chapter 527 Requirement Review Memorandum

July 24, 2019

**Town of Blacksburg VDOT Traffic Impact Analysis (TIA)
Supplemental Application**



NORTH END
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**W.M.
Jordan
COMPANY**

HANBURY



Draper Aden Associates
Engineering • Surveying • Environmental Services

MEMORANDUM

To: Joshua P Middleton
Town Engineer

From: Karen McPherson, PE
McPherson Consulting 

Date: July 24, 2019

Subject: Gilbert Street Mixed Use Development - Chapter 527 Requirement Review

Based on the requirements of the Town of Blacksburg Rezoning Application as outlined in the VDOT Traffic Impact Analysis (TIA Supplemental Application), a review of VDOT's 527 guidelines was conducted to determine if the Gilbert Street Mixed Use Development requires a VDOT 527 Traffic Impact Analysis.

Per VDOT TIA Regulations – rezoning application that generate 5,000 vehicles per day AND are within 3,000' of a state maintained roadway require a TIA be prepared in compliance with the 527 regulations.

The Gilbert Street Mixed Use development is a rezoning with that will generate 5,000 vpd however

- ✓ Access provided to the development will be provided only along streets maintained by the Town of Blacksburg
- ✓ The access to the proposed site driveways is over one (1) mile from any VDOT maintained roadways.

Based on this evaluation, a Chapter 527 is not required. These assumptions and conclusions were discussed and agreed upon with the Town of Blacksburg during our March 29, 2019 Assumptions Meeting.

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

**TOWN OF BLACKSBURG
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION**

This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.

Name of Development: Gilbert Street Mixed-Use Project
Address/Location: 211 Prices Fork Road and 460 Turner Street
Tax Map Parcel: 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97
Size of Site: 3.65 acres
Proposed Use: Mixed Use to include commercial, regional retailer, office, university and event space
Current Zoning District: Downtown Commercial (DC) with Conditions
Existing Future Land Use Classification: Downtown Commercial (DC) with Amended Conditions

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: Downtown Commercial (DC) with Amended Conditions
- Conditional Use Permit Application. Proposed Conditional Use: _____
- Comprehensive Plan Amendment. Proposed Future Land Use: _____

This is the **first,** **second,** **third or subsequent submission of the TIA for review by VDOT.**
 First Submission to the Town of Blacksburg - VDOT Review is NOT required.

A traffic impact analysis **is** **is not required for the proposed project:**

1. **Yes or** **No**, the site is located 5,500 feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
2. **If the answer to question #1 is Yes, complete the following:**
 - a. **Yes or** **No**, the proposed development generates _____ vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
- N/A 3. **Yes or** **No**, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
- N/A 4. **No**, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
- N/A 5. **Yes or** **No**, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information: N/A

Name of Property Owner(s): _____
Address: _____
Phone: _____ **Fax:** _____
Email address: _____

Applicant to whom review comments will be sent: N/A

Address: _____

Phone: _____ Fax: _____

Email address: _____

Project Engineer who prepared TIA (if different from applicant): N/A

Address: _____

Phone: _____ Fax: _____

Email address: _____

Please check all applicable boxes of information submitted with this application:

1. Review Fee Check made payable to VDOT for

First, Second or Third review by VDOT

Rezoning or Conditional Use Permit request

Low volume road submission 24VAC30-155-40 A 3: \$250

All other submissions: \$1000

Comprehensive Plan Amendments: \$1000

2. For the Town of Blacksburg, please provide a digital submission of the following:

a. **One signed copy** of the Town's VDOT Supplemental TIA application.

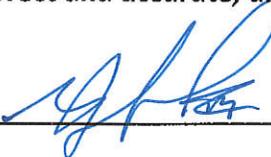
b. **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.

c. **One copy** of the VDOT review fee check.

d. **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.

3. **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.

SIGNATURE OF APPLICANT:  Date: 7/30/19

For Staff Use Only:

First Submission Second Submission Third or Subsequent Submission

Reviewed and Accepted as complete by _____ Date _____

TIA forwarded to VDOT by _____ Date _____

Rejected by _____ Date _____

Reason for rejection: _____

Town of Blacksburg, Planning & Building Department
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003
Phone: (540) 951-1126 • Fax: (540) 951-0672 • www.blacksburg.gov



Gilbert Street Mixed-Use

Appendix H

Traffic Impact Analysis

(Via Separate Cover)





Gilbert Street Mixed-Use Appendix I

Amendment of Special Signage District Submittal August 1, 2019

(Attached and Via Separate Cover)



NORTH END
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W.M.
Jordan
COMPANY

 HANBURY



Draper Aden Associates
Engineering • Surveying • Environmental Services

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PLANS

- 0.0 North End Vicinity Map
- 1.0 North End Signage District Plan dated 08/01/19
- 2.0 North End Signage District Plan: District Boundary Sculpture dated September 27, 2013
- 3.0 North End Signage District Plan: District Monument Sign dated September 27, 2013
- 4.0 North End Signage District Plan: Building Monument Sign dated September 27, 2013
- 5.0 North End Signage District Plan: Directional Sign Pylon dated September 27, 2013
- 5.1 North End Signage District Plan: Directional Sign Pylon dated September 27, 2013
- 6.0 North End Signage District Plan: Tenant Signage dated September 27, 2013
- Sign Background Elevation prepared by Sign Systems
- Tenant Signage For North End – Blacksburg, Virginia dated December 16, 2013
- AS-101 Signage Elevation
- AS-102 Signage Elevation
- AS-103 Signage Elevation
- AS-104 Signage Elevation

APPENDICIES

- A Disclosure of Equitable Ownership
- B Letter to Mr. John W. Hoernemann dated July 31, 2019
- C Legal Description of Property
- D Town of Blacksburg VDOT Traffic Impact Analysis (TIA) Supplemental Application
- E Revised Proffer Statement for the Change of Zoning classification Application to Amend the North End Special Sign District

**TOWN OF BLACKSBURG
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)**

This application and all accompanying information must be submitted in full before the Rezoning Request can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Proffered conditions of approval are binding. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 5) Legal description of the property
- 6) Completed VDOT 527 (Traffic Impact Analysis) Form
- 7) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 8) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** The applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 9) Fee of \$1500 for Rezoning, or \$2000 for Planned Residential Rezoning, or \$1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 10) Proof of pre-submittal meeting between Town staff and applicant/agent
- 11) Prior to the initiation of an application for Rezoning, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 12) Any applicant for a Rezoning shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 13) Proffer statements that meet the requirements as stated below
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

C.S. "SKIP" SMITH III

DATE: 7/30/19

By signing this application, I affirm that this application is complete and all required items are included

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

DATE: 7/30/2019

By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Rezoning: 211 Prices Fork Road; 460 Turner Street; 400 Turner Street; 300 Turner Street; and 212 Turner Street

Tax Parcel Number(s): 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; 226-A-97; 226-A-107; 226-A-135; 226-A-135B; and 226-A-135C

Acreage: 7.171

Present Zoning District: Downtown Commercial (DC) with Conditions

Proposed Zoning District: Downtown Commercial (DC) with Amended Conditions (Applicant has filed simultaneously herewith a Change of Zoning Classification Application)

Present Use of Property: Restaurants, retail

Proposed Use of Property: Mixed-Use of restaurants, retail, office, public event space

Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? Yes

Previous Rezoning Ordinance Number: Ordinance 1734

APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)

NAME: Skip Smith, Vice President of Development, W.M. Jordan Company, Incorporated

ADDRESS: 11010 Jefferson Avenue, Newport News, Virginia 23601

PHONE: (757) 596-6341 EMAIL: ssmith@wmjordan.com

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. All names of members or beneficiaries of a trust must also be disclosed. Signature blocks for multiple property owners may be obtained on separate sheets if needed)

NAME: C S Shopping Center, LLC

ADDRESS: c/o Virginia Tech Real Estate Foundation, 902 Prices Fork Road, Suite 130, Blacksburg, Virginia 24061

PHONE: (540) 231-6374

EMAIL: carrie.woodring@vtf.org

ENGINEER/ARCHITECT (optional)

NAME: Carolyn Howard, Vice President, Regional Manager, Draper Aden Associates

ADDRESS: 2206 S Main Street, Blacksburg, Virginia 24060

PHONE: (540) 552-0444 EMAIL: choward@daa.com

DESCRIPTION OF REZONING REQUEST

Section 15.2-2286(A)(7) of the State Code of Virginia states that, " Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request** (attach additional pages if necessary).

Need and justification for the change in zoning classification

Please see attached

Identify any anticipated effect of the proposed change on public services and facilities

Please see attached

Justify appropriateness of the property for the proposed change, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses

Please see attached

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)

Please see attached

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community

Please see attached

PROFFERED CONDITIONS

Potential proffers can be discussed as part of the presubmittal meeting, and should also be a part of the discussions with staff early in the review process.

PROFFERED CONDITIONS, IF ANY, MUST:

- 1) Be prepared by an attorney and be completed and accepted by the Town prior to the advertising for the Planning Commission Public Hearing;
- 2) Have a reasonable relationship to the rezoning;
- 3) Not include a cash contribution to the Town;
- 4) Not include mandatory dedication of property; and
- 5) Not include payment for construction of off-site improvements. The rezoning must give rise to the need for the conditions and the conditions must be related to the physical development or physical operation of the property and be in conformity with the Comprehensive Plan

Attach proffer statement with application.

OWNER CONSENT STATEMENT

I/We the owner(s)/applicant/contract purchaser(s) of the property described on this application do hereby apply for a change of zoning district classification described on this application.

I/We state that no application for a change in zoning district classification, substantially the same as this request, has been considered by the Town Council for the above-referenced property, or any part thereof, within one year prior to the date of this application.



