Gilbert Street Mixed-Use
Change of Zoning Classification (Rezone) Application
Blacksburg, Virginia

Prepared for:
Virginia Tech Foundation, Inc.
University Gateway Center
902 Prices Fork Road
Suite 130 (MC 0490)
Blacksburg, Virginia 24061

Original Application Submission - August 1, 2019
For Record – November 22, 2019
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A  Disclosure of Equitable Ownership
B  Letter to Mr. John W. Hoernemann dated July 31, 2019
C  Revised Proffer Statement for the Change of Zoning Classification Application to Establish a New Master Plan and Proffer Statement
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E  Conceptual Stormwater Management Calculations (via Separate Cover)
F  Right-of-way Vacation Submittal (originally dated August 1, 2019 – For Record Date of November 22, 2019) (via Separate Cover)
G  Chapter 527 Requirement Review Memorandum dated July 24, 2019
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J  Economic and Fiscal Contribution to the Town of Blacksburg and Montgomery County – Prepared by Mangum Economics (via Separate Cover)
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GZ100  Cover Sheet
C001  Vicinity and Zoning Map
C100  Boundary Survey and Adjacent Owner Information
C200  Existing Conditions
C201  Existing Conditions Legend and Structures Tables
C300  Site Plan – Prices Fork Road Level
C301  Site Plan – Gilbert Street Level
C400  Grading and Drainage Plan
C500  Utility Plan
C600  Right-of-way Vacation Exhibit
C700  Odd Fellows Parcel Comparison
L100  Landscape Plan
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AZ-101  Exterior Elevation
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AZ-201  Exterior Rendering
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AZ-205  Exterior Rendering
North End Signage District Plan
AS-201 – AS-204  Signage Elevations
Building 460 Views

St. Luke and Odd Fellows Views
1.0 APPLICATION

[SEE ATTACHED]
TOWN OF BLACKSBURG

CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)

This application and all accompanying information must be submitted in full before the Rezoning Request 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. Proffered conditions of approval are binding. 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, 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) Building elevations for all proposed buildings or elevations showing any changes to existing buildings.
4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300’ of the property.
5) Legal description of the property.
6) Completed VDOT 527 (Traffic Impact Analysis) Form.
7) 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).
8) 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.
9) Fee of $1500 for Rezoning, or $2000 for Planned Residential Rezoning, or $1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG.
10) Proof of pre-submittal meeting between Town staff and applicant/agent.
11) Prior to the initiation of an application for Rezoning, prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid ($ 1150).
12) Any applicant for a Rezoning 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).
13) Proffer statements that meet the requirements as stated below.
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:

C. J. Skip Smith

DATE: 7/30/19

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

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

DATE: 7/30/2019

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

REVISED 04-10-14 KJO
Location or Address of Property for Rezoning: **211 Prices Fork Road and 460 Turner Street**


Acreage: **3.65**

Present Zoning District: **Downtown Commercial (DC) with Conditions**

Proposed Zoning District: **Downtown Commercial (DC) with Amended Conditions**

Present Use of Property: **Restaurants, retail**

Proposed Use of Property: **Mixed-Use of restaurants, retail, office, public event space**

Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? **Yes**

Previous Rezoning Ordinance Number: **Ordinance 1699**

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**APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)**

**NAME:** Skip Smith, Vice President of Development, W.M. Jordan Company, Incorporated

**ADDRESS:** 11010 Jefferson Avenue, Newport News, Virginia 23601

**PHONE:** (757) 596-6341  **EMAIL:** ssmith@wmjordan.com

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**PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. All names of members or beneficiaries of a trust must also be disclosed. Signature blocks for multiple property owners may be obtained on separate sheets if needed)**

**NAME:** C S Shopping Center, LLC

**ADDRESS:** c/o Virginia Tech Real Estate Foundation, 902 Prices Fork Road, Suite 130, Blacksburg, Virginia 24061

**PHONE:** (540) 231-6374  **EMAIL:** carrie.woodring@vtf.org

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**ENGINEER/ARCHITECT (optional)**

