

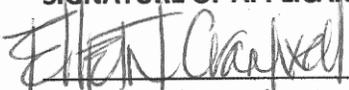
**TOWN OF BLACKSBURG
CONDITIONAL USE PERMIT APPLICATION**

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) 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:

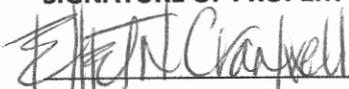
- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, stormwater 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:

 Ellen N. Cranwell DATE: 10/25/19

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

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

 Ellen N. Cranwell DATE: 10/25/19

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

Location or Address of Property for Conditional Use Permit:
205 Kent Street, Blacksburg, VA, 24060

Tax Parcel Number(s): 012630

Acreage 0.341

Present Zoning District: Old Town Residential

Present Use of Property: Vacant, last used as student housing with attached garage accessed via existing rear alley

Proposed Use for the Property "Office" use with accessory use of "club"

Conditional Use Requested: See above Proposed Use Code Section 3061

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

Previous Conditional (Special) Use Permit Number/Resolution Number n/a

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: Ellen Cranwell

ADDRESS: 110 Draper Road NW, Suite B c/o Linda Daltion
Blacksburg, VA, 24060

PHONE: _____ EMAIL: _____
Note: Please contact Ryan Seavy, as listed below, regarding the project

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: H C M F XXXIII Partnership

ADDRESS: 110 Draper Road NW
Blacksburg, VA, 24060

PHONE: _____ EMAIL: _____

ENGINEER/ARCHITECT (optional)

NAME: r(plus) incorporated Contact person: Ryan Seavy

ADDRESS: 1008 4th Street, Radford, VA, 24141

PHONE: 540 750 3298 EMAIL: rms@rplus-inc.com

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

See "Project Description (Question 1)" of attached document

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.

See "Harmony with District (Question 2)" of attached document

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.

See "Impact on Neighborhood (Question 3)" of attached document

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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

n/a

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Conditional Use Requested: Utilize alley to access rear parking area Code Section 5719

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

Previous Conditional (Special) Use Permit Number/Resolution Number n/a

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ENGINEER/ARCHITECT (optional)

NAME: r(plus) incorporated Contact person: Ryan Seavy

ADDRESS: 1008 4th Street, Radford, VA, 24141

PHONE: 540 750 3298 EMAIL: rms@rplus-inc.com

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n/a

205 Kent Street - Conditional Use Permit Application

Contents:

Property Information

Project Overview (Question 1)

- Cranwell Foundation
- Location Study
- Blacksburg Strategic Plan
- Traffic and Parking
- Site Access and Walkability
- Sustainability
- Architecture and Materials

Harmony with District (Question 2)

Impact on Surrounding Neighborhood (Question 3)

Stormwater Management Concept Plan

Surrounding Property Information

Traffic Analysis Form

Note: Descriptions and answers provided on the following pages are to be read in conjunction with the 205 Kent Street CUP Application Presentation attached to this application.

Property Information

Project Location:

205 Kent Street, Blacksburg, VA, 24060

Tax Parcel:

012630

Lot Size:

0.341 acres

Current Zoning District:

Old Town Residential

Current Use of Property:

Vacant, last used as student housing with attached garage accessed via existing rear alley

Proposed Use of Property:

'Office' use with accessory 'Club' use with parking accessed via existing rear alley

Conditional Use Requested:

CUP Application 01

'Office' use with accessory 'Club' use (Section 3061)

CUP Application 02

Utilize alley to access rear parking area (Section 5719)

Project Description (Question 1)

The Cranwell Foundation:

The Cranwell Foundation (CF) will become the brick and mortar extension of the Bill and Ellen Cranwell Charitable trust, continuing and furthering the impact of the Cranwell family's philanthropic endeavors. The CF will continue the Cranwell's support of the international student community at Virginia Tech (VT) in conjunction with VT's Cranwell International Center. Further, the establishment of the CF and its permanent home will allow the Cranwell family to pursue new avenues to support both the Blacksburg and Virginia Tech communities as well as the New River Valley at large.

The Cranwell Foundation is pursuing locating this permanent home at 205 Kent Street, a property currently owned by the Cranwell family. The 205 Kent Street property contains an existing two-story house that has been unoccupied for many years and was last used as student housing. The CF proposes to adaptively re-use and rehabilitate this existing structure and to add new floor area at ground level, located to the rear of the property. The combination of the existing structure and new construction will house office and event space for the CF.

The CF office space will be located in the upper level of the existing structure. The CF plans to have no more than a maximum of five (5) permanent staff members.

The ground level of the proposed project will be utilized to host events related to the CF's philanthropic mission and goals such as hosting speakers, lectures, and musicians as well as outreach/fundraising events. In addition, on an extremely limited basis the CF will host private functions. In total, the CF plans to host no more than an average of one (1) event per week with more than 100 attendees maximum. These events will generally take place during evening hours and weekends and are anticipated to be attended by both the Virginia Tech community (students, faculty, and staff) as well as the Blacksburg/New River Valley community at large.

Project Description (Question 1)

Location Study:

205 Kent Street is located in the block defined by Kent Street, Washington Street, Otey Street, and Wall Street (referred to as the Kent Street Block). The property is located directly across Kent Street from Virginia Tech's campus and just south of Virginia Tech's new Creativity and Innovation district. Based on Virginia Tech's 2047 Master Plan, the Creativity and Innovation District will increase the density of university buildings in downtown Blacksburg including the Creativity and Innovation District Living Learning Center which is currently under construction just north of Wall Street.

Within the Kent Street Block, as well as the Old Town Residential zoning district as a whole, there is significant precedent for use types requiring a conditional use permit. The Kent Street Block contains eight (8) properties (not including 205 Kent Street). One (1) of the eight properties is a single family residence. Five (5) of the remaining properties are utilized as multifamily housing (i.e. housing for VT students), one of which also contains a religious institution affiliated with Virginia Tech. The fifth property is utilized as office space for an attorney's office.

Based on the current zoning code for the Old Town Residential District, these properties would require a Conditional Use Permit - the lone single family home is the outlier within the Kent Street Block.