 SIGNATURE OF OWNER/APPLICANT

7/30/2019

 DATE

2.0 DESCRIPTION OF CHANGE OF ZONING REQUEST

2.1 Need and Justification for the Change in Zoning Classification-Amendment to Signage District Overlay

This Change of Zoning Classification Application (Rezone) is hereby submitted to request an amendment to the existing North End District Signage Overlay pursuant to Ordinance 1734 adopted by the Town of Blacksburg, which Ordinance 1734 applies to Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; 226-A-97; 226-A-107; 226-A-135; 226-A-135B; and 226-A-135C.

C S Shopping Center, LLC, as owner of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-107; and 226-A-97 (collectively, the "C S Shopping Center Fee Parcels") and ground lessor of the parcel identified as Tax Map Number 226-A-98 (the "C S Shopping Center Ground Lease Parcel") (the "C S Shopping Center Fee Parcels" and "C S Shopping Center Ground Lease Parcel" are, collectively, referred to herein as the "Property") and Turner Street Project, LLC, as owner of the parcels identified as Tax Map Numbers 226-A-135; 226-A-135B; and 226-A-135C (collectively, the "Turner Street Project Parcels") hereby request the Amendment to the North End District Signage Overlay in connection with CS Shopping Center, LLC's plans to construct a five-story mixed-use building (with rooftop terrace). C S Shopping Center, LLC has provided a copy of this Application to John Hoernemann, ground lessor, in accordance with the Ground Lease recorded in the Clerk's Office of the Circuit Court for Montgomery County, Virginia, in Deed Book 1092, at page 546. A copy of the notice letter that was sent to Mr. Hoernemann is attached to this Change of Zoning Classification Application (Amendment to Signage District Overlay), and a copy is enclosed with this Application.

The proposed Gilbert Street Mixed-Use Building, consisting of approximately 250,000 square feet of gross floor area, will replace two existing buildings located at 211 Prices Fork Road and 400 Turner Street with an iconic, mixed-use building designed to LEED Silver standards and located at the entrance to downtown serving as a flagship for retail, restaurant and office commercial buildings in Downtown Blacksburg. The Applicant has simultaneously submitted a Change of Zoning Classification Application (Rezone) to rezone the Property from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions and a Conditional Use Permit Application for the construction of the five-story

building with rooftop terrace up to a 100' allowance with projected height to be approximately 97'. The #460 Building (460 Turner Street) will remain as currently constructed.

Critical to the vibrancy of Downtown Blacksburg are retail and restaurants that provide services to residents of Blacksburg and visitors to the area, especially pedestrians taking advantage of the businesses located within the Downtown. The Gilbert Street Mixed-Use Building are expected to include a national retailer as well as additional smaller retailers, a public-use signature restaurant with outdoor space on the first level, and a public-use rooftop restaurant with an outdoor terrace and event space. Total retail and restaurant area is estimated to be 45,462 square feet. This is an increase of 30,040 square feet above the current retail space in 211 Prices Fork Road and 400 Turner Street.

Attached hereto is the current North End Signage District Plan 1.0, dated May 1, 2014. This Application is being submitted in order to accommodate the signage needs of future tenants within the Gilbert Street Mixed-Use Building. "Tenant Signage" for the North End District Signage Overlay will enable tenants (excluding Major Tenants, as defined below, which will have alternative signage criteria and conditions) the capability of having up to fifteen (15) square feet of signage on each exterior façade, not to exceed two per affected tenant, for tenants fronting along multiple roads (public or private) and/or the parking areas. The North End Signage District Plan 1.0 (revised date August 1, 2019) attached hereto illustrates the allowable locations of signage on the existing and proposed buildings. The Virginia Tech Foundation – Gilbert Street Mixed Use Signage Elevation attached hereto illustrates the proposed locations of Tenant Signage on the proposed Gilbert Street Mixed-Use Building. Each Major Tenant, as defined below, will have the capability of having up to sixty (60) square feet of signage on each exterior façade, not to exceed two per affected tenant, for Major Tenants fronting along multiple roads (public or private) and/or the parking areas. Monument signs will be as shown on the attached North End Signage District Plan 1.0. Applicant will illuminate the district boundary sculptures in the locations as shown on the attached North End Signage District Plan 1.0 For purposes hereof, "Major Tenant" is any tenant in the Gilbert Street Mixed-Use Building that leases (i) 12,500 square feet or more; or (ii) leases the rooftop terrace restaurant and/or event space.

Allowable signage locations and size are critical to attracting retail and restaurant tenants, because visibility of tenant signage for vehicular and pedestrian access is vital to their success. Accordingly, this Application is being submitted to accommodate signage for tenants within the North End District.

A pre-application meeting with the Director of Planning, the Applicant and Property Owner was held on July 16, 2019.

2.2 Impact on Public Services and Facilities

The proposed amendment to the North End District Signage Overlay will have no impact on public services and facilities.

2.3 Justification Relating to the Zoning District and Use and Design Standards

2.3.1 Justification Relating to the Zoning District

The Applicant recognizes that the Downtown Commercial district is the heart of Town culturally, geographically, and historically and is intended to be a predominantly pedestrian area, catering to bicycle and pedestrian traffic with shops and storefronts close to the road, pedestrian scale, wide walkways, street trees and limited off-street well screened parking. The design of the building, proximity to Turner Street and Gilbert Street for pedestrian access and first floor retail and restaurant with outdoor patio areas, will foster a predominate pedestrian access, focusing on both bicycle and pedestrian users. A terraced landscape wall along Turner Street dually serves as a pedestrian ramp for ease of access to the ground floor retailers as well as an aesthetic feature of the building. The office users will provide additional downtown foot traffic for existing restaurants and retail shops. Sidewalk width from back of curb to the building at ground level will be at least ten (10) feet on Prices Fork and Turner Street.

The proposed Amendment will assist tenants within the North End District to attract visitors and customers to foster the vitality and business operations within the district. Signage will assist in steering pedestrians and vehicles to the Property which is within the heart of Town.

2.3.2 Justification Relating to the Use and Design Standards

Signage use (i.e. location and purpose of identification for tenants) and design will be consistent with the signage currently located on the existing buildings on the Property. The Applicant recognizes that

consistency and conformity in the quality, standards and aesthetic appeal should be observed in order to preserve the visual character of the Property.

Signage will be consistent in quality, standards and aesthetic appeal to the sign renderings entitled, "NORTH END SIGNAGE DISTRICT PLAN: DISTRICT BOUNDARY SCULPTURE 2.0", revised date September 27, 2013; "NORTH END SIGNAGE DISTRICT PLAN: DISTRICT MONUMENT SIGN 3.0", revised date September 27, 2013; "NORTH END SIGNAGE DISTRICT PLAN: BUILDING MONUMENT SIGN 4.0", revised date September 27, 2013; "NORTH END SIGNAGE DISTRICT PLAN: DIRECTIONAL SIGN PYLON 5.0", revised date September 27, 2013; "NORTH END SIGNAGE DISTRICT PLAN: DIRECTIONAL SIGN PYLON 5.1", revised date September 27, 2013; and "SIGN BACKGROUND ELEVATION" prepared by Sign Systems; and "TENANT SIGNAGE FOR NORTH END – BLACKSBURG, VIRGINIA", dated December 16, 2013 prepared by Thomas Koontz Architect, PC, all of which are attached hereto.

2.4 Compatibility with the Comprehensive Plan

The 20-Year Illustrative Vision for the subject site identifies it as "Retail Opportunity". There are a number of attributes that contribute to the Downtown Commercial community's character and uniqueness and that give it a "sense of place." The vision for Downtown Northwest is walkable, urban, architecturally appealing with mixed use targeting retail anchors along Prices Fork. The Gilbert Street Mixed-Use Building offers all of those attributes to help foster the character and uniqueness of the downtown.

Tenant signage will contribute to the vitality of the retail opportunity for the Gilbert Street Mixed-Use Building and the existing buildings or building to be constructed adjacent to it. Signage criteria (size, location and design) have been carefully considered to ensure their compatibility with the Downtown Northwest's character and is consistent with proposed signage shown within the 20-Year Illustrative Vision for retailers that will located downtown.

