Gilbert Street Mixed-Use
Conditional Use Permit 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
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A  Disclosure of Equitable Ownership
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C  Legal Description of Property
D  Conceptual Stormwater Management Calculations (Via Separate Cover)
E  Right-of-way Vacation Submittal (Attached and Via Separate Cover)
F  Chapter 527 Requirement Review Memorandum dated July 24, 2019
   Town of Blacksburg VDOT Traffic Impact Analysis (TIA) Supplemental Application
G  Traffic Impact Analysis (Via Separate Cover)
H  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
CONDITIONAL USE PERMIT APPLICATION

This application and all accompanying information must be submitted in full before the Conditional Use Permit 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. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 443-1300 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, stormwater management areas, 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) Stormwater Management Concept Plan and calculations
4) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
5) Sketch depicting any proposed signage
6) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300’ of the property
7) Completed VDOT 527 (Traffic Impact Analysis) Form
8) 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)
9) 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
10) Fee of $500 for Conditional Use Permit or amendments to existing Conditional (special) Use Permits. Please make your check or money order payable to the TOWN OF BLACKSBURG
11) Proof of pre-submittal meeting between Town staff and applicant/agent
12) Prior to the initiation of an application for Conditional Use Permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid ($ 1150)
13) Any applicant for a Conditional Use Permit 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)
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:  

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

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:  

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

REVISED 04-10-14 KJO
Location or Address of Property for Conditional Use Permit: **211 Prices Fork Road and 460 Turner Street**

---


Acreage: **3.65**

Present Zoning District: **Downtown Commercial (DC) with Conditions**

Present Use of Property: **Restaurants, retail**

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

Conditional Use Requested: **Building Height Up to 100'**  
Code Section: **Section 3141(c)**

Is this request for an amendment to an existing Conditional (Special) Use Permit? **No**

Previous Conditional (Special) Use Permit Number/Resolution Number: **Not applicable**

**APPLICANT/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. Signatures may be obtained and submitted on a separate sheet 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:** cwoodring@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

REVISED 04-10-14 KJO
Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

Please see attached

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

Please see attached

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation of impacts to achieve the goals.

Please see attached

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception

Please see attached

If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

Please see attached
2.0 DESCRIPTION OF CONDITIONAL USE PERMIT APPLICATION

Description of the Proposed Use

This Conditional Use Permit Application is hereby submitted to request a conditional use permit to allow additional height up to a maximum of 100’ pursuant to Zoning Ordinance Section 3141(c) for the properties 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.

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 Conditional Use Permit to facilitate the construction of 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 Conditional Use Permit Application.

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 Change in Zoning Classification Application (Rezone) to rezone the Property from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions 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 and 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 creates an urban plaza and outdoor restaurant seating that enhances the pedestrian experience. 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 is 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.

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 developments 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 (460 Turner Street) will remain as currently constructed, however, to improve the entirety of the site, a portion of the impervious area that currently houses a dumpster enclosure 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.

**Demonstration of How the Proposed Use, When Complemented with Additional Measures, if any, will be in Harmony with the Purposes of the Specific District in which it will be Placed**

The Property is zoned Downtown Commercial (DC) with Conditions, and the Applicant has simultaneously submitted herewith a Change of Zoning Classification Application (Rezone) to rezone the Property to Downtown Commercial (DC) with Amended Conditions. Pursuant to the Town’s Zoning Ordinance, 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.

In 2010, this Property was part of an area that was considered for an overall allowance of greater height as part of a suggested overlay district. In 2019, the Town obtained a “Strategic Plan for Downtown Blacksburg, VA”. The study identified several sub-areas of the downtown area, one of which is the Downtown Northwest area, with boundaries of North Main Street, Prices Fork Road and Turner Street. The Strategic Plan encouraged additional density and intensity as being able to be accommodated in this area, and the proposed Gilbert Street Mixed-Use Building aligns well with these goals.

The Applicant has given great consideration to the relationship of the building to the street, building mass, scale and architectural features (by including step backs in the building design); building setbacks, width of sidewalk, impact on pedestrian environment and impact on adjacent land uses. The Applicant carefully considered the height of the Gilbert Street Mixed-Use Building as it relates to the adjacent
parking garage. The Gilbert Street Mixed-Use Building is not located within 250 feet of any property zoned R-4 (single family), R-5 (transitional residential) or OTR (Old Town Residential).