Extending the area of analysis to include the opposite side of both Otey Street and Washington Street, there are eight (8) properties utilized for either 'office' or 'assembly / club' use. Two (2) of these properties, both located on Otey Street, the Wesley Foundation and the Virginia Tech Newman Catholic Community are comparable uses to the proposed use of 205 Kent Street - they contain both office space and assembly or event space. Per publicly available information, the Wesley Foundation hosts three (3) events per week and the VT Newman Community hosts thirty (30) events per week (compared to the averaged maximum of one (1) event per week proposed at 205 Kent Street). Further, the Wesley Foundation exceeds the Floor Area Ratio (FAR) and Coverage requirements for the Old Town Residential district based on available GIS information and observation of the site. In addition, the Wesley Foundation provides 5 parking spaces for a building with a total area of ±11,700 square feet.

Blacksburg Strategic Plan:

The recently completed Blacksburg Strategic Plan (BSP) documents the vision for the Town of Blacksburg as it continues to evolve and grow. Several key points addressed in the BSP for the Otey District are:

- Broaden use categories
- Rehabilitation of existing homes feasible if uses expanded
- Establish development opportunities
- Enhance public realm
- Access and visibility to historic buildings
- Celebration and rehab of historic buildings
- Investments in walkability and vibrancy
- Human scale development
- Downtown districting
- Expansion of Downtown
- VT to increase density of campus adjacent to downtown
- Development complimentary to VT CID

The proposed development of 205 Kent Street touches on and addresses each of these key points through its adaptive reuse and rehabilitation of an existing structure, continuing the precedent of broadening uses within the Old Town Residential District, utilizing public parking, and encouraging walkability.

205 Kent Street achieves and realizes the tenets of the BSP and has the potential to be a catalyst for further development of the Otey district consistent with the goals of utilizing existing structures, broadening uses, and extending and enhancing the downtown public realm of Blacksburg.

Project Description (Question 1)

Traffic and Parking:

205 Kent Street proposes to provide six (6) parking spaces located at the rear of the site accessed via the mid-block alley connecting to Washington Street. This parking will accommodate onsite parking for the permanent CF staff members indicated previously. Per the parking requirements for general office space indicated in the Blacksburg Zoning Ordinance, 205 Kent Street is required to provide 5.3 parking spaces for its 1,600 gross square feet of office space. (Note: For this calculation, the total floor area of the existing structure is counted as office space.)

Further, if 205 Kent Street were developed for multi-family housing, six (6) parking spaces would be required as the site can accommodate 5 beds per OTR zoning regulations requiring 5.5 parking spaces.

As the 'club' use of 205 Kent Street is accessory to the primary use of 'office' onsite parking is not required or provided per discussion with the Town of Blacksburg Planning Department staff. Guests of the Cranwell Foundation will utilize ample public parking available in downtown Blacksburg and arrive by foot at 205 Kent Street. For events, parking at 205 Kent Street will not be available for the general public and will be reserved for guests requiring on-site parking. Event information and invitations will include the location of available public parking and walking directions from that parking to 205 Kent Street.

As demonstrated above, 205 Kent Street is providing the same amount of parking and therefore will generate the same use of the rear alley to access that parking as a multifamily development on the site, and as such, the location, access, and number of parking spaces is consistent with the adjacent properties located within the Kent Street Block.

Site Access and Walkability:

As previously mentioned, events hosted at the Cranwell Foundation will utilize public parking available in downtown Blacksburg, with guests arriving by foot at 205 Kent Street. The Kent Square garage, Squires parking lot, and Architecture Annex parking lot are located within a five (5) minute walk of 205 Kent Street. The route from each of these parking areas, as well as general street parking, follows sidewalks which are well lit established pedestrian corridors between Downtown Blacksburg and the Virginia Tech campus. From these pedestrian corridors, guests have the option to access the property from either Kent Street or the alley.

Currently, the west side (or 'University' side) of Kent Street has a sidewalk, while the east side (or 'town' side) of Kent Street, between Washington and Wall Streets, does not have sidewalk. Street lighting is installed on the west side of Kent Street.

Guests arriving via Kent Street will utilize the 'University side' sidewalk and then cross Kent Street to the 205 Kent Street entry path. The implementation of a cross walk and/or signage on Kent Street to alert drivers to crossing pedestrians as been discussed with Town Planning staff but no resolution has been reached.

The proposed redevelopment of 205 Kent Street is designed to accommodate the construction of a sidewalk on the east side of Kent Street as the surrounding properties evolve. This project has the potential to be a catalyst for improvements to the existing pedestrian oriented infrastructure on Kent Street - a significant pedestrian corridor and entrance to Virginia Tech.

Project Description (Question 1)

Sustainability:

The Cranwell Foundation proposes to utilize several sustainable measures in the execution of the project.

First, in the big picture sense of sustainability, the project proposes to adaptively re-use the existing structure at 205 Kent Street. It is more sustainable to rehabilitate and reuse existing buildings in comparison to demolition and construction of a new building. While adaptive reuse and rehabilitation is more difficult and more expensive, it is important to the Cranwell Foundation to restore and reuse an elegant downtown Blacksburg building.

Second, the Cranwell Foundation plans to pursue Passive House Institute United States (PHIUS+) Certification for the project. Passive House is a design methodology based on extremely efficient thermal envelopes that minimize heat transmission and air leakage and is considered the most stringent energy metric in the world. To achieve PHIUS certification a project must meet specific targets for energy use and envelope efficiency including a source energy limit of 11.1 kilowatt-hours per square-foot of internal conditioned floor area and 0.6 air changes per hour for envelope air leakage.

In conjunction with Passive House design strategies, the Cranwell Foundation will explore the utilization of other sustainable measures including:

- Photo-voltaic arrays to offset energy usage (to be further investigated)
- Permeable paving to manage storm water
- Vegetated roof over new construction (to be further investigated)

The combination of these strategies will result in a building that is at the forefront of energy efficient design and construction.

Project Description (Question 1)

Architecture and Materials:

The proposed design for the Cranwell Foundation office and event space at 205 Kent Street is based on two central and interconnected strategies.

The first strategy is the adaptive reuse and rehabilitation of the existing structure on the site. The exterior of this structure will be extensively rehabilitated through the following:

- Exterior existing brick to be re-pointed, repaired, and rehabilitated
- Exterior wood and metal work to be restored, rehabilitated, and repaired
- New high performance windows installed

Additionally, to enhance the outcome of this restorative effort and minimize the project's visible impact from Kent Street, the new construction portion of the project is located to the rear of the site, behind the existing structure.