2.5 Furthering the Purposes of the Zoning Ordinance and General Welfare of the Community

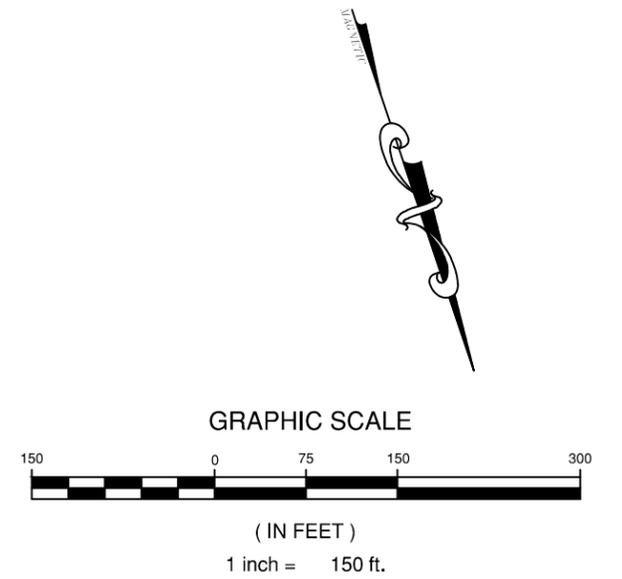
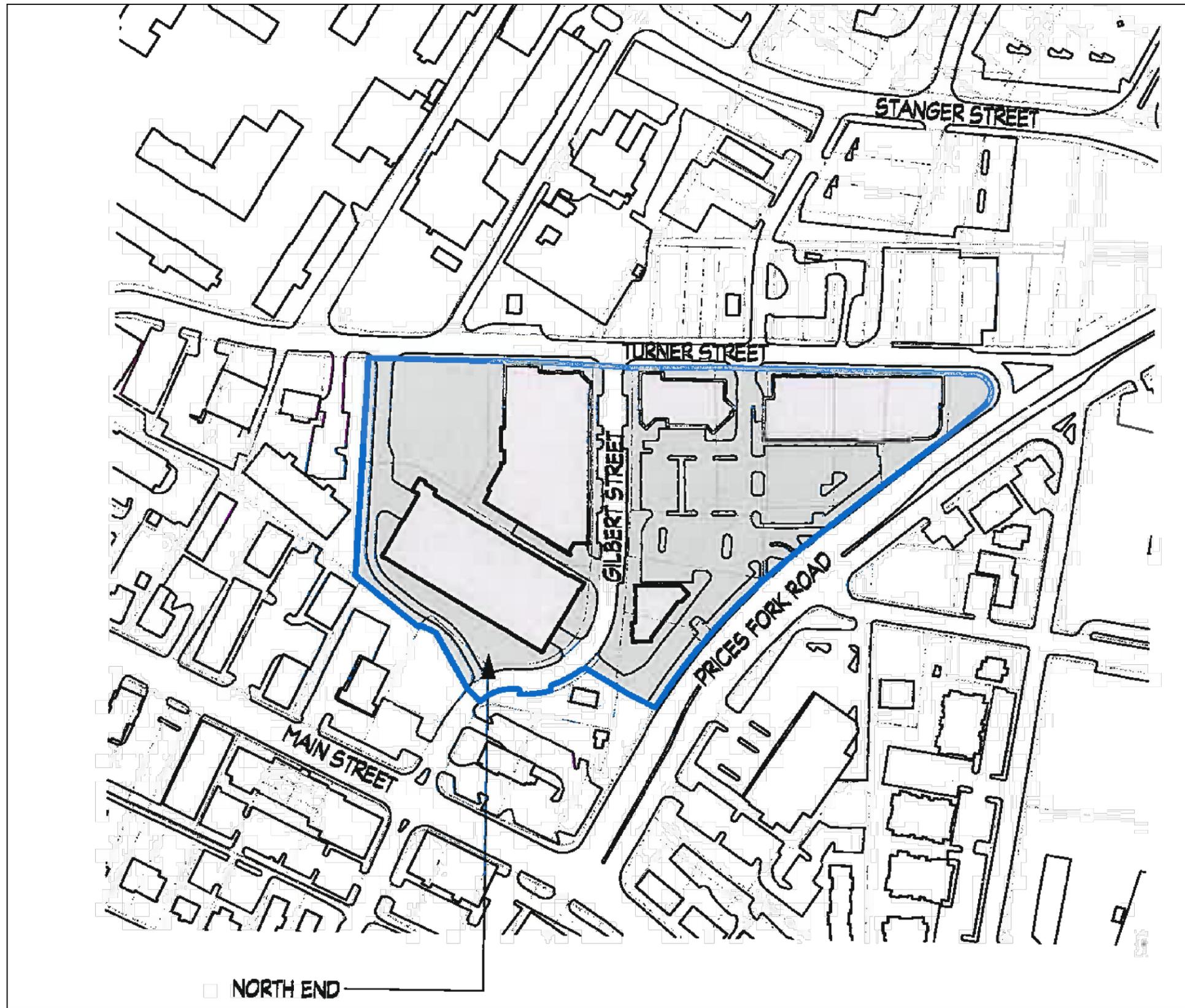
The Gilbert-Street Mixed-Use Building furthers the purposes of the Zoning Ordinance by promoting the character and identity of the Downtown Commercial Zoning District. It will consist of a high-quality building, mix of uses, ground floor retail, density and urbanity, will promote a connection with the VT

campus and downtown, will be walkable, located in a dignified location and be compatible with the surrounding area.

The presence of a national retailer embodies the vision for retail in the corridor as shown on the Town's Downtown plans for future development.

The requested Amendment to the North End District Signage Overlay will help attract new restaurants and retailers to the Downtown District. The proposed signage promotes a consistent and aesthetically pleasing visual environment but affords restaurants and retailers the ability to be viewed by pedestrians and vehicular traffic thereby increasing their economic viability. Signage assists pedestrians and vehicular traffic with way finding.

The district boundary sculptures are enjoyed by Town residents, tenants of the buildings and visitors to the Town. Illumination of the sculptures will enable them to be enjoyed after dark and will present an appealing visual to the North End District.

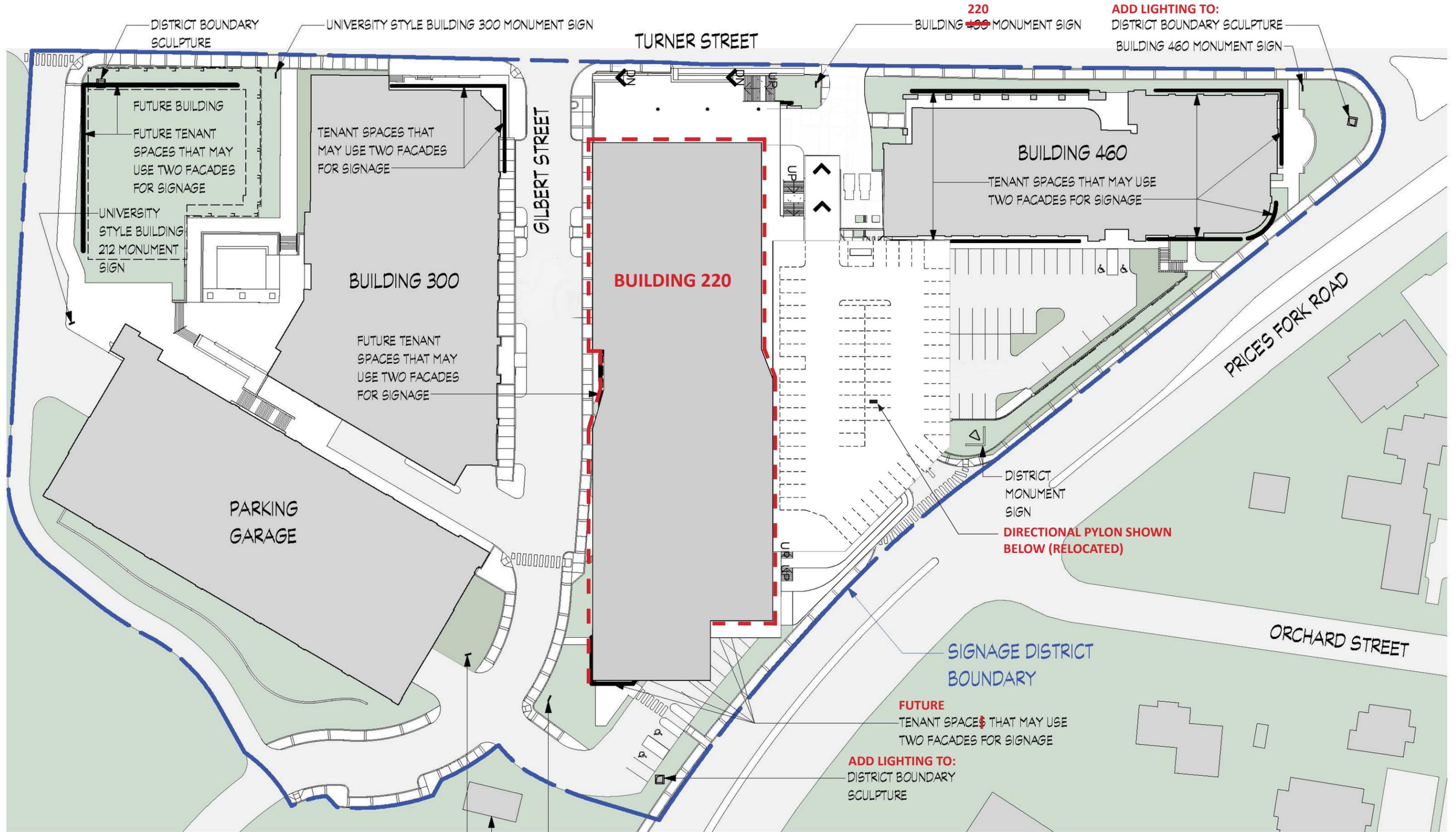


VIRGINIA TECH FOUNDATION - GILBERT STREET MIXED USE

DRAWING NUMBER: 0.0
 DRAWING NAME: North End Vicinity Map



DATE: 1 AUGUST 2019



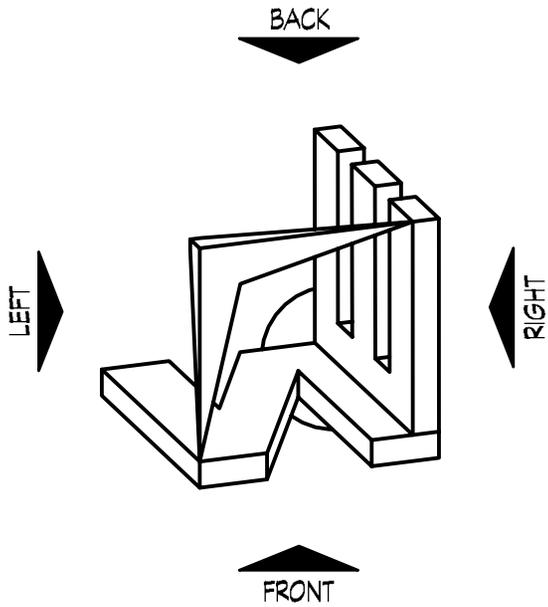
BUILDING 212 MONUMENT SIGN

ODD FELLOWS HALL

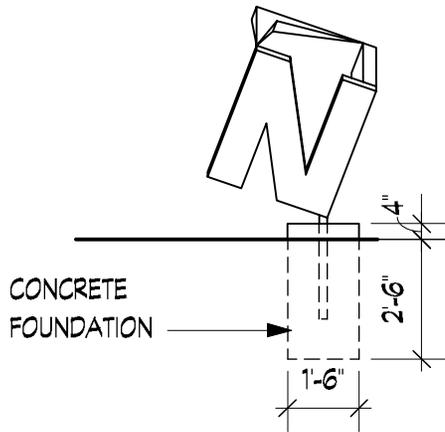
~~DIRECTIONAL SIGN PYLON~~
(REMOVED)