**NAME:** Carolyn Howard, Vice President, Regional Manager, Draper Aden Associates

**ADDRESS:** 2206 S Main Street, Blacksburg, Virginia 24060

**PHONE:** (540) 552-0444  **EMAIL:** choward@daa.com

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**REVISED 04-10-14 KIO**
DESCRIPTION OF REZONING REQUEST
Section 15.2-2286(A)(7) of the State Code of Virginia states that, “Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request (attach additional pages if necessary).

Need and justification for the change in zoning classification
Please see attached

Identify any anticipated effect of the proposed change on public services and facilities
Please see attached

Justify appropriateness of the property for the proposed change, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses
Please see attached

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)
Please see attached

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community
Please see attached
PROFFERED CONDITIONS
Potential proffers can be discussed as part of the presubmittal meeting, and should also be a part of the discussions with staff early in the review process.

PROFFERED CONDITIONS, IF ANY, MUST:
1) Be prepared by an attorney and be completed and accepted by the Town prior to the advertising for the Planning Commission Public Hearing;
2) Have a reasonable relationship to the rezoning;
3) Not include a cash contribution to the Town;
4) Not include mandatory dedication of property; and
5) Not include payment for construction of off-site improvements. The rezoning must give rise to the need for the conditions and the conditions must be related to the physical development or physical operation of the property and be in conformity with the Comprehensive Plan

Attach proffer statement with application.

OWNER CONSENT STATEMENT
I/We the owner(s)/applicant/contract purchaser(s) of the property described on this application do hereby apply for a change of zoning district classification described on this application.

I/We state that no application for a change in zoning district classification, substantially the same as this request, has been considered by the Town Council for the above-referenced property, or any part thereof, within one year prior to the date of this application.

[Signature]

SIGNATURE OF OWNER/APPLICANT

DATE

7/30/2019
2.0 DESCRIPTION OF CHANGE OF ZONING REQUEST

Change of Zoning Request from Downtown Commercial with Conditions to Downtown Commercial with Amended Conditions

2.1 Need and Justification for the Change in Zoning Classification

This Change of Zoning Classification Application (Rezone) is hereby submitted to request rezoning of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97 from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions pursuant to Ordinance 1699 adopted by the Town of Blacksburg on November 12, 2013, which Ordinance 1699 amended Ordinance 1057, adopted by the Town of Blacksburg on October 11, 1994, regarding the Collegiate Square Project at the Intersection of Turner Street and Prices Fork to Establish a New Master Plan and Proffer Statement.

C S Shopping Center, LLC, as owner of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; and 226-A-97 (collectively, the “C S Shopping Center Fee Parcels”) and ground lessor of the parcel identified as Tax Map Number 226-A-98 (the “C S Shopping Center Ground Lease Parcel”) (the “C S Shopping Center Fee Parcels” and “C S Shopping Center Ground Lease Parcel” are, collectively, referred to herein as the “Property”) hereby requests the Change of Zoning Classification to facilitate the construction of a six-story mixed-use building with rooftop terrace by amending the Master Plan and Proffer Statement that currently direct development of the Property by Ordinance 1699. C S Shopping Center, LLC has provided a copy of this Application to John Hoernemann, ground lessor, in accordance with the Ground Lease recorded in the Clerk’s Office of the Circuit Court for Montgomery County, Virginia, in Deed Book 1092, at page 546. A copy of the notice letter that was sent to Mr. Hoernemann is attached to this Change of Zoning Classification Application in Appendix B.

