

October 9, 2019

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

RE: The Farm
Job No. 1108.7

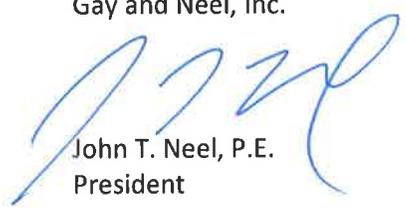
Dear Ms. O'Shea:

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

1. The name of the development was finalized as The Farm.
2. The entrance was shifted slightly to the west to align with Oriole Drive.
3. The eight townhomes along Glade Road were shifted away from the road to meet a minimum front setback of 20 feet.
4. The four 4-bedroom cottages were changed to 2-bedroom cottages, making the total number of bedrooms proposed for the project decrease from 112 to 104. This also reduced the density from 39.0 to 36.2.
5. The number of parking spaces decreased from 118 to 111. Coupled with the decreased number of bedrooms, the number of parking spaces went from 1.05 per bedroom to 1.06 spaces per bedroom.
6. Additional bike parking spaces were added increasing the number from 31 to 62. The number of covered spaces doubled from 16 to 32.
7. A community garden was added with 56 individual 50sf plots.
8. A sidewalk connection was added to the street sidewalk near the entrance.
9. The pool at the community building was removed and replaced with an area for a fire pit.

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

Sincerely,
Gay and Neel, Inc.



John T. Neel, P.E.
President

JTN/scw