- SIGNAGE DISTRICT BOUNDARY
- SIGNAGE LOCATIONS PERMITTED BY ORDINANCE ~~1700~~ 1734
(NO CHANGE REQUESTED)
- SIGNAGE LOCATIONS REQUESTED IN THIS AMENDMENT
TO ORDINANCE ~~1700~~ 1734 FOR EXISTING BUILDING
- - - SIGNAGE LOCATIONS REQUESTED IN THIS AMENDMENT
TO ORDINANCE ~~1700~~ 1734 FOR FUTURE BUILDINGS

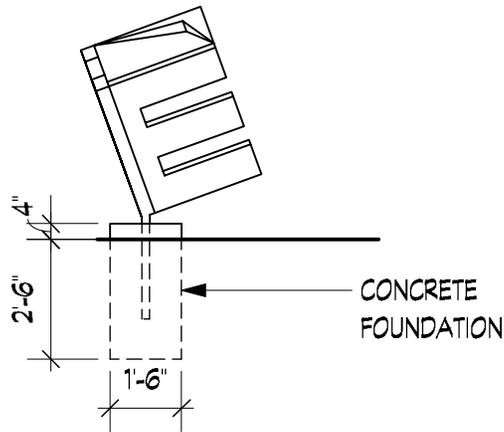




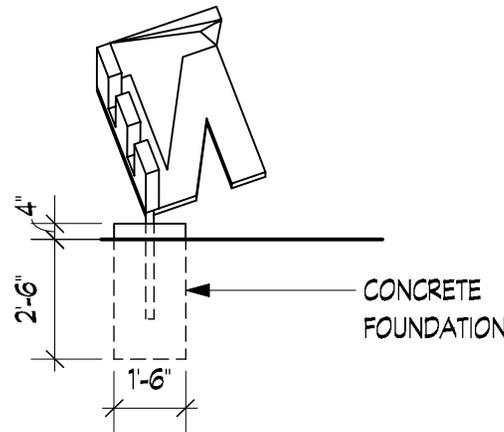
PLAN
SCALE: 1/2" = 1'-0"



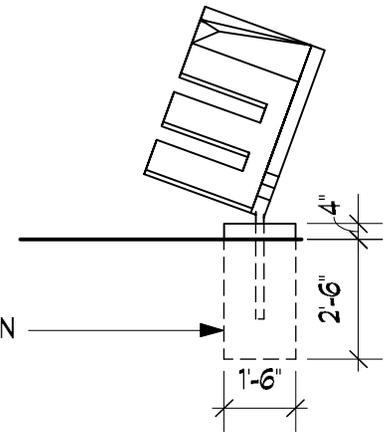
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



BACK ELEVATION
SCALE: 1/4" = 1'-0"

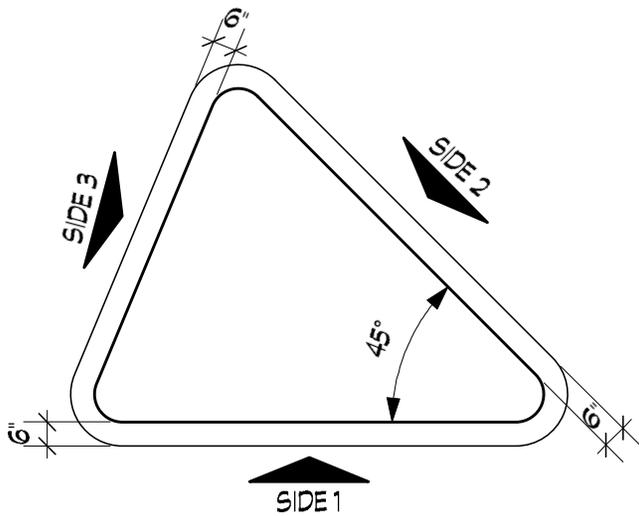


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

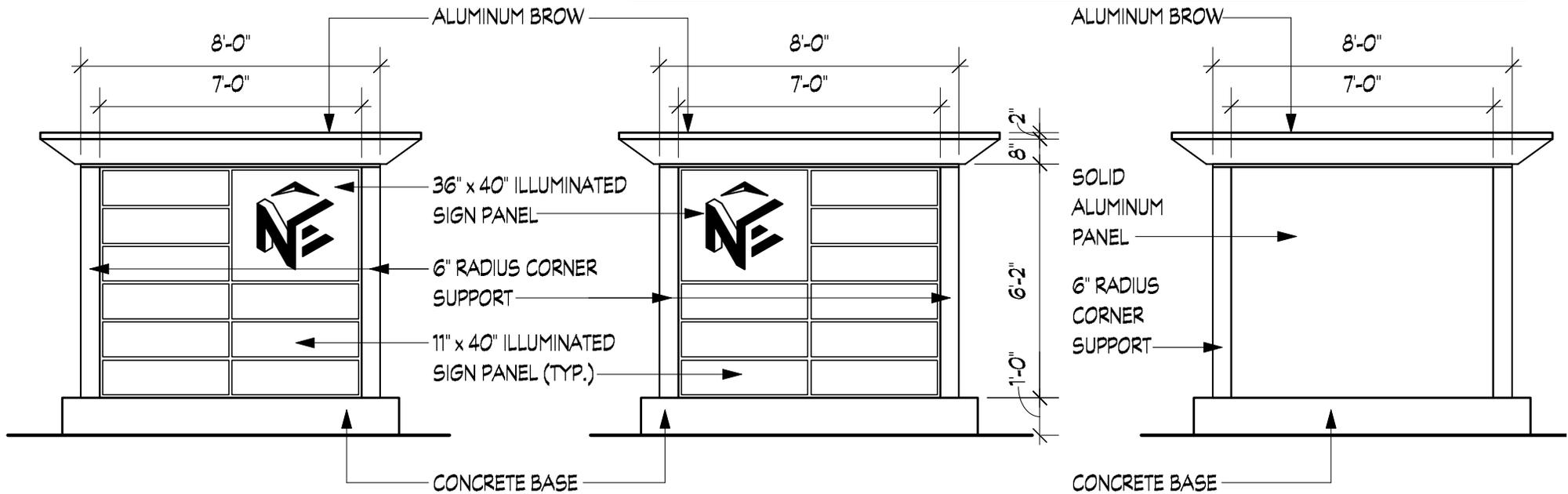
NORTH END SIGNAGE DISTRICT PLAN: DISTRICT BOUNDARY SCULPTURE

REVISED DATE: 09/27/2013

2.0



PLAN
SCALE: 1/2" = 1'-0"



SIDE 1 ELEVATION
SCALE: 1/4" = 1'-0"

SIDE 2 ELEVATION
SCALE: 1/4" = 1'-0"

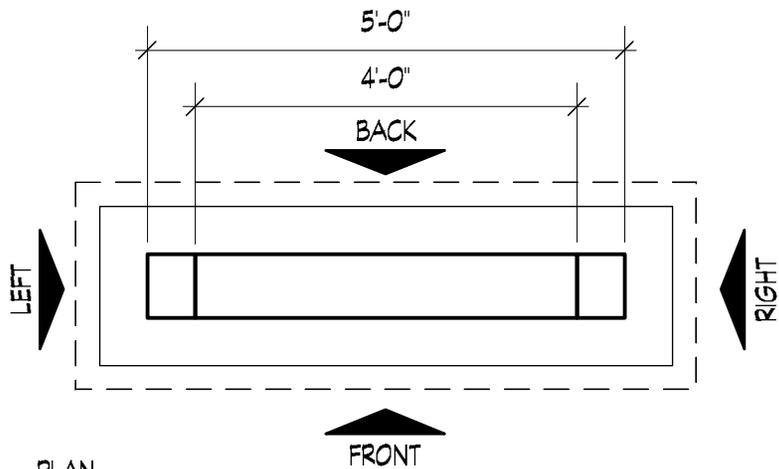
SIDE 3 ELEVATION
SCALE: 1/4" = 1'-0"

NORTH END SIGNAGE DISTRICT PLAN: DISTRICT MONUMENT SIGN

43 SQUARE FOOT AREA PER SIDE

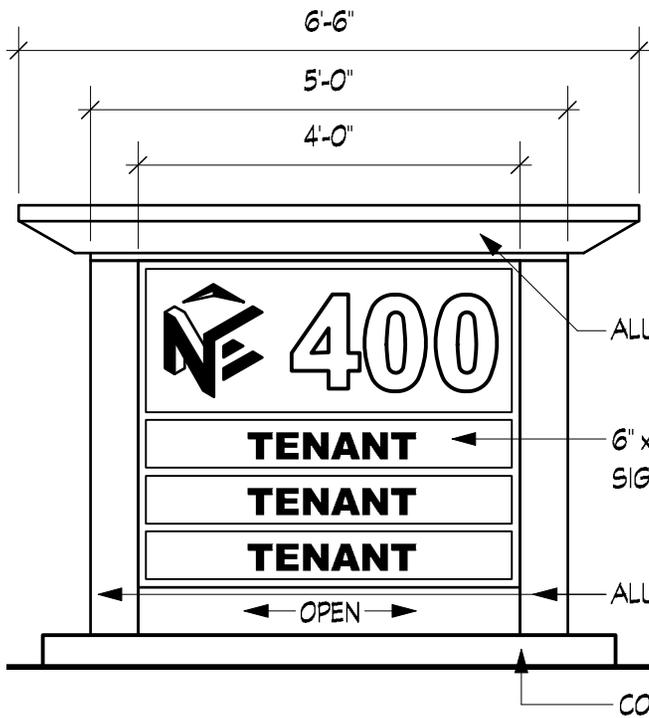
REVISED DATE: 09/27/2013

3.0



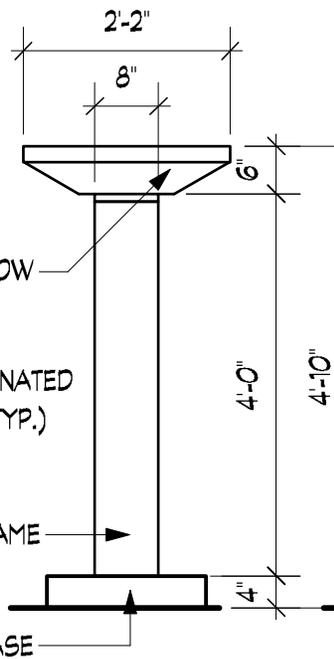
PLAN

SCALE: 1/2" = 1'-0"



