October 31, 2019

Upon Delivery and Electronic Mail (amcclung@blacksburg.gov)
Anne McClung, Director of Planning and Building
Town of Blacksburg
400 S. Main Street
Blacksburg, Virginia 24060

RE: Gilbert Street Mixed-Use Building – Third Supplemental Information Package re:
Pedestrian Enhancements and Gilbert Streetscape Improvements

Dear Anne,

Reference is made to the following applications (collectively, the “Applications”: previously submitted by W. M. Jordan Development, LLC, as Applicant, for and on behalf of C S Shopping Center, LLC, as Property Owner:

- Application for Change of Zoning Classification (Downtown Commercial with Conditions to Downtown Commercial with Amended Conditions)
  RZN19-0007-220;

- Conditional Use Permit
  CUP19-0006-220;

- Application for Change of Zoning Classification (Amendment to Signage Overlay District) –
  RZN19-0008-220; and

- Right-of-Way Vacation
  ROW19-0001-220

We appreciate the continued discussions and collaboration that our design team has had with you and your staff. As discussed, our team is committed to enhancing the pedestrian experience in and around the Gilbert Street Mixed-Use Building. Accordingly, we are proposing several pedestrian-friendly design elements at the proposed new Turner Street crosswalks and along the western side of Gilbert Street. We have already proffered a median extension that will restrict traffic flow into and out of the site at Orchard Street on Prices Fork Road.

Recognizing the importance of safe, controlled pedestrian access across Turner Street to the Gilbert Street Mixed-Use Building is a priority, a new four-leg cross walk (more fully described below) will be constructed as part of the project. Moreover, equally important is our goal to make vehicles in and around the Gilbert
Street Mixed-Use Building slow down, remain alert and understand that they are entering and operating in a predominately pedestrian environment so that pedestrians are safe and their experience is enjoyable. As we have discussed, we want to calm traffic and encourage drivers to feel like they are entering a pedestrian area so that they will use caution (as opposed to pedestrians feeling uneasy about accessing and crossing a predominately vehicular area).

Please find enclosed the Gilbert Streetscape Section (Drawing Number L102) and the Gilbert Streetscape and Turner Street Pedestrian Crossing Improvements (Drawing Number L104). We have proposed to the Town that the sidewalk adjacent to the Gilbert Street Mixed-Use Building will be a width of 16'6" from face of building to face of curb. To accommodate that width, we are proposing to eliminate the existing eleven (11) on-street parallel parking spaces on the western side of Gilbert Street (note that we are not proposing to make any changes or eliminate any existing on-street parallel parking spaces on the eastern side of Gilbert Street). Additionally, we are not proposing to eliminate or otherwise change the two (2) on-street parallel parking spaces at the turn on Gilbert Street near Main Street which are used primarily for St. Luke and Odd Fellows Hall. We are also proposing to reduce the northbound and southbound lane widths on Gilbert Street to 11'6". To further enhance the pedestrian experience, we are requesting that the Town (and VDOT) approve a reduction in the speed limit to 10-15 mph on Gilbert Street as vehicles approach Turner Street. We have already proffered to use the current Downtown Blacksburg Palette of material design for seating, lighting, trashcans, banners and planting in movable containers. Benches, trashcans, planters and light poles will be provided in similar frequency as currently exists in Downtown.

In an attempt to further the goal of enhancing the pedestrian experience, we are also proposing the following additional design elements:

- **Four-Leg Crosswalk** on Turner Street at site entrance as shown on the enclosed Gilbert Streetscape and Turner Street Pedestrian Crossing Improvements (Drawing Number L104) at the four-way stop intersection. The crosswalk legs will feature stamped and colored concrete with flush 1’ concrete bands bordering all four-legs. The eastern and western legs will have a width of 10’.

- **Two-Leg Crosswalk** across Turner Street and across Gilbert Street at the intersection of Turner Street and Gilbert Street. The crosswalk legs will feature stamped and colored concrete with flush 1’ concrete bands bordering both legs.

- **Single-Leg Crosswalk** at building entrance crossing Gilbert Street. The crosswalk will be 20’ wide and will feature stamped and colored concrete with flush 1’ concrete bands bordering the crosswalk.

