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September 27, 2019

Kinsey O'Shea
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: 1310 North Main Street Rezoning

Dear Kinsey,

Included in this letter are items our team has addressed on the above referenced project since our Planning Commission Work Session Meeting on August 20, 2019. Below is a list of these items and how each has been addressed.

1) Variety of Housing Types and Continuity of Giles Road Development

During the Planning Commission Work Session, there was a lot of discussion concerning the lack of housing variety across the project and the scale of the apartment building on the Giles Road parcel in relation to the surrounding structures. As a response to this, the applicant has chosen to remove the previous apartment building D and replace it with a townhome product. There are three different townhome footprints shown - all of which will be on their own subdivided lot and will have a 1 car garage and private driveway. These townhomes will be a "for sale" product while Buildings A, B and C will continue to be rental. The townhomes will be either two story or two story over a garage depending on which unit a buyer chooses. This product type, scale and architectural style are much more in keeping with the adjacent residential properties on Giles Road.

2) Contiguous Property

The Heights and the associated access easement are no longer part of the application. The applicants are purchasing an approximately 70' swath of property from the Argabright family that is directly east and north of the subject parcels. This additional property creates the contiguity that was noted as a concern by the Town planning staff. This project can now provide the vehicular and pedestrian access from Giles Road to North Main Street completely on the subject property.

3) Revised Traffic Study

The traffic study has been updated to reflect the change in overall bedrooms and product type on the project. The revised study has also addressed the comments provided to us by the Engineering department.

4) North Main Street Entrance & Robinson Street

The applicants worked with the adjacent property owners (The Jackson's) to coordinate a new entrance that would combine the site entrance and Robinson Street. This was a suggestion from the Engineering department during their review of the initial submittal. The current drawings show the modification to the entrance drive and the Jackson's



parking areas and driveways for their two properties that are accessed off of Robinson Street.

5) Onsite Greenspace

The redesign of the site has allowed for additional opportunities for onsite greenspace to meet the required 20% PRD amount. One particular area of concern that was noted during the work session was the parking area behind Building C. That area now has a landscaped island and an area designated as a pet area.

6) Trail Connections and Sidewalks

Sidewalk connections continue to be a high priority within the overall design of the project. The applicants have also acquired a non-conforming lot that is adjacent to the project and have planned a trail connection through that property. This would provide another pedestrian connection to Main Street from Giles Road without any parking lot crossings.

7) Landscaping/Buffers

A landscape plan has been presented within the architectural drawings to indicate areas where landscaping is planned for the project. Additionally, minimum landscape/buffer widths along the perimeter of the property have been provided within the application narrative.

8) Sustainability

The applicants have proffered that the project will be either Earthcraft Multi-Family Certified or National Green Building Standard Certified.

If you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President