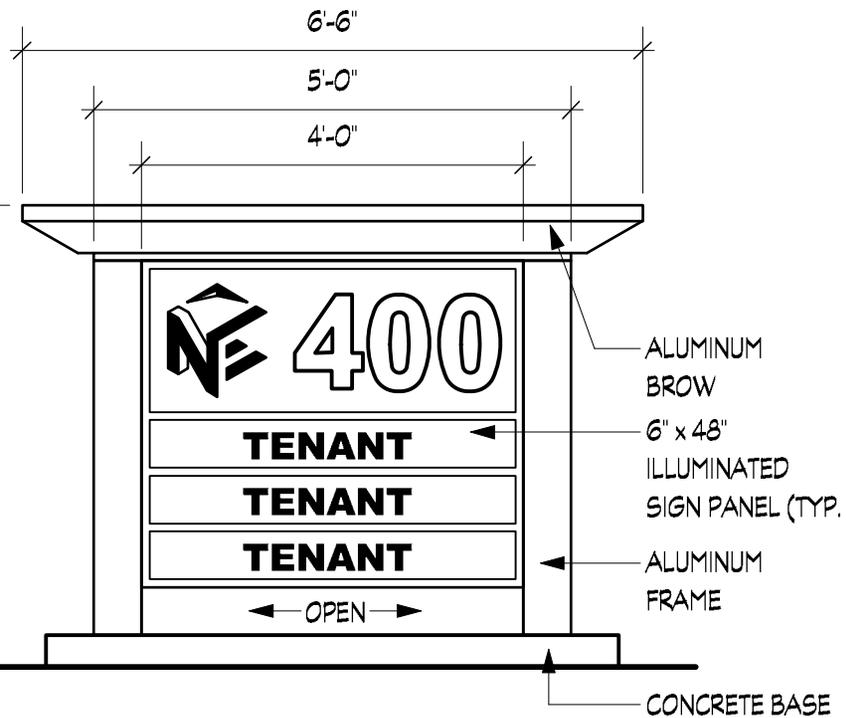
FRONT ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT/LEFT ELEVATION

SCALE: 1/2" = 1'-0"



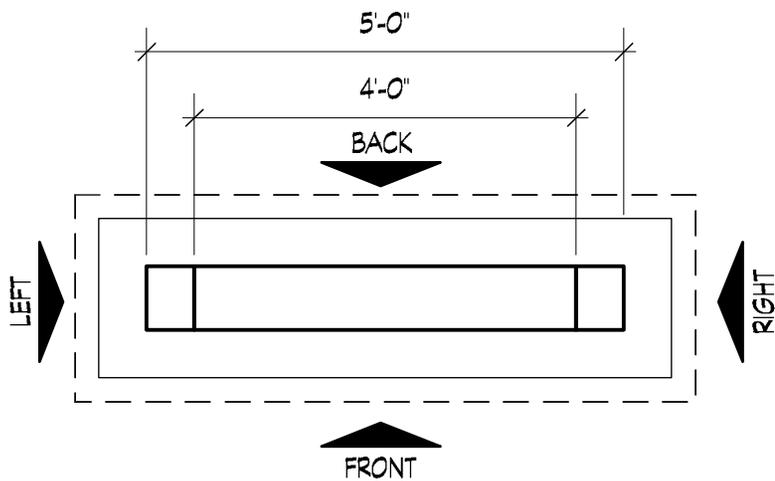
BACK ELEVATION

SCALE: 1/2" = 1'-0"

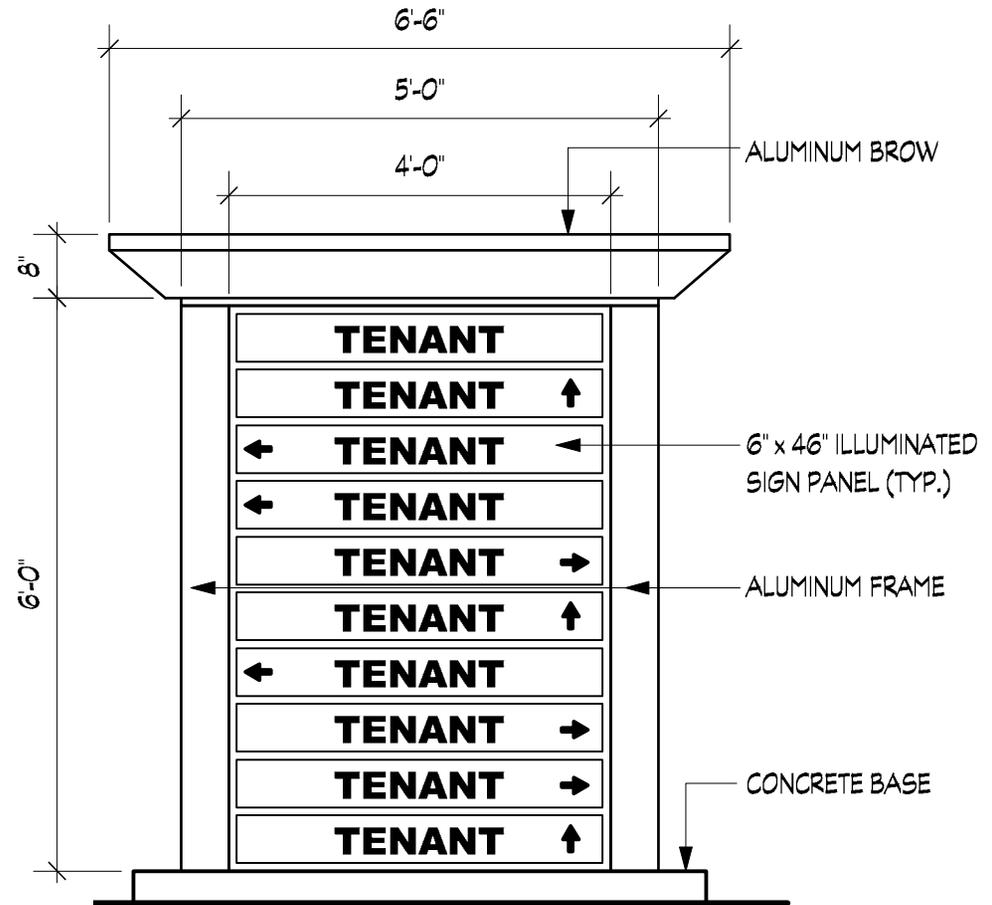
NORTH END SIGNAGE DISTRICT PLAN: BUILDING MONUMENT SIGN

REVISED DATE: 09/27/2013

4.0



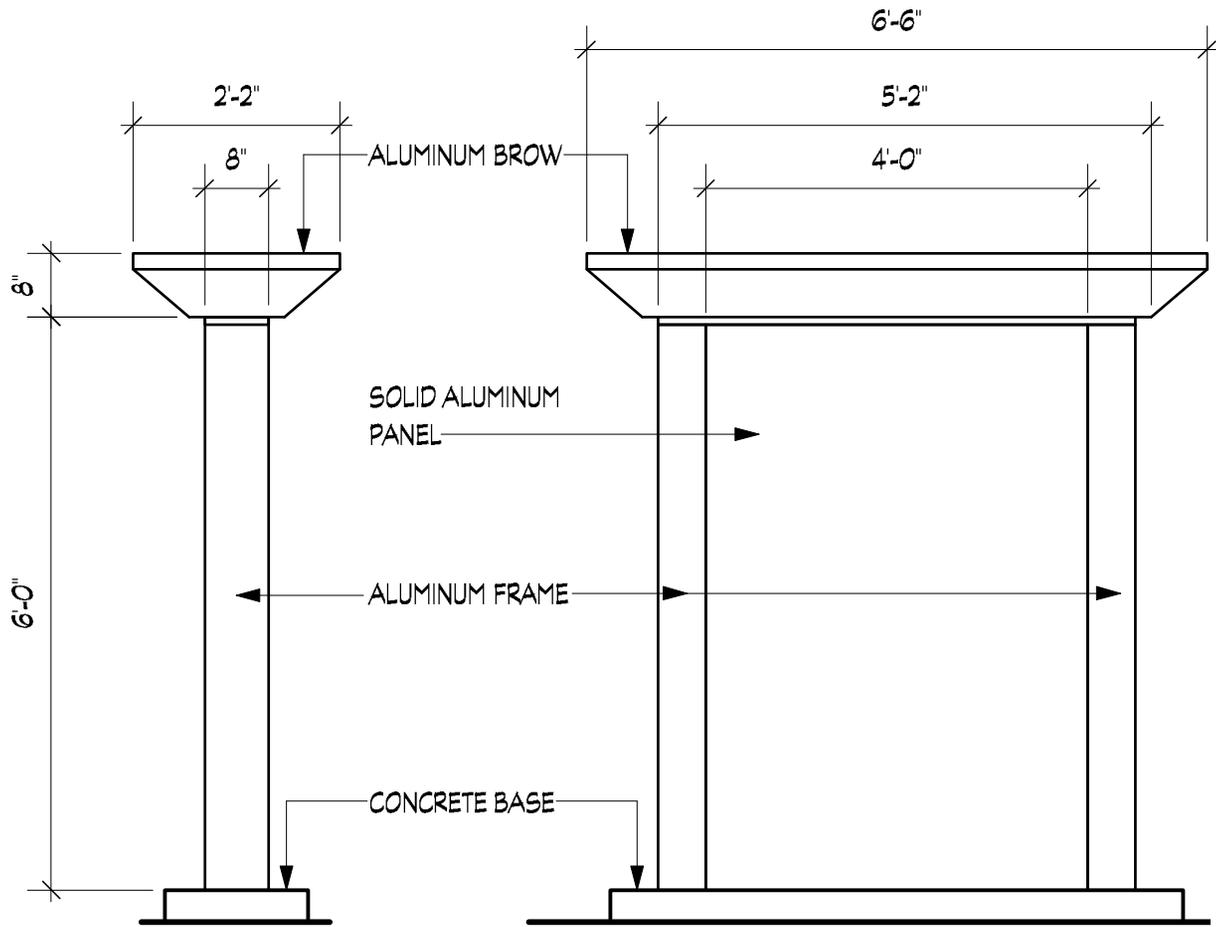
PLAN
SCALE: 1/2" = 1'-0"