- **Single-Leg Crosswalk** at the turn in Gilbert Street crossing Gilbert Street. The crosswalk will be 6’ wide and will feature stamped and colored concrete with flush 1’ concrete bands bordering the crosswalk.
- Single-Leg Crosswalk across the vehicular access on Gilbert Street. The crosswalk will be 6’ wide and will feature stamped and colored concrete with flush 1’ concrete bands bordering the crosswalk.

- As stated above, we have proffered to use the Town’s Downtown Street palette for benches, trashcans and other sidewalk features. In addition, street trees will be added to the sidewalk on the western side of Gilbert Street with trees spaced approximately 30’ O/C.

- Addition of (2) bike racks along Gilbert Street, each with 6-bike capacity

- Addition of three (3) 30’x5’ planters added along curb line at Gilbert Street

- Streetscape improvements provided from new entrance at Turner Street through loading dock at Gilbert Street which is a distance of approximately 675’ of streetscape

- VDOT CG-7 mountable curb along the western side of Gilbert Street

- Public space provided in plaza area facing Turner Street and Gilbert Street and walkway wraps around building leading to elevated deck on Prices Fork Road side of the building

We view these materials as a good illustration of our planned pedestrian enhancement improvements and design elements. Accordingly, please accept for filing these additional materials as the Third Supplemental Package to supplement each of the above referenced Applications, however, we are certainly open to continued discussion with the Town to refine these improvements and design elements. We view this as an opportunity to enhance not only our project but the entire corridor.

A Table of Contents has been included for your reference.

Please do not hesitate to call me if you have any questions or require additional information.

Sincerely,

C. J. “Skip” Smith, III
Vice President Development
GILBERT STREET MIXED-USE BUILDING
ADDITIONAL MATERIALS FOR
THIRD SUPPLEMENTAL INFORMATION PACKAGE

List of Supplemental Submissions/Plans/Renderings

Gilbert Streetscape Section (Drawing Number L102)

Gilbert Streetscape and Turner Street Pedestrian Crossing Improvements
(Drawing Number L104)
STREET FURNISHINGS NOTE:

STREET FURNITURE, WHICH SHALL BE CONSISTENT WITH THE STREET FURNITURE CURRENTLY USED IN DOWNTOWN BLACKSBURG, WILL BE PROVIDED AND MAY INCLUDE SEATING, LIGHTING, BANNERS AND/OR PLANTING IN MOVABLE CONTAINERS. BENCHES, TRASHCANS, PLANTERS AND LIGHT POLES SHALL BE PROVIDED IN SIMILAR FREQUENCY AS CURRENTLY EXISTS IN DOWNTOWN AND SHALL USE THE CURRENT DOWNTOWN PALETTE OF MATERIAL DESIGN.
FLUSH 1' CONC. BANDS WITH STAMPED AND COLORED CONC. CROSSWALK (TYP.)

PROPOSED BUILDING

FLUSH CROSSWALK WITH 1' CONC. BANDS WITH STAMPED AND COLORED CONC. CROSSWALK
TRANSITION FROM CG-6 TO CG-7 (MOUNTABLE CURB) CG-7 ALONG FRONTAGE OF GILBERT STREET.

BIKE RACKS (TYP.)

SITE FURNISHINGS LEGEND:
- TREE GRATE
- 6' WIDE BENCH
- LIGHT POST

LANDSCAPE LEGEND:
- WILLOW OAK
- RED SUNSET MAPLE
- AUTUMN GOLD GINKGO
- AUTUMN BRILLIANCE SERBESBERRY
- FOREST PANSY REDBUD
- BRACKEN'S BROWN BEAUTY MAGNOLIA

MASSING OF SHRUBS: DWARF BURFORD HOLLY, DWARF CRIMSON QUEEN PIGMY BARBERRY, KOREAN BOXWOOD, DOULIFARLE VIBURNUM

MASSING OF GROUND COVER AND ORNAMENTAL GRASSES

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GRAPHIC SCALE

(VIRGINIA TECH FOUNDATION - GILBERT STREET MIXED-USE)

DATE: 4 NOVEMBER 2019

DRAWING NUMBER: L104
DRAWING NAME: GILBERT STREETSCAPE AND TURNER STREET PEDESTRIAN CROSSING IMPROVEMENTS