To further enhance the restoration of the existing structure as well as to increase the safety of the property, the project proposes to remove the existing retaining wall along Kent Street and grade the front lawn to meet the elevation of the street allowing for the future construction of a sidewalk as the adjacent properties on Kent Street evolve.

The second strategy employed is that of the garden house or courtyard house - an inward facing building oriented towards a central court yard. This strategy is utilized in the design of 205 Kent Street to create an intimate and private building for the Cranwell Foundation, screening the activities of CF from the surrounding neighborhood and vice versa. While 205 Kent Street will be utilized in a non-residential capacity, a single family home on this property may have a very similar design to achieve a similar intimate and private environment.

The architectural manifestation of these strategies is a single story addition located behind the existing structure with a series of landscape walls screening the property boundaries. This addition is wrapped in an elegant and articulated brick pattern further screening the property from the parking area and alley. Brick is used as the primary exterior material because of its residential character and the precedent and prevalence of brick construction in Blacksburg for both residential and non-residential buildings. In addition to brick, several other materials are used in a limited capacity on the exterior of the building including concrete, gabion baskets, and blackened steel.

The design and material choices for the addition were made to complement and enhance the existing structure rather than to replicate or copy that structure. The relationship and harmony between new and existing materials will allow both the existing structure and the addition to each be an honest representation of the thinking, purpose, and time for which they were constructed.

Harmony with District (Question 2)

Demonstrate how the proposed use will be in harmony with the purposes of the specific district in which it will be placed.

Alley Access to Property (CUP Application 02):

Based on the design of the existing structure, the existing topography, and existing site conditions, 205 Kent Street has historically been and is currently accessed via the alley at the rear of the property. Presently, five (5) of the eight (8) properties (not including 205 Kent Street) within the Kent Street block access their parking via the alley, including the 205 Kent Street's adjacent neighbors.

Vehicular access to 205 Kent Street via Kent Street would result in a parking area located in front of the existing structure. This access would be extremely difficult to achieve, and if achievable would be undesirable (from a planning perspective) for several reasons. The slope of Kent Street, in combination with surrounding development, limits visibility and would yield a parking area that would be difficult to enter and exit. Further, Kent Street is a main entry corridor to Virginia Tech's campus, heavily trafficked by bicycles and pedestrians. Accessing the property via Kent Street would require vehicles to turn and maneuver in a heavily utilized pedestrian thoroughfare.

Finally, the Blacksburg Strategic Plan (BSP) calls for activation of alleys and under utilized spaces. The project is designed such that the West side (facing Kent Street) and the East side (facing the alley) of the property are given equal weight as primary elevations and entrances. This dual orientation allows the property to adapt appropriately as the surrounding block and Blacksburg evolve and as reliance on the automobile wanes. The surrounding block has the potential to grow in the vision of the BSP to utilize the alley as an active pedestrian thoroughfare with 205 Kent Street becoming a key part of that urban pedestrian environment.

Proposed Use (CUP Application 01):

The proposed development at 205 Kent Street for the Cranwell Foundation is not only in harmony with the Old Town Residential district but is also symbiotic with the newly created Blacksburg Strategic Plan as demonstrated in the previous pages. The proposed development of the property is consistent with the existing mix of uses and intensity of those uses within the Old Town Residential zoning district.

The proposed design for the Cranwell Foundation, through its siting, massing, organization, and materiality, is residential in nature and designed to complement and enhance the property's existing structure as well as the neighborhood at large. The proposed design also reduces the visual impact of the project on the surrounding neighborhood by placing all new floor area at ground level, minimizing the height of the building, and locating the addition to the rear of the property. The proposed design is less tall and contains less floor area than many of the surrounding properties used for non-residential purposes including Virginia Tech's student dormitories located across Kent Street and the previously discussed Wesley Foundation and VT Newman Community.

Impact on Surrounding Neighborhood (Question 3)

Demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare.

Alley Access to Property (CUP Application 02):

As demonstrated in Question 2, accessing the property from Kent Street would result in an undue adverse impact for the neighborhood both in terms of safety but also due to a parking area being located in a visible location on the property. Utilizing the alley to access parking in the rear of the site results in no adverse impact on the surrounding neighborhood. This use is consistent with adjacent and surrounding properties both in terms of the number of parking spaces provided as well as the general use of the alley to access parking areas. In addition, the alley is the historical means of vehicular access to 205 Kent Street. Finally, the alley is in good condition and is easily maneuverable.

Proposed Use (CUP Application 01):

The proposed development at 205 Kent Street for the Cranwell Foundation will not adversely impact the surrounding neighborhood but will rather have a beneficial impact on the public health, safety, and general welfare of the Old Town Residential district.

Removing the existing Kent Street retaining wall will not only improve the appearance of the property but will also make the property safer by eliminating the fall risk into Kent Street. Further, the existing structure is in disrepair and vacant. Rehabilitating the existing structure (in combination with the addition and proposed use of the property) will replace an eye sore in the neighborhood with a property that is not only safer but contributes to and benefits urban and cultural fabric of downtown Blacksburg.

Finally, occupied and properly maintained properties are always more safe than unoccupied, unmaintained properties. The proposed use of the property will do more than simply beautify, occupy, and maintain the property. The Cranwell Foundation, both in terms of its physical manifestation as a building as well as its mission and public outreach as an organization, will yield a vibrant urban space consistent with and supporting the vision of downtown Blacksburg.

Stormwater Management Concept (prepared by Hurt & Proffitt)

Overview:

Stormwater management design for the project will comply with the Town of Blacksburg Stormwater Management Ordinance and the applicable Virginia Department of Environmental Quality regulations. The site is approximately 0.34 acres and will disturb more than 5000 sf. Currently, the site is mostly flat, with D type soils (Udorthants and Urban Land) and contains old trees in poor condition. The redevelopment of the site will result in regrading the front portion of the property and providing new trees.

Based on the current layout of the proposed development, the impervious cover will increase from approximately 3170 sf (0.073 acre) to 8295 sf (0.19 acres) which will include 1809 sf of pervious pavement. Conceptually, the approach for the project would be as follows:

Water Quality:

With an increase in impervious cover, the VRRM Redevelopment Spreadsheet shows a required reduction of 0.23 lb/yr of Total Phosphorus. The pervious pavement accounts for a removal of 0.05 lb/year leaving 0.18 lb/yr to address. Due to the small size of the site, there is not sufficient room to reach the required reduction using other methods, so Nutrient Credits will be purchased. Nutrient banks in our area have sufficient coverage to provide the required credits.