FRONT ELEVATION
SCALE: 1/2" = 1'-0"

NORTH END SIGNAGE DISTRICT PLAN: DIRECTIONAL SIGN PYLON

REVISED DATE: 09/27/2013

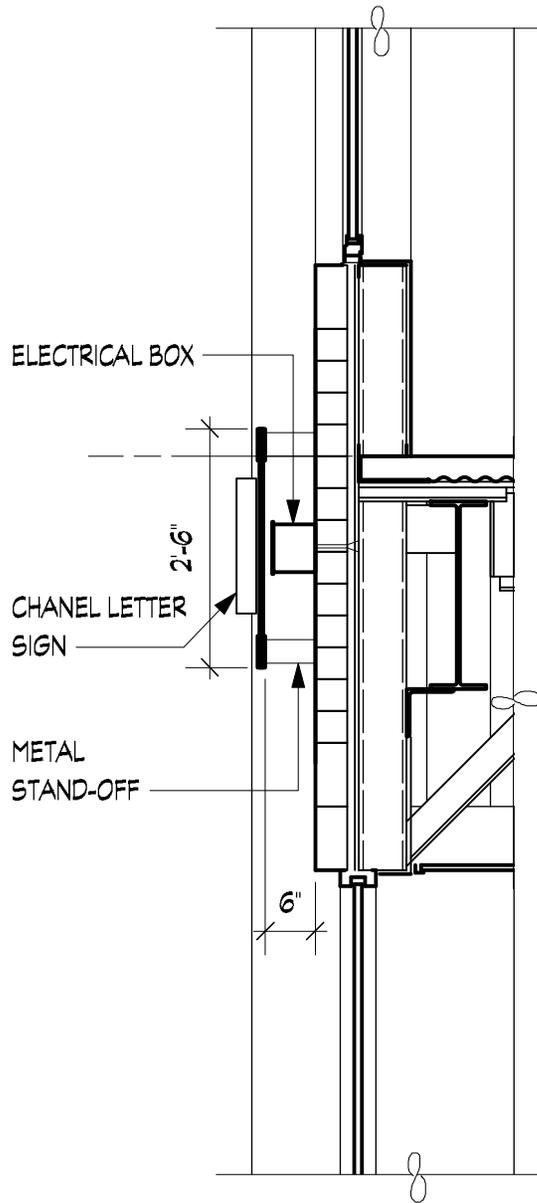


RIGHT/LEFT ELEVATION
 SCALE: 1/2" = 1'-0"

BACK ELEVATION
 SCALE: 1/2" = 1'-0"

NORTH END SIGNAGE DISTRICT PLAN: DIRECTIONAL SIGN PYLON

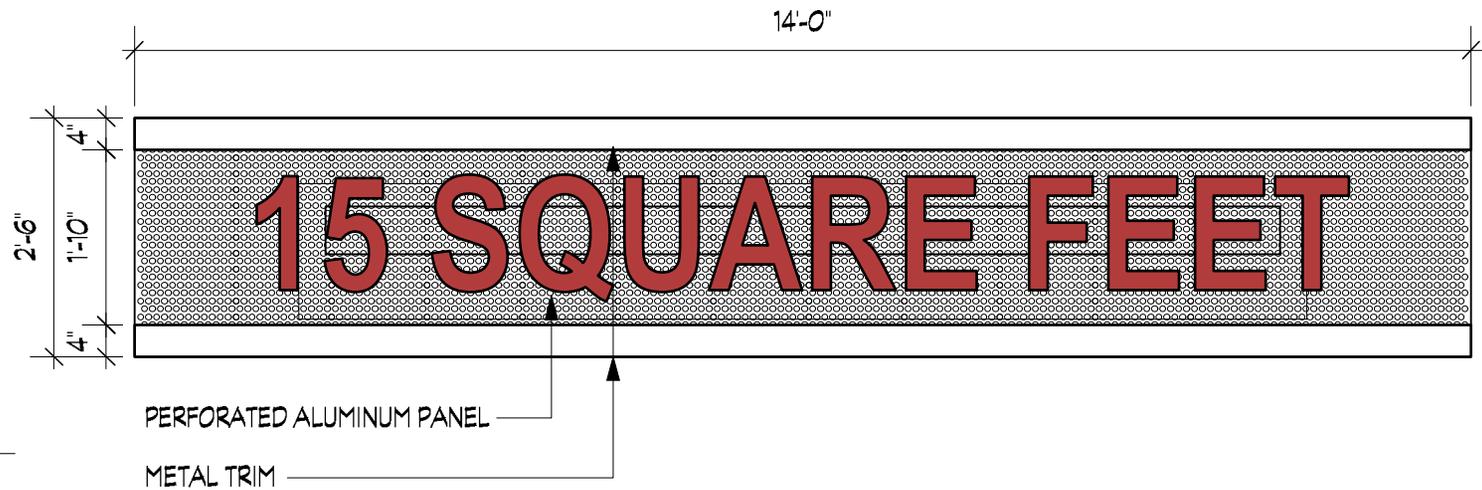
REVISED DATE: 09/27/2013



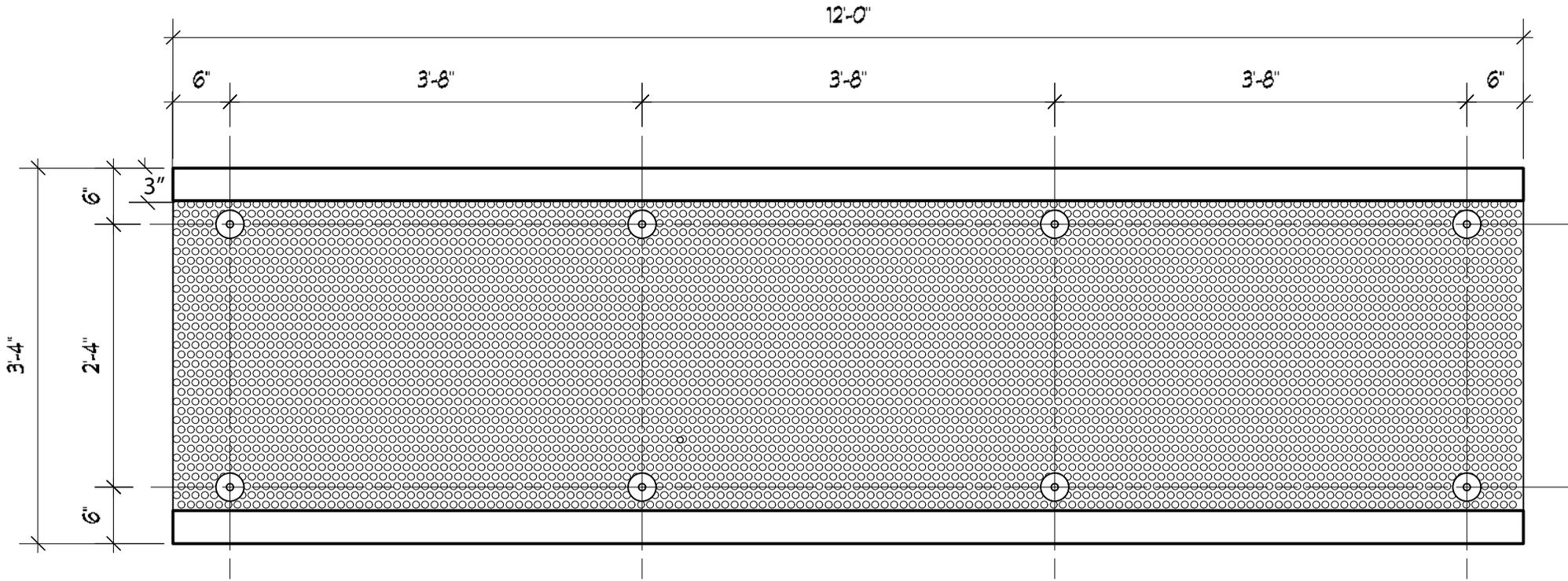
SECTION
SCALE: 1/2" = 1'-0"