The Property on which the Gilbert Street Mixed-Use Building will be located consists of approximately 3.65 acres. The proposed Gilbert Street Mixed-Use Building, consisting of

Gilbert Street Mixed-Use Change of Zoning Classification (Rezone) 10 Original Application – August 1, 2019 For Record – November 22, 2019
approximately 250,000 square feet of gross floor area, will replace two existing buildings located at 211 Prices Fork Road and 400 Turner Street with an iconic, mixed-use building designed to LEED Silver standards and located at the entrance to downtown serving as a flagship for retail, restaurant and office commercial buildings in Downtown Blacksburg. The Applicant has simultaneously submitted a Conditional Use Permit Application for the construction of the six-story building with rooftop terrace up to a 100’ allowance with projected height to be approximately 97’. In order to create a dense, urban mixed-use building accommodating the needs of all proposed uses, the first-floor retail/restaurant level will be 20’-6” measured from floor to floor and all of the office floors will be 14’-8” measured floor to floor. The floor to floor heights and resulting total building height is necessary to accommodate the structure, duct work, utilities located within the ceiling of each floor while allowing room for the desired ceiling heights for each use. The total building height also includes the enclosure for the rooftop terrace and mechanical screens. Building height is proportionate in mass and scale to surrounding area and steps back on upper levels to match the scale of the adjacent buildings. Stepping back the building at the Turner Street façade on the first-floor level to create an urban plaza and outdoor restaurant seating enhances the pedestrian experience. The urban pedestrian plaza will be open to the public. The Applicant completed a calculation test on the fire suppression system and fire flow test on the hydrant. Based on the hydrant flow test performed on June 13, 2019, the available water supply is 5,569 GPM @ 20 PSI, which appears to be sufficient water supply to meet the fire protection water demand for the building. The Gilbert Street Mixed-Use Building will be sprinkled and a fire pump is located in the building. A minimum of 13’-6” clearance between grade and the parking deck structure is required to provide emergency access to the east side of Building 460. The revised grading plan provides the requisite 13’-6” clearance.

Exterior building materials will include:

- Architectural Ultra-High performance concrete cladding panels (Taktl – Teracotta)
- Brick Veneer (compatible in color to the North End Center)
- Faux Hokie Stone Veneer
- Prefinished aluminum column covers
- Prefinished formed metal wall panels (Morin W-12)
- Corrugated metal screen wall system
Prefinished insulated metal wall panels – 2” and 3” thick panels in varying colors (Kingspan Benchmark Design Wall 4000)
Prefinished composite metal trim
Phenolic wood veneer rainscreen system (Trespa NFC)
Aluminum curtainwall and storefront in varying colors to correspond with insulated metal panels
Vertical and horizontal sunshade devices in accent colors to contrast with curtain wall and storefront systems

Brick, metal panel, concrete cladding panels and curtain wall clad much of the exterior. A limited amount of faux Hokie Stone accents the entrances and site walls. Wood rainscreen veneer is applied at entrances, exterior ceilings and as a perimeter form surrounding the curtainwall.

Critical to the vibrancy of Downtown Blacksburg are retail and restaurants that provide services to residents of Blacksburg and visitors to the area, especially pedestrians taking advantage of the businesses located within the Downtown. The Gilbert Street Mixed-Use Building will include a national retailer and additional smaller retailers, a public-use signature restaurant with outdoor space on the main level, and a public-use rooftop restaurant with an outdoor terrace and event space. Total retail and restaurant area is estimated to be 45,462 square feet. This is an increase of 30,040 square feet above the current retail space in 211 Prices Fork Road and 400 Turner Street.