Building placement is critical to the redevelopment of the site. The building is oriented to the more intensive portion of the Downtown and has frontage on Gilbert Street and Turner Street, as well as Prices Fork Road, although frontage along Prices Fork Road is set back from the street.

Demonstration of How There Will be no Undue Adverse Impacts on the Surrounding Neighborhood in Terms of Public Health, Safety or General Welfare, and Show the Mitigation of Impacts to Achieve the Goals.

The proposed Gilbert Street Mixed-Use Building and its height are consistent with the adjacent uses and buildings and provides no adverse impact on them.

The building form is terraced down to break up the height and carved to bring an abundant amount of natural light into the spaces located within the building.

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 is consistent with buildings located within the area. The street elevation of the Gilbert Street Mixed-Use Building will have at least one (1) street-oriented entrance, and contains the principal storefronts 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 on the first level, four levels of office space and a public rooftop restaurant with an outdoor terrace. 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.

**Description of Any Modifications or Exceptions to Use and Design Standards or Development Standards Must Also Be Requested at the Time of CUP Evaluation. Identify and Provide a Justification for Modification/Exception.**

The Applicant is not requesting any exceptions to use and design standards or development standards.

**If the Application is an Amendment to an Existing Approved S/CUP, Provide an Identification of Any Proposed Changes Requested Below and On a Plan, and a Strike-Through and Italic Edit of any Conditions Proposed to be Changed.**

This Application is not an amendment to an existing approved Special Use Permit or Conditional Use Permit. As described above, the Applicant is simultaneously applying for a Change in Zoning Classification (Rezone) from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions to accommodate the proposed redevelopment. Additionally, the Applicant is simultaneously applying for a Change in Zoning Classification to Amend the North End Special Signage District to accommodate signage for the proposed Gilbert Street Mixed-Use Building.
3.0 **NARRATIVE**

3.1 **Infrastructure**

3.1.1 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.
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.

### 3.1.2 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.

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

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

- 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**

- \( Q = 311 \text{ GPD} \times (1.5472 \times 10^{-6}) \) [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.

3.1.3 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 D for detailed and supplemental stormwater management calculations, which may be outlined or summarized below.


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.

<table>
<thead>
<tr>
<th>OUTFALL</th>
<th>VOLUME (AC-FT)</th>
<th>PEAK (CFS)</th>
<th>Q ALLOW (CFS)</th>
<th>FORESTED CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PRE POST</td>
<td>PRE POST</td>
<td>5.24</td>
<td>VOL PEAK Q ALLOW</td>
</tr>
<tr>
<td>A</td>
<td>0.382 0.395</td>
<td>6.77 4.94</td>
<td>5.24 0.132 2.29</td>
<td>0.77 YES</td>
</tr>
</tbody>
</table>

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 D 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.


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 D 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) (Filterras) 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 D 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 D for more information related to the VRRM calculations.

WATER QUALITY / BMP SUMMARY TABLE

<table>
<thead>
<tr>
<th>SWM / BMP FACILITY</th>
<th>TOTAL AREA TREATED</th>
<th>TOTAL PHOSPHORUS REMOVAL OR REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. VRRM SPREADSHEET</td>
<td>-</td>
<td>1.23 LB/yr</td>
</tr>
<tr>
<td>2. EXISTING FILTERRA UNITS (2 TOTAL)</td>
<td>0.60 AC</td>
<td>0.65 LB/yr</td>
</tr>
<tr>
<td>TOTAL REMOVAL REQUIREMENT</td>
<td>SITE</td>
<td>1.88 LB/yr</td>
</tr>
<tr>
<td>3. STORMTECH ISOLATOR ROWS</td>
<td>1.86 AC</td>
<td>1.39 LB/yr</td>
</tr>
<tr>
<td>4. GREEN ROOF</td>
<td>0.08 AC</td>
<td>0.08 LB/yr</td>
</tr>
<tr>
<td>If 3 &amp; 4 are linked together (treatment train)</td>
<td>1.86AC</td>
<td>1.51 LB/yr</td>
</tr>
<tr>
<td>5. NUTRIENT CREDITS</td>
<td>SITE</td>
<td>1.88 LB/yr</td>
</tr>
</tbody>
</table>
3. **Existing Water Quantity Systems: Underground Storage System**

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


   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.