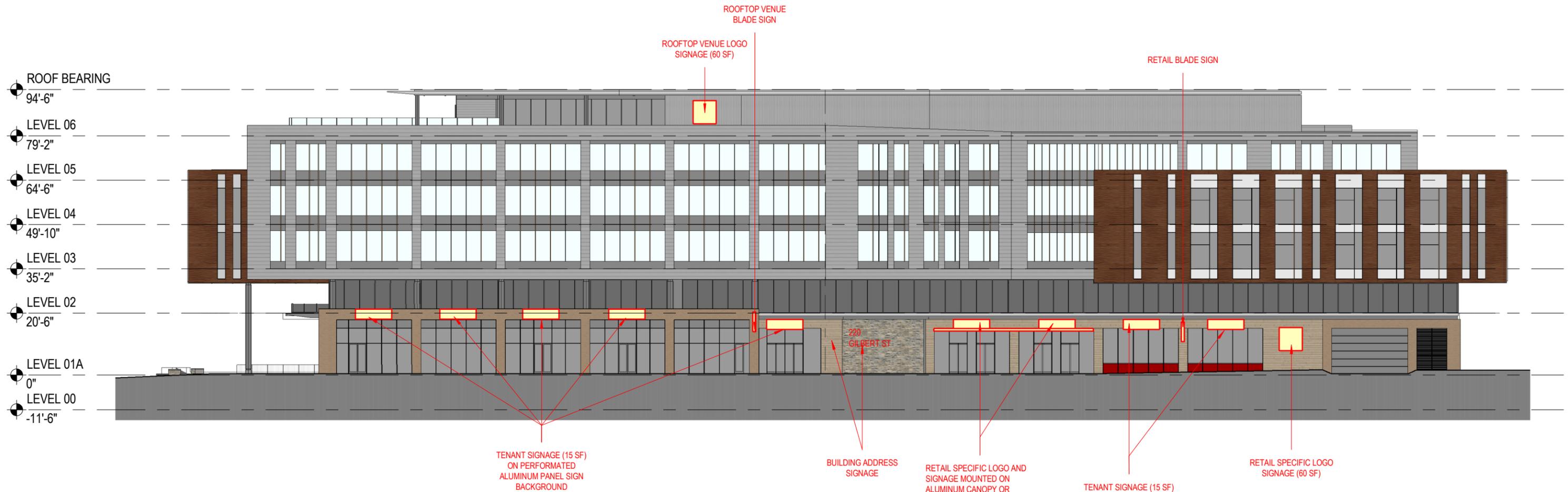
ILLUSTRATION OF SIGNAGE BACKGROUND PANELS ON BUILDING



FRONT ELEVATION
SCALE: 1/2" = 1'-0"



J-7 SIGN BACKGROUND ELEVATION
 A1 SCALE 3/4" = 1'-0"



ELEVATION - EAST

1/32" = 1'-0"



VIRGINIA TECH FOUNDATION - GILBERT STREET MIXED USE

DRAWING NUMBER: AS-101
 DRAWING NAME: SIGNAGE ELEVATION



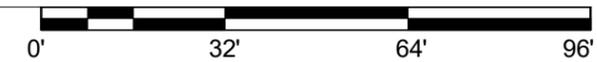
DATE: AUGUST 1, 2019

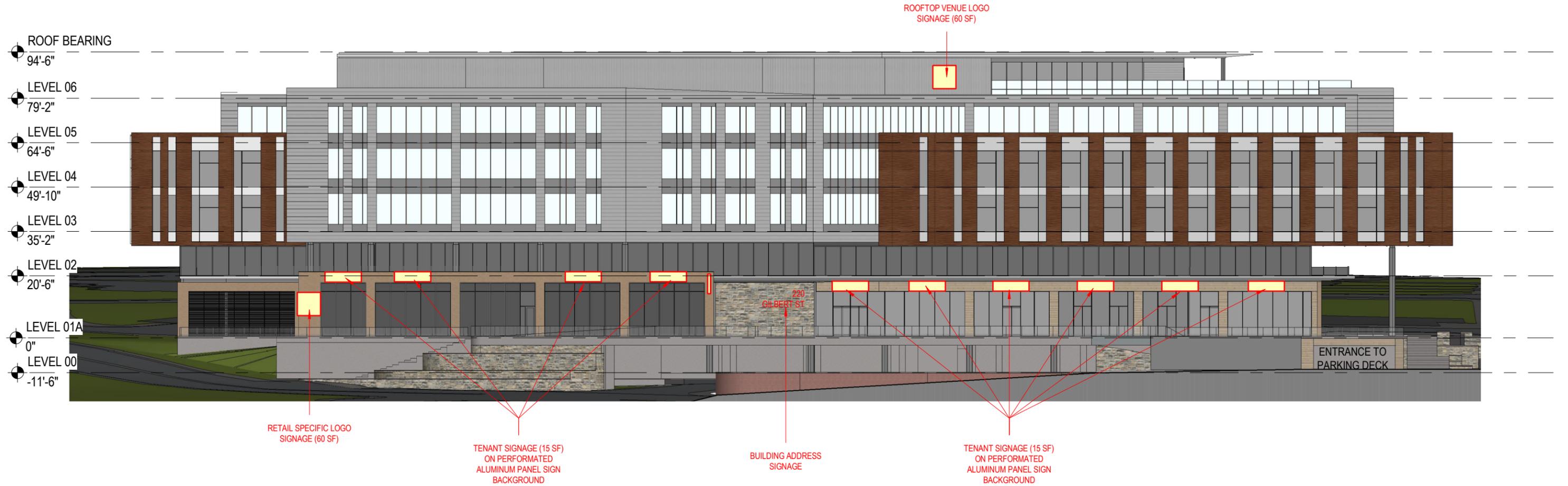


TENANT SIGNAGE (15 SF)
ON PERFORMATED
ALUMINUM PANEL SIGN
BACKGROUND

ELEVATION - NORTH

1/32" = 1'-0"





ELEVATION - WEST

1/32" = 1'-0"



VIRGINIA TECH FOUNDATION - GILBERT STREET MIXED USE

DRAWING NUMBER: AS-103
DRAWING NAME: SIGNAGE ELEVATION



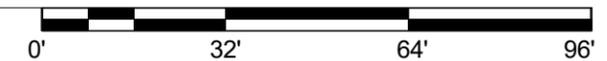
DATE:
AUGUST 1, 2019



TENANT SIGNAGE (15 SF)
ON PERFORMATED
ALUMINUM PANEL SIGN
BACKGROUND

ELEVATION - SOUTH

1/32" = 1'-0"





Gilbert Street Mixed-Use

Appendix A

Disclosure of Equitable Ownership



Disclosure of Equitable Ownership (Amendment to North End Special Signage District)

Tax Parcel Numbers: 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-97; and 226-A-107

Owner: C S Shopping Center, LLC, a Virginia limited liability company

Sole Member: Virginia Tech Real Estate Foundation

Tax Parcel Number: 226-A-98

Owner: John Hoernemann

Tax Parcel Number: 226-A-135; 226-A-135B; and 226-A-135C

Owner: Turner Street Project, LLC, a Virginia limited liability company

Sole Member: Virginia Tech Real Estate Foundation



**Gilbert Street Mixed-Use
Appendix B
Letter to Mr. John W. Hoernemann
July 31, 2019**



Property Management
University Gateway Center
902 Prices Fork Road, Suite 145 (0490), Blacksburg, Virginia 24061
540-231-6374 Fax 540-231-1126 Email: carrie.woodring@vt.edu



July 31, 2019

Via UPS 2nd Day Air Mail - # 1Z-56R-837-35-9158-0819

Mr. John W. Hoernemann
4335 Blackhawk Drive
Willits, CA 95490

Re: Tax Map Number 226-(A)-98, 0.425 acres which fronts along Turner Street in Blacksburg, VA and is part of the underlying ground of Collegiate Square (211 Prices Fork Road and 400 – 460 Turner Street)

Dear Mr. Hoernemann:

This letter serves as notification that the Foundation is planning to redevelop a portion of Collegiate Square that will require demolition of two buildings (211 Prices Fork and 400 Turner Street) and construction of a larger building in their place. The proposed new building will front along Gilbert Street and is currently referred to as the Gilbert Street Project. Redevelopment of the site will require several approvals from the Town, which are detailed below:

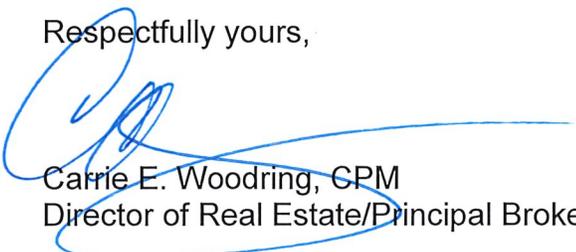
1. Application to change the zoning classification from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions
2. Application to Amend to the existing Sign Overlay District permitted by Ordinance 1734
3. Conditional Use Permit Application to construct the new building to a height to 97 feet

Being that your property is part of Collegiate Square, any changes in zoning and/or the Sign Overlay District will affect your property which, pursuant to a directive from the Town Attorney, requires that we provide you with notice of the proposed changes. Please note that the zoning classification for your property will remain Downtown Commercial (DC). This application is to voluntarily place conditions on how the Foundation develops the building and the Sign Overlay District Amendment is to obtain permission for the proposed signage on the new building.

Mr. John W. Hoernemann
July 31, 2019
Page 2

Copies of the rezoning application, amendment to the Sign Overlay District and application for the conditional use permit are enclosed for your reference. If you have any questions or require additional information, please call me at 540-231-6374 or email me at carrie.woodring@vt.edu.

Respectfully yours,



Carrie E. Woodring, CPM
Director of Real Estate/Principal Broker

Enclosures

Cc: G. Harris Warner, Jr., Esquire (via mail)
Town of Blacksburg Zoning Administration



Gilbert Street Mixed-Use

Appendix C

Legal Description of Property



Legal Description

Parcel 1: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.312 acres, more or less, being Parcel 1, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-105)

Parcel 2: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.507 acres, more or less, being Parcel 2, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-102)

Parcel 3: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.510 acres, more or less, being Parcel 3, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-99)

Parcel 4: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.391 acres, more or less, being Parcel 4, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-96)

Parcel 5: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.338 acres, more or less, being Parcel 5, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-95)

Parcel 6: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.369 acres, more or less, being Parcel 6, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for

the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-83)

Parcel 7: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.425 acres, more or less, being Parcel 7, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-98)

Parcel 8: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 0.688 acres, more or less, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-97).

Parcel 9: All that certain parcel of land situate in the Town of Blacksburg in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 0.105 acres, more or less, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia", a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-107).