Water Quantity

There is no storm sewer on site or adjacent to the study site. Currently, stormwater sheet flows across the site and either onto the adjacent property or into Kent Street. At the study site, Kent Street does not have curb and gutter. The water flows down Kent Street approximately 250' to the curb and gutter beginning at the Wall Street intersection and then along the gutter pan approximately 500 more feet to the nearest storm inlet in front of the Virginia Tech Graduate Life Center. This inlet is located in a Zone A flood plain.

An analysis point is identified on the site at the lower Southwest corner confirming that stormwater quantity can be adequately addressed for the proposed site. See attached drainage area maps. Study Point #1 is adjacent to Kent Street. The 1 year storm Energy Balance equation for channel protection and 10 year storm peak flow reduction for flooding protection are met for adequacy.

	1 Year Pre Q (cfs)	1 Year Pre RV (ft3)	1 Year Post Q (cfs)	1 Year Post RV (ft3)	10 Year Pre Q (cfs)	10 Year Post Q (cfs)
Analysis Point	0.53	1,445	0.80	1,807	1.4	1.8

1 Year Energy Balance Equation:

- Study Point #1: $Q \leq 0.9 \cdot (0.53 \cdot 1445) / 1807 = 0.38 \text{ cfs}$

The site grading and drainage before and after construction do not allow all of the water to be collected and discharged from a single point. Thus, to meet energy balance, the collected water must be over detained to further reduce the flow accounting for flow released from other areas of

Stormwater Management Concept (prepared by Hurt & Proffitt)

the site. On the drainage area map, portions of the site that are not able to be collected shown will continue to sheet flow from the site. VA DEQ regulation 9VAC25-870-66D allows for sheet flow from the site without any “further water quantity controls required,” assuming that the sheet flow will not “cause or contribute to erosion, sedimentation, or flooding of down gradient properties or resources.” The amount of the site that will continue to sheet flow is significantly less area than the existing conditions.

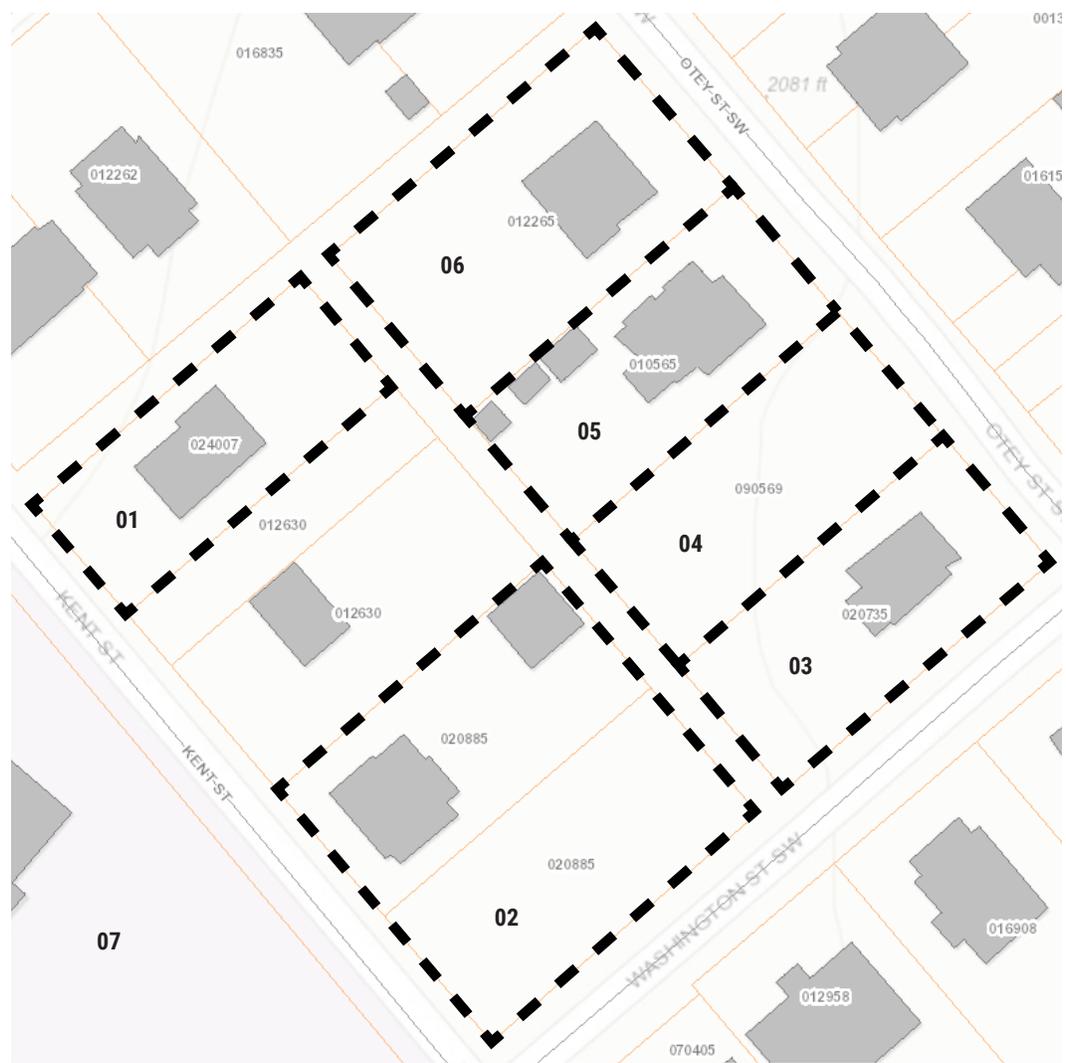
The stormwater that is collected will be stored in the collection pipes and in the gravel sub-base of the pervious pavement and released slowly at a single point. An impervious liner will prevent water from infiltrating into the soil from the gravel storage area. At the discharge point of the system, a manhole fitted with a weir wall using two different orifice sizes (3” for the 1-year storm and 12” for the 10-year storm) will be used to regulate the release rate of the detained stormwater and will be discharged at the lower rate to meet the allowable energy balance for the entire site. Upon exiting the discharge point, this water also will be converted to sheet flow across the front lawn and flow directly into Kent Street.

