MEMORANDUM

To: Planning Commission
From: Kinsey O’Shea, Town Planner for Current Development
Date: November 1, 2019
Subject: Requests by the Virginia Tech Foundation for redevelopment at 220 Gilbert Street including RZN 19-0007 - Request to amend existing Downtown Commercial zoning, CUP 19-0006 Request for addition height up to 100’ in the DC district, and RZN 19-0008 Request to amend existing North End Special Signage District ROW19-0001 Request to vacate Town-owned right-of-way

At the October 21, 2019 Planning Commission Work Session, there was discussion regarding the North End/Gilbert Street mixed-use development requests. Based on the staff report and the discussion at the work session, the applicant has provided supplemental materials dated November 1, 2019.

RZN19-0007 AMENDMENT TO DOWNTOWN COMMERCIAL ZONING
CUP19-0006 FOR ADDITIONAL HEIGHT

- Gilbert Street and Turner Street Pedestrian Improvements
  The applicant is continuing to work with Town staff to refine the design details for pedestrian and streetscape improvements along Gilbert Street, and at the proposed 4-way stop at Turner Street/Perry Street. Details of the proposed enhancements are included in the supplemental materials provided by the applicant.

- Prices Fork Transportation
  Staff continues to work with the applicant to ensure that the transportation impacts of the project are fully identified and analyzed. As this specific corridor is under study for alternate modes of transportation, staff is working with the applicant to consider a broader range of mitigation measures that contemplate all modes of travel.

- Impacts to St. Luke and Odd Fellows Hall
  The applicant is continuing to work with the Blacksburg Museum and Cultural Foundation on details regarding parking agreements for meetings and events occurring at the Hall; grounds and landscaping maintenance on Town property; and signage/kiosk/displays honoring the historic significance of the site.

RZN19-0008 NORTH END SPECIAL SIGNAGE DISTRICT AMENDMENT
ROW19-0001 REQUEST TO VACATE TOWN-OWNED RIGHT-OF-WAY ALONG GILBERT STREET AND PRICES FORK ROAD

- No additional signage information has been provided by the applicant.
- No additional ROW vacation information has been provided by the applicant.

Attachments
Engineering Transportation Memo dated November 1, 2019
MEMORANDUM

TO: Kinsey O'Shea, Development Administrator

FROM: Randy Formica, Director, Engineering and GIS
Joshua Middleton, Town Engineer

DATE: November 1, 2019

SUBJECT: Gilbert Street Mixed-Use – Transportation Comments – Review 3

*Supplemental to this Memorandum - Gilbert Street Mixed-Use – Transportation Comments – Review 2, dated October 11, 2019*

As noted in previous review, the proposed development will add a significant amount of vehicular traffic to the existing road network. The trip generation data indicates the total number of vehicle trips generated by the site to be 8,118 trips per day with AM peak hour volumes of 370 trips and PM peak hour volumes of 583 trips. The proposed development increase along Prices Fork Road and North Main Street represents a 25% and 15% increase in traffic volumes respectively.

Due to the increased volumes along Prices Fork Road, mitigation measures are warranted. Improvements to the Prices Fork / Site Access entrance have been proposed which include reconfiguring the entrance to restrict left turn movements from the development entrance as well as Orchard Street. However, additional measures are warranted that include;

• A full width right turns lane and taper for the movement from Prices Fork Road into the development.
• Exit taper design per Access Management Guidelines for the right turn movement from the development onto Prices Fork Road.

To date these measures have not been incorporated as part of the master plan layout or traffic impact analysis. Town Staff continues to recommend that appropriate mitigation measures be pursued as part of the proposed development. Staff will continue to work with the applicant to achieve the best possible application for the community’s transportation needs.

Additional traffic to Prices Fork Road and North Main Street is largely distributed via Turner Street with 60% being routed along this cross connection resulting in a 65% increase in traffic volume. As expected this significant increase in volume has a major impact on the functional capacity of Turner Street. As noted in previous review, the traffic impact analysis did not fully address all aspects of the impact and the following revisions were requested;

• Provide right turn lane warrant analyzes for the in-bound movement to the proposed site access and Gilbert Street.
• Provide the LOS and Queueing Analysis for the recommended 4-way stop control condition at the intersection of Turner Street / Perry Street / Site Entrance.

Town Staff has received preliminary information from the applicant regarding these revisions which should be incorporated into the traffic impact analysis prior to subsequent review. Additionally, the Town has recently contracted with a traffic consultant for a supplemental review of the 4-way stop control condition. Once completed, the results of this supplemental review will help better inform the overall impacts and appropriate design of the intersection.