Parcel 10: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 1.092 acres, more or less, being Parcel A as shown on plat made by Draper Aden Associates, dated December 2, 2010, as amended December 13, 2010, further amended March 24, 2011 and further amended July 11, 2011, entitled, "LOT LINE REVISION AND RIGHT-OF-WAY REVISION PLAT – TURNER STREET PROJECT, LLC.PROPERTIES – PRICES FORK DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA", a copy of which is plat was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2012001456. (Tax Map No. 226-A-135).

Parcel 11: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 1.60 acres, more or less, being Parcel B as shown on plat made by Draper Aden Associates, dated December 2, 2010, as amended December 13, 2010, further amended March 24, 2011 and further amended July 11, 2011, entitled, "LOT LINE REVISION AND RIGHT-OF-WAY REVISION PLAT – TURNER STREET PROJECT, LLC.PROPERTIES – PRICES FORK DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA", a copy of which is plat was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2012001456. (Tax Map No. 226-A-135B).

Parcel 12: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 0.779 acres, more or less, being Parcel C as shown on plat made by Draper Aden Associates, dated December 2, 2010, as amended December 13, 2010, further amended March 24, 2011 and further amended July 11, 2011, entitled, "LOT LINE REVISION AND RIGHT-OF-WAY REVISION PLAT – TURNER STREET PROJECT, LLC.PROPERTIES – PRICES FORK DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA", a copy of which is plat was recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2012001456. (Tax Map No. 226-A-135C).



Gilbert Street Mixed-Use Appendix D

Town of Blacksburg VDOT Traffic Impact Analysis (TIA)
Supplemental Application



OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

TOWN OF BLACKSBURG
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION

This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.

Name of Development: Gilbert Street Mixed-Use Project
Address/Location: 211 Prices Fork Road; 460 Turner Street; 400 Turner Street; 300 Turner Street; and 212 Turner Street
Tax Map Parcel: 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97; 226-A-107; 226-A-135; 226-A-135B; and 226-A-135C
Size of Site: 7.71 acres
Proposed Use: Mixed Use to include commercial, regional retailer, office, university and event space
Current Zoning District: Downtown Commercial (DC) with Conditions
Existing Future Land Use Classification: Downtown Commercial (DC) with Amended Conditions

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: Amendment to North End Special Signage District
- Conditional Use Permit Application. Proposed Conditional Use: _____
- Comprehensive Plan Amendment. Proposed Future Land Use: _____

This is the first, second, third or subsequent submission of the TIA for review by VDOT.
 First Submission to the Town of Blacksburg - VDOT Review is NOT required.

A traffic impact analysis is is not required for the proposed project:

1. Yes or No, the site is located 5,500 feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
2. **If the answer to question #1 is Yes, complete the following:**
 - a. Yes or No, the proposed development generates _____ vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
- N/A 3. Yes or No, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
- N/A 4. No, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
- N/A 5. Yes or No, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information: N/A

Name of Property Owner(s): _____
Address: _____
Phone: _____ **Fax:** _____
Email address: _____

Applicant to whom review comments will be sent: N/A

Address: _____

Phone: _____ Fax: _____

Email address: _____

Project Engineer who prepared TIA (if different from applicant): N/A

Address: _____

Phone: _____ Fax: _____

Email address: _____

Please check all applicable boxes of information submitted with this application:

1. Review Fee Check made payable to VDOT for

First, Second or Third review by VDOT

Rezoning or Conditional Use Permit request

Low volume road submission 24VAC30-155-40 A 3: \$250

All other submissions: \$1000

Comprehensive Plan Amendments: \$1000

2. For the Town of Blacksburg, please provide a *digital submission of the following:*

a. **One signed copy** of the Town's VDOT Supplemental TIA application.

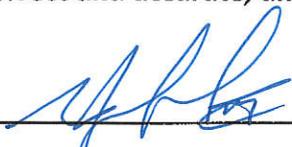
b. **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.

c. **One copy** of the VDOT review fee check.

d. **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.

3. **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.

SIGNATURE OF APPLICANT:  Date: 7/30/19

For Staff Use Only:

First Submission Second Submission Third or Subsequent Submission

Reviewed and Accepted as complete by _____ Date _____

TIA forwarded to VDOT by _____ Date _____

Rejected by _____ Date _____

Reason for rejection: _____

Town of Blacksburg, Planning & Building Department
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003
Phone: (540) 951-1126 • Fax: (540) 951-0672 • www.blacksburg.gov



Gilbert Street Mixed-Use Appendix E

Revised Proffer Statement for the Change of Zoning classification
Application to Amend the North End Special Sign District



REVISED PROFFER STATEMENT FOR THE CHANGE OF ZONING CLASSIFICATION APPLICATION TO AMEND THE NORTH END SPECIAL SIGN DISTRICT FOR TAX MAP NO. 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; 226-A-97; 226-A-107; 226-A-135; 226-A-135B; and 226-A-135C

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, C S Shopping Center, LLC and Turner Street Project, LLC (referred to herein together as "Applicant") hereby voluntarily proffer that the properties which are the subject of this Change of Zoning Classification Application, specifically including the land described by Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; 226-A-97, 226-A-102; 226-A-107; 226-A-135; 226-A-135B; and 226-a-135C which includes a 0.425 acre tract of land (Tax Map No. 226-A-98) currently leased for a term of 99-years by the Applicant from John Hoernemann pursuant to Lease, dated October 1, 1994, a copy of which is recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, in Deed Book 1092, at page 546 (all of said properties hereinafter referred to as the "Property") are depicted on the NORTH END SIGNAGE DISTRICT PLAN, dated August 1, 2019, attached hereto and submitted as part of the Change of Zoning Classification Application, will be developed in accordance with the following conditions, if the Change of Zoning Classification is approved, and the Signage District is amended. In the event that the Change of Zoning Classification is denied or approved with conditions not agreed to by Applicant, these proffers shall immediately be null and void and of no further force or effect. The Applicant, and its successors and assigns, voluntarily proffer the following regarding the Property (an analysis and justification for each proffered item is attached as Exhibit A):

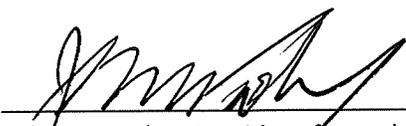
1. The Applicant has established the Special Signage District substantially in accordance with the Request for Change of Zoning Classification for North End Development Special Sign District, dated June 30, 2013, amended September 27, 2013, and as further amended May 1, 2014. The North End Signage District Plan 1.0, dated August 1, 2019, sets forth the boundaries of the North End Special Sign District and the number, type, dimensions, and locations of proposed signs. The Signage Elevation, dated August 1, 2019 sets forth the proposed signage locations, number, type and size of the signs to be installed on the Gilbert Street Mixed-Use Building. The Applicant will erect signage on the Property in conformity with the attached North End Signage District Plan 1.0 and the Signage Elevation. Existing signage in the Collegiate Square Shopping Center located at Building 460 (460 Turner Street) will remain.

2. No signs within the North End Special Signage District shall contain electronic changeable copy.

3. The provisions of the original Proffer Statement dated October 10, 2013 remain in effect except as revised by this Revised Proffer Statement.

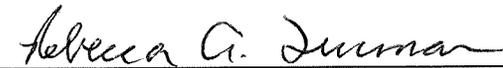
The undersigned hereby warrants that all of the owners of a legal interest in the Property or their authorized representatives (to the extent required) have signed this Proffer Statement, that they have full authority to bind the Property to these conditions, and that the proffers are entered into voluntarily.

C S Shopping Center, LLC

By: 
John E. Dooley, President for and on
behalf of Virginia Tech Real Estate
Foundation, Inc., as Member-Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF MONTGOMERY, to wit:

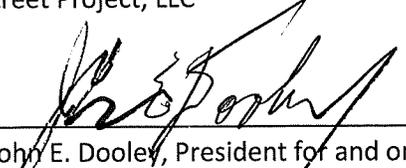
The foregoing was acknowledged before me this 30 day of July, 2019, by John E. Dooley, as President for and on behalf of Virginia Tech Real Estate Foundation as Member-Manager of C S Shopping Center, LLC.


NOTARY PUBLIC

Registration Number: 287658
My commission expires: 11/30/2019

REBECCA A. TURMAN
NOTARY PUBLIC
REG. #287658
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2019

Turner Street Project, LLC

By: 

John E. Dooley, President for and on behalf of Virginia Tech Real Estate Foundation, Inc., as Member-Manager

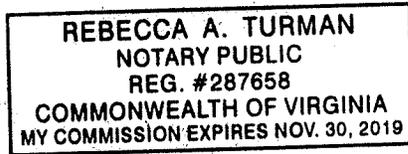
COMMONWEALTH OF VIRGINIA,
COUNTY OF MONTGOMERY, to wit:

The foregoing was acknowledged before me this 30th day of July, 2019, by John E. Dooley, as President for and on behalf of Virginia Tech Real Estate Foundation as Member-Manager of C S Shopping Center, LLC.

Rebecca A. Turman
NOTARY PUBLIC

Registration Number: 287658

My commission expires: 11/30/2019



REVISED PROFFER STATEMENT FOR THE CHANGE OF ZONING CLASSIFICATION APPLICATION TO AMEND THE NORTH END SPECIAL SIGN DISTRICT FOR TAX MAP NO. 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; 226-A-97; 226-A-107; 226-A-135; 226-A-135B; and 226-A-135C

EXHIBIT A

Proffer #1: The North End Signage District Master Plan 1.02, dated August 1, 2019, Signage Elevation, dated August 1, 2019, Change of Zoning Classification Application and accompanying documents contain the details of the application. This proffer provides assurance to the Town that the project will be developed in accordance with the documents.

Proffer #2: This proffer provides assurance to the Town that all signage will be in conformity with existing signage, except as amended hereby.

Proffer #3: This proffer provides assurance to the Town that all signage will be in conformity with existing signage, except as amended hereby.