Final flow values are as follows:

	Non captured sheet flow	Flow captured and detained	Peak release rate for detained flow	Combined peak release rate	Allowable Peak Discharge Rate
1 year storm	0.18 cfs	0.64 cfs	0.25 cfs	0.38 cfs	(Energy Balance) 0.38 cfs
10 year storm	0.48 cfs	1.34 cfs	0.99 cfs	1.38 cfs	(Pre-development) 1.38 cfs

The combined release rate for the 1 year storm is equal to the Energy Balance allowable discharge rate. For the flooding analysis, the 10 year storm was routed and combined with the released flow and the post-development release equal to the pre-development peak.

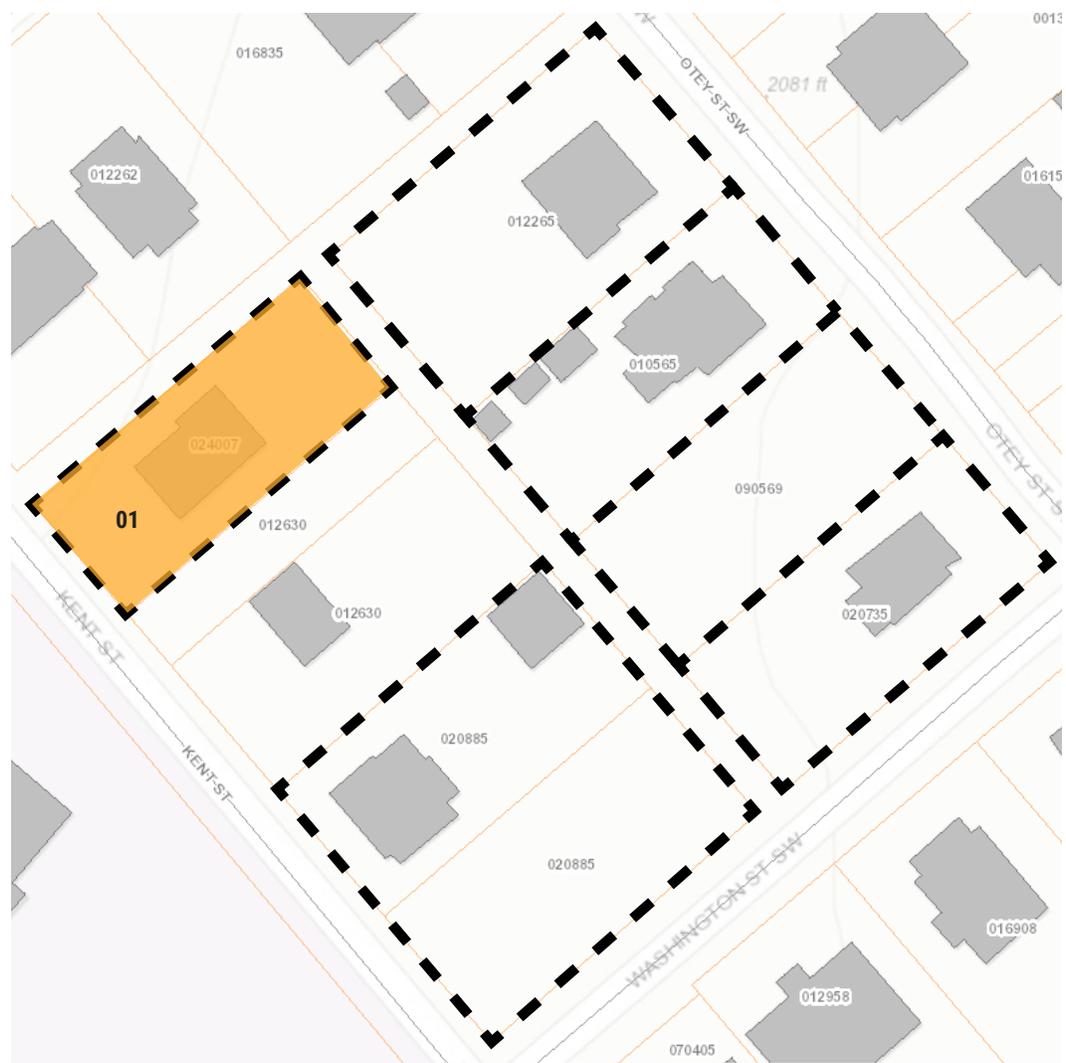
Surrounding Property Information



Parcels

- 01 Parcel ID: 024007
- 02 Parcel ID: 020885
- 03 Parcel ID: 020735
- 04 Parcel ID: 090569 Note: Parcel 04 and 05 share the same owner
- 05 Parcel ID: 010565
- 06 Parcel ID: 012265
- 07 Parcel ID: 070905 **SEE FOLLOWING PAGES FOR PARCEL INFORMATION**