![](image)

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.
3.1.4 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.

3.1.5 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.

3.1.6 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.
3.1.7 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.

3.2 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 E for the Right-of-way Vacation Submittal, and C700 Right-of-way Vacation Exhibit for location of vacation and dedication area.

3.3 Traffic Study

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

3.4 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.

3.5 Signage

Refer to Appendix H – Amendment to Special Signage District Submittal.

4.0 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.

5.0 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
(Conditional Use Permit Application)


Owner: C S Shopping Center, LLC, a Virginia limited liability company
Sole Member: Virginia Tech Real Estate Foundation

Owner: John Hoernemann
Gilbert Street Mixed-Use
Appendix B
Letter to Mr. John W. Hoernemann
July 31, 2019
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.
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
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,
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-98)
Gilbert Street Mixed-Use
Appendix D
Conceptual Stormwater Management Calculations
(Via Separate Cover)
Gilbert Street Mixed-Use
Appendix E
Right-of-way Vacation Submittal
(Attached and Via Separate Cover)
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   2.3 If there is more than one applicant, how is property to be divided? .............................................. 3
   2.4 What is the intended use of the property? ......................................................................................... 3

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
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

902 Prices Fork Road, Suite 130
Blacksburg, Virginia 24061

(540) 231-6374

Phone

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

Date

7/30/2019
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.
Gilbert Street Mixed-Use
Appendix F
Chapter 527 Requirement Review Memorandum
July 24, 2019
Town of Blacksburg VDOT Traffic Impact Analysis (TIA)
Supplemental Application
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.
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
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:
☒ Conditional Use Permit Application. Proposed Conditional Use: Building Height up to 100'
☐ 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: ____________________________ Fax: ____________________________
Phone: ____________________________ Email address: ____________________________
Applicant to whom review comments will be sent: N/A
Address: __________________________ Fax: __________________________
Phone: __________________________
Email address: __________________________

Project Engineer who prepared TIA (if different from applicant): N/A
Address: __________________________ Fax: __________________________
Phone: __________________________
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.aspx

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: __________________________
Gilbert Street Mixed-Use
Appendix G
Traffic Impact Analysis
(Via Separate Cover)
Gilbert Street Mixed-Use
Appendix H
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August 1, 2019
(Attached and Via Separate Cover)
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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:  
[Signature]  
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:  
[Signature]  
DATE: 7/30/19

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

REVISED 04-10-14 KJO
Location or Address of Property for Rezoning: 211 Prices Fork Road; 460 Turner Street; 400 Turner Street; 300 Turner Street; and 212 Turner Street


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

REVISED 04-10-14 KJO
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]
SIGNATURE OF OWNER/APPLICANT

DATE
7/30/2019
2.0 DESCRIPTION OF CHANGE OF ZONING REQUEST

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


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 C S 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.
ADD LIGHTING TO:
FUTURE DIRECTIONAL PYLON SHOWN BELOW (RELOCATED)
ELEVATION - SOUTH

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

LEVEL 00 - 11'-6"
LEVEL 03 - 35'-2"
LEVEL 02 - 20'-6"
LEVEL 01A - 0' -11'-5"
LEVEL 01 - 0"
LEVEL 04 - 49'-10"
LEVEL 05 - 64'-6"
LEVEL 06 - 79'-0"
LEVEL 07 - 94'-6"
ROOF BEARING - 94'-6"
Appendix A
Disclosure of Equitable Ownership
Disclosure of Equitable Ownership  
(Amendment to North End Special Signage District)

Owner: C S Shopping Center, LLC, a Virginia limited liability company
Sole Member: Virginia Tech Real Estate Foundation

Owner: John Hoernemann

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
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,

[Signature]

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
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-83).

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-98).

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-97).
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
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 Pikes Fork Road; 460 Turner Street; 400 Turner Street; and 212 Turner Street
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.

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.

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)

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

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: [Signature]

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 _____ day of ________, 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.

[Signature]

REBECCA A. TURMAN
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: [Signature]

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.

[Signature]
NOTARY PUBLIC

Registration Number: 287658
My commission expires: 11/30/2019
REVISED PROFFER STATEMENT FOR THE CHANGE OF ZONING CLASSIFICATION APPLICATION TO

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.