The office space is currently slated to house an expansion of Virginia Tech’s computer science faculty (approximately 40,000 sq. ft.), Behavioral Health (including counseling offices), and the Outreach and International Affairs (OIA) Department. OIA is an administrative unit that is responsible for VT’s community engagement and global outreach activities in the domains of education, research and discovery. OIA works with university faculty and students to enhance efforts at VT in workforce development and institutional capacity development within the Commonwealth and internationally. OIA also focuses on globalizing the VT campus through partnerships with universities, industries and governments around the world.
The need for additional computer science faculty and office space is necessitated by the Commonwealth’s agreement with Amazon and the connection with the emerging VT Innovation Campus located in Northern Virginia. VT agreed to expand its computer science program in Blacksburg by hiring 130 new computer science faculty members, which will all be high paying positions. These new faculty jobs and additional support staff positions will likely result in the same number of families moving to the Blacksburg area, thereby providing additional tax revenues and other economic stimulation. These new faculty positions are being funded in part through the Commonwealth’s $1 billion commitment to support the “tech talent pipeline” for Amazon and other high-tech employers, and the Innovation Campus.

The Innovation Campus will focus on graduate programs in computer science and software engineering, and over 500 master’s degree students are expected to be enrolled there within five years. While these graduate programs will be located in Northern Virginia, the intention is for there to be great connectivity between the northern Virginia and Blacksburg campuses, including internships, conferences and shared activities and programs.

There are other benefits to the Town of Blacksburg that can be directly linked to the Innovation Campus. Companies already located in Northern Virginia have publicly expressed an interest in establishing a presence near the Blacksburg campus to encourage tech research and to attract Virginia Tech students as employees. There is the potential that some of these companies may become future tenants in the Gilbert Street Mixed-Use building or locate to other vacant retail areas within the New River Valley. This additional commercial activity will certainly benefit the Town of Blacksburg by increasing tax dollars and resulting in additional employees living in or around the vicinity of Blacksburg. The Applicant has provided under separate cover the Gilbert Street Mixed-Use Economic and Fiscal Contribution to the Town of Blacksburg and Montgomery County, dated September 6, 2019, and prepared by Mangum Economics, that quantifies the likely economic and fiscal impact associated with the construction and ongoing operation of the Gilbert Street Mixed-Use Building, to include without limitation, job creation, additional associated labor income, additional economic output and additional Town and County tax revenue.
Moreover, this continued connectivity to the Innovation Campus will likely result in additional transportation and hospitality business needs in the Blacksburg vicinity as more faculty and students travel between the two campuses. While it is too early to assign actual data and numbers to this increased economic activity, it is not premature to make predictions of the positive impact Amazon and the Innovation Campus will have on the Blacksburg community.

The #460 Building will remain as currently constructed, however, to improve the entirety of the site, the excess impervious area that housed a dumpster and parking to the north of the building will be transformed to a pedestrian-friendly green space. The Applicant previously obtained site plan approval for an outdoor patio seating area for tenants of Building 460. The Applicant will develop the outdoor patio seating area in connection with the development of the Gilbert Street Mixed-Use Building. Additionally, to enhance pedestrian access and connectivity to the Building 460 tenants, in connection with the Amendment to the Special Signage District for which the Applicant has applied, the Applicant will install wayfinding signage for those tenants. Furthermore, The Applicant is aware that the view from the storefronts of the current tenants in Building 460 will change when the Gilbert Street Mixed-Use Building is constructed.

To illustrate the relationship of Building 460 to the new surface parking and parking garage associated with the Gilbert Street Mixed-Use Building, the Applicant has submitted renderings to demonstrate the relationship of the Gilbert Street Mixed-Use Building Parking garage and surface parking to the existing Building 460 tenants. Fencing for the elevated parking area and a perspective of the tenant signage for the existing Building 460 tenants is illustrated by the renderings. An additional rendering has been included to detail the distance between Building 460 and the elevated parking area as well as to detail the length of the elevated parking area compared to the existing Building 460 building face.