Surrounding Property Information



01

PARCEL ID: 024007

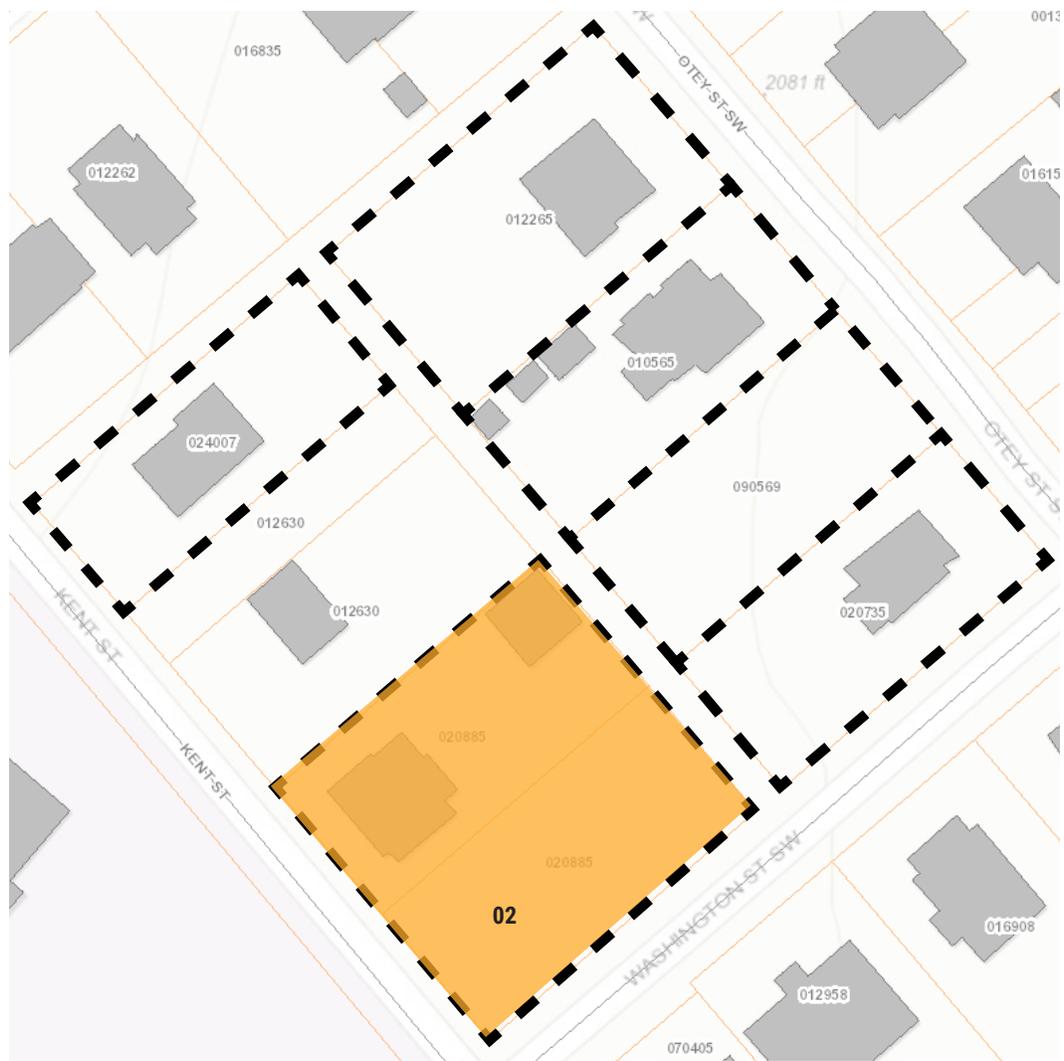
Owner:

KENT STREET PROPERTY LLC ETAL C/O JULIE WILLARD

Address:

502 MONTE VISTA DR
BLACKSBURG VA 24060

Surrounding Property Information



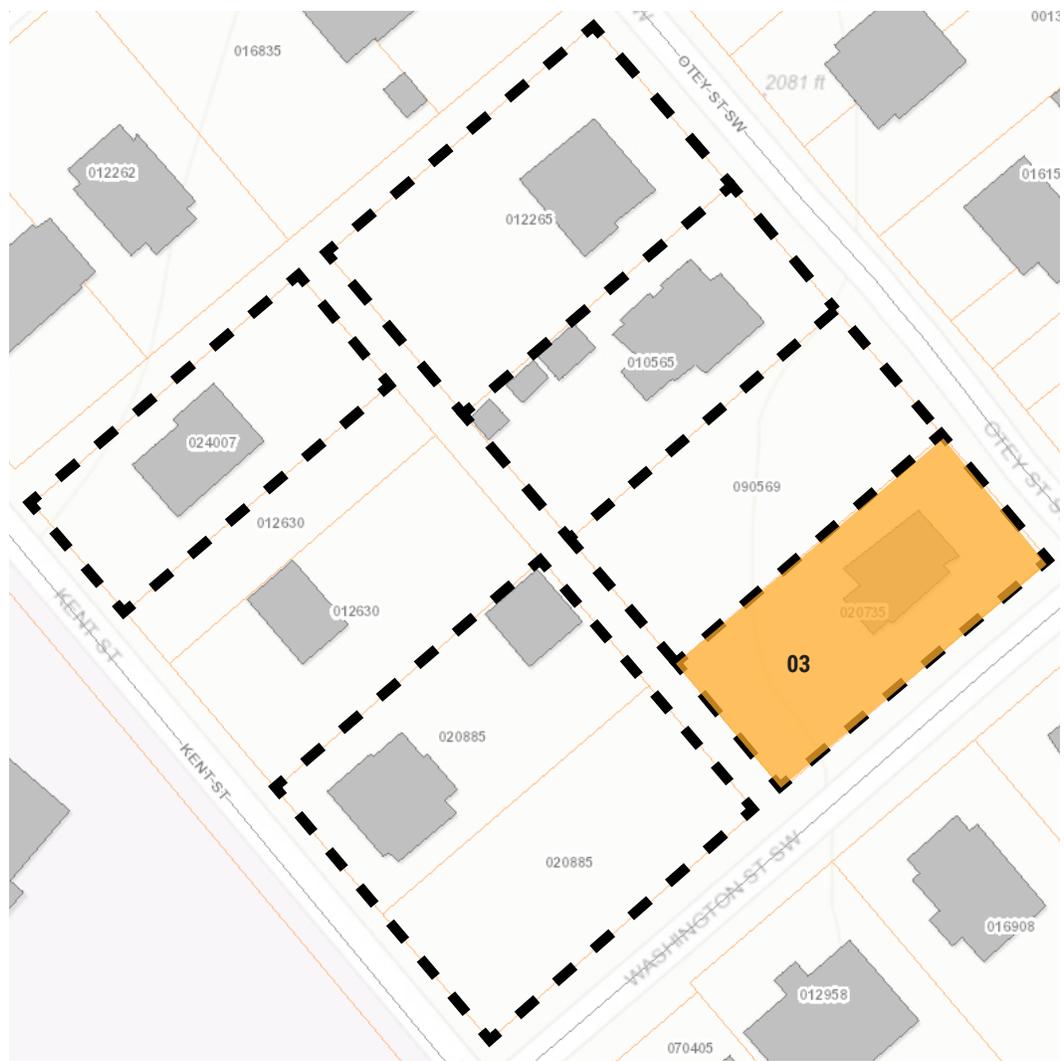
02

PARCEL ID: 020885

Owner:
SLM PROPERTIES LLC

Address:
601 LUCAS DR
BLACKSBURG VA 24060

Surrounding Property Information



03

PARCEL ID: 020735

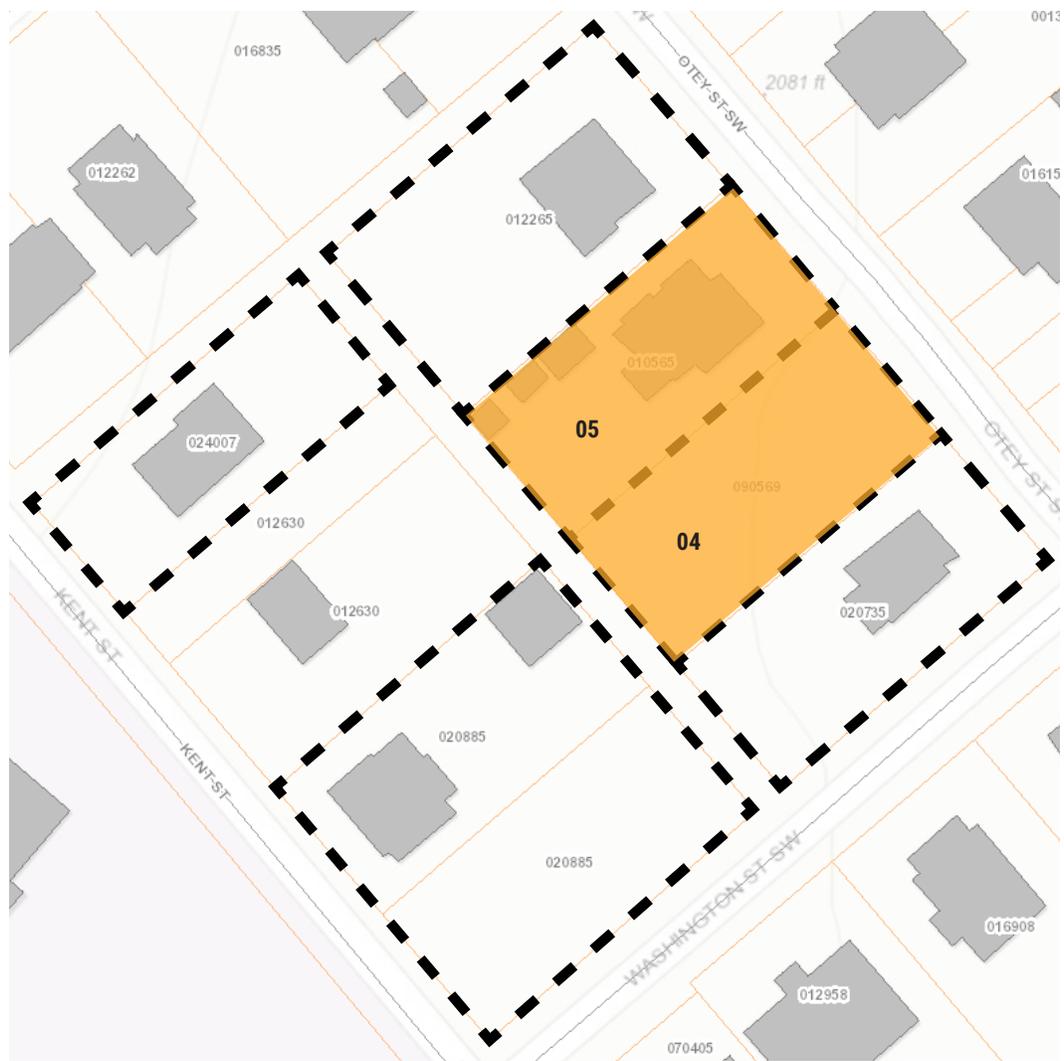
Owner:

GIFFORD ROBERT R M JR

Address:

229 N CHURCH ST UNIT 203
CHARLOTTE NC 28202

Surrounding Property Information



04 / 05

PARCEL ID: 090569 / 010565

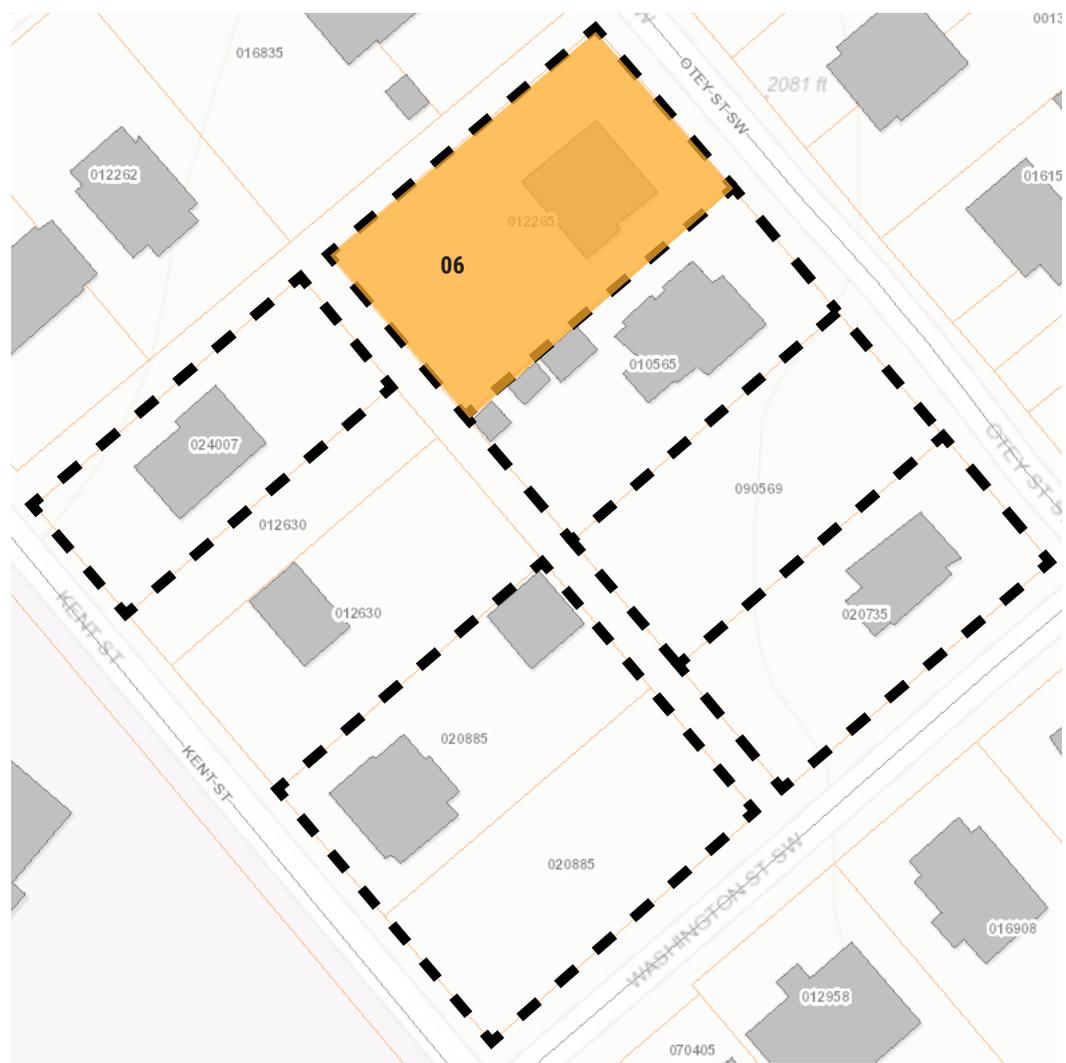
Owner:

MATTOX RICKEY T MATTOX BARBARA C

Address:

206 OTEY ST
BLACKSBURG VA 24060

Surrounding Property Information



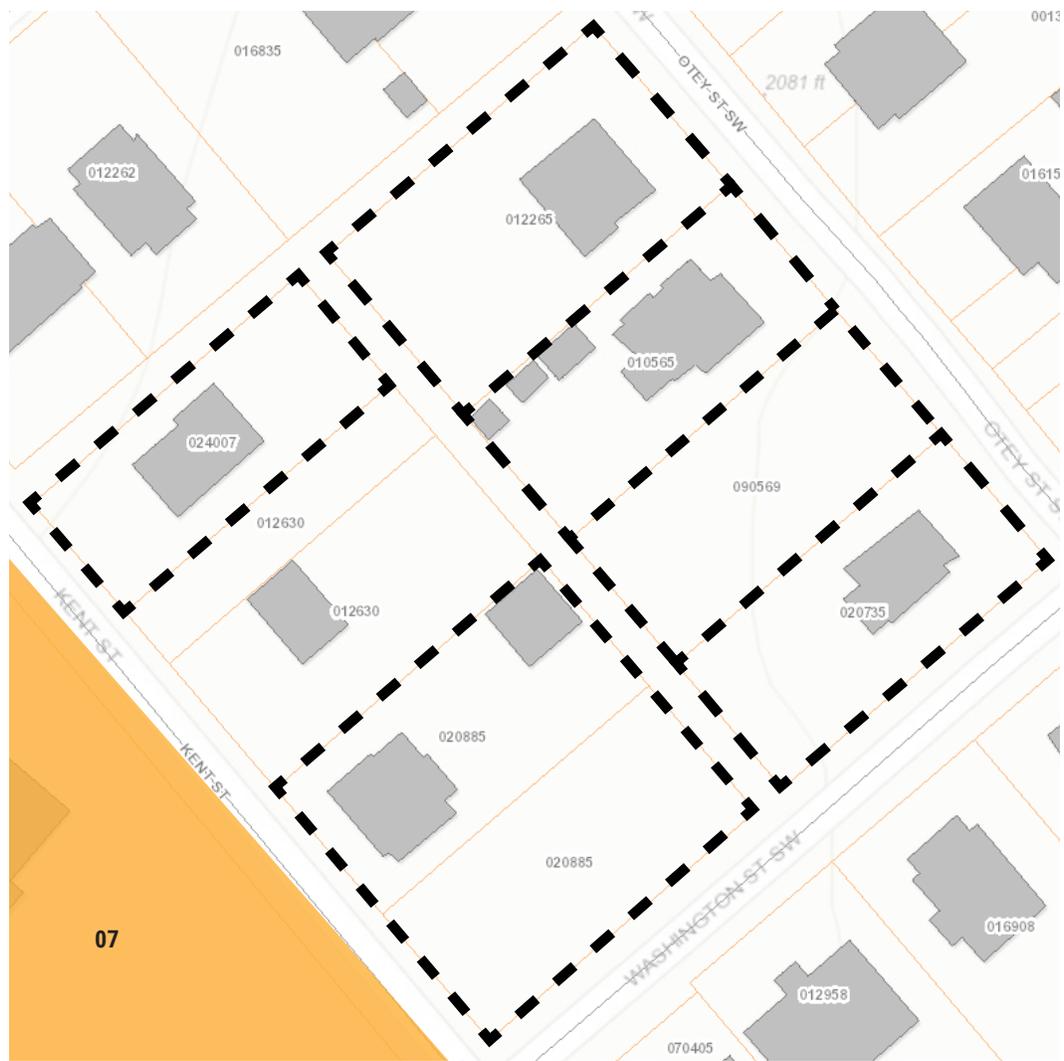
06

PARCEL ID: 012265

Owner:
CHABAD OF VIRGINIA

Address:
212 GASKINS RD
RICHMOND VA 23233

Surrounding Property Information



07

PARCEL ID: 070905

Owner:

VPI BLDGS & LAND

January 1, 2012

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

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: Cranwell Foundation
Address/Location: 205 Kent Street, Blacksburg, VA
Tax Map Parcel: 256-6SEC 4 3.4A
Size of Site: 0.341 acres
Proposed Use: Office/Event Space
Current Zoning District: Old Town Residential
Existing Future Land Use Classification: Old Town Residential

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: _____
- Conditional Use Permit Application. Proposed Conditional Use: Office/Event Space
- Comprehensive Plan Amendment. Proposed Future Land Use: _____

This is the first, second, third or subsequent submission of the TIA for review by VDOT.

A traffic impact analysis is is not required for the proposed project:

1. Yes or No, the site is located 6,720 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:

Name of Property Owner(s): _____
Address: _____
Phone: _____ **Fax:** _____
Email address: _____

Applicant to whom review comments will be sent: Keith Boyd, PE

Address: 1861 Pratt Drive, Suite 1100 Blacksburg, VA 24060

Phone: 540-552-5592

Fax: 540-552-5729

Email address: kboyd@handp.com

Project Engineer who prepared TIA (if different from applicant): _____

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: _____

10/4/2018

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