A pre-application meeting with the Director of Planning, the Applicant and Property Owner was held on July 16, 2019. A neighborhood meeting was held on September 4, 2019. Planning Commission Work Sessions were held on September 17, 2019 and October 15, 2019. The Planning Commission voted 5-2 to approve the application at its public hearing on November 5, 2019. Town Council has discussed the application at its work sessions on October 29, 2019 and November 19, 2019.
2.2 Impact on Public Services and Facilities

Sanitary sewer system modifications are needed to accommodate the proposed development. Modifications will include rerouting the main that currently crosses the proposed building site to north on Turner Street and tie into an existing manhole located near Prices Fork Road. Additionally, portions of the existing main in Gilbert Street will need to be reconstructed to reverse the flow towards Turner Street. To maintain service to existing tenants within the #460 Building, a portion of the existing sanitary sewer main will remain within an easement on the property.

Storm sewer modifications are also needed to accommodate the proposed development. Modifications will include rerouting the 24-inch RCP storm sewer main that currently bisects the proposed building site. The rerouting of the main is proposed to bypass around the building to the north and connect into an existing manhole located near Prices Fork Road. Storm sewer flows will continue within the existing storm sewer main which ultimately outfalls into Troubles Creek located approximately 1000 feet downstream.

Access to the trash compactor for refuse collection for Building #460 will be achieved through entry from Turner Street via the new site entrance. This new site entrance will provide access through the proposed building parking and connect into the improved entrance at Prices Fork Road. Access to parking serving the #460 Building will be maintained through the improved entrance from Prices Fork Road and the entrance on Turner Street.

2.3 Justification Relating to the Zoning District and Use and Design Standards

2.3.1 Justification Relating to the Zoning District

The Applicant recognizes that the Downtown Commercial district is the heart of Town culturally, geographically, and historically and is intended to be a predominantly pedestrian area, catering to bicycle and pedestrian traffic with shops and storefronts close to the road, pedestrian scale, wide walkways, street trees and limited off-street well screened parking. The design of the building, proximity to Turner Street and Gilbert Street for pedestrian access and first floor retail and restaurant with outdoor patio areas, will foster a predominately pedestrian environment,
focusing on both bicycle and pedestrian users. A terraced landscape wall along Turner Street dually serves as a pedestrian ramp for ease of access to the ground floor retailers. The office users will provide additional downtown foot traffic for existing restaurants and retail shops. Sidewalk width from back of curb to the building at ground level will be at least five (5) feet on Prices Fork and Turner Street as they currently exist.

The Applicant has worked with the Town to significantly enhance the pedestrian environment on Gilbert Street. Accordingly, the Applicant is proposing several pedestrian-friendly design elements at the proposed new Turner Street crosswalks and along the western side of Gilbert Street. The Applicant proffered a median extension that will restrict traffic flow into and out of the site at Orchard Street on Prices Fork Road. Moreover, in further recognition of the Town’s study of and commitment to enhancing the pedestrian experience along Prices Fork Road from Tom’s Creek to the traffic roundabout, the Applicant has agreed to pay a cash proffer in the amount of $250,000 to contribute toward Town pedestrian-friendly enhancements.

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 the collective 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. Accordingly, calming traffic and encouraging 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) is a priority.

As shown on the Gilbert Streetscape plan attached to this Application, the Applicant proposed to the Town that the sidewalk adjacent to the Gilbert Street Mixed-Use Building will be a width of 17’-6” from face of building to face of curb. To accommodate that width, the Applicant is proposing to eliminate the existing eleven (11) on-street parallel parking spaces on the western side of Gilbert Street. The Applicant is 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. The plan includes the addition of three (3) on-
street parallel parking spaces on the western side of Gilbert Street adjacent to Odd Fellows Hall. The Applicant is also proposing the northbound and southbound lane widths on Gilbert Street to be 13’ face of curb to face of curb (inclusive of a 2’ gutter pan on each side of the road). To further enhance the pedestrian experience, the Applicant is 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. The Applicant has 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, the Applicant is proposing the following additional design elements:

- Four-Leg Crosswalk on Turner Street at site entrance 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 area enclosed by the crosswalk legs will feature patterned concrete. Crosswalk legs will have a width of 10’.

- Three-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. The area enclosed by the crosswalk legs will feature patterned concrete. Crosswalk legs will have a width of 10’.

- 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 10’ 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 10’ wide and will feature stamped and colored concrete.

- As stated above, the Applicant has 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 16-bike capacity

- Addition of three (3) 30-foot variable width 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

The Applicant is open to continued discussion with the Town to refine these improvements and design elements. The Applicant views this as an opportunity to enhance not only our project but the entire corridor.

The history of the area is retained with preservation of historic structures. Currently isolated by incompatible, auto-related uses, enhanced landscaping and pedestrian amenities in the area around St. Luke and Odd Fellows Hall that will be created by this project, consisting of approximately 90 feet of open space between Odd Fellows Hall and the proposed Gilbert Street Mixed-Use Building, provides additional useable outdoor space as well as enhanced appearance.
of the historic structures. This enhanced open area expands the current distance between the existing building (211 Prices Fork) and Odd Fellows Hall by an additional 20 feet (current distance is 70 feet between 211 Prices Fork and Odd Fellows Hall) on the ground level. This will afford the opportunity for additional community and recreational activities while opening up access for pedestrians to the historic area. The Applicant is negotiating a Memorandum of Agreement with the Town of Blacksburg and the Blacksburg Museum and Cultural Foundation (the “BMCF”) whereby the Applicant will agree to assist in retaining the history of New Town. The Applicant will install a wall-mounted plaque tribute to New Town and Odd Fellows Hall on the first floor lobby of the Gilbert Street Mixed-Use Building and an exterior ground-mounted tribute on site. The Applicant has also agreed to allow parking at the Gilbert Street Mixed-Use Building and North End Center for regular meetings of the Board of the BMCF. The Virginia Tech Foundation will continue to work with the BMCF Board on parking at North End Center for its large community events. By entering into a Memorandum of Agreement with the Town and the BMCF Board, the Applicant has agreed to bear the cost and obligation of landscaping the greenspace around Odd Fellows hall to a standard that is consistent with historic preservation sites but will allow for open spaces for gatherings. The Applicant has also agreed to work with the BMCF to allow it to use part of the Applicant’s greenspace adjacent to Odd Fellows Hall for additional gathering space for events hosted by BMCF. Refer to the Right-of-Way Vacation Application (submitted via separate cover), Plan C600 Right-of-way Vacation Exhibit and Plan C700 Odd Fellows Parcel Comparison for location of vacation and dedication area that will be dedicated to the Town to become part of the Odd Fellows site to effectively (i) enlarge and improve the green space around the historic site; (ii) provide increased and enhanced street frontage along Prices Fork Road thereby providing increased visibility and exposure of Odd Fellows Hall to vehicles and pedestrians passing by; and (iii) assist in re-configuring the existing site to a more traditional site configuration as the current configuration exists as a result of various land exchanges, right-of-way vacations and other assemblages.

Vitality and interaction of people and activities is central to the core of the Downtown. The public-use rooftop destination terrace, with a capacity of 350 people, will operate as a full-service restaurant but will also be open for reservations from the public for events with the capability of a variety of configurations to meet various event needs and floor layouts which will help grow events for the
community like weddings, corporate celebrations and other private events hosted by the public for their special occasions.

Additionally, the project will promote and serve as an enhanced connection from the VT campus to downtown Blacksburg contributing to a broader non-motorized transportation infrastructure for bicyclists and pedestrians in and from all directions.

2.3.2 Justification Relating to the Use and Design Standards

Recognizing that the use of contemporary interpretations of earlier design styles of surrounding structures in the Downtown Commercial District is encouraged; including characteristics such as scale, massing, roof shape, window size, shape and spacing, and exterior materials, the Gilbert Street Mixed-Use Building is proposed to be contextual to its surroundings, while introducing innovation and forward-thinking elements to the Downtown; thereby bringing together iconic architecture, a considered landscape design and tomorrow’s technology with coveted amenities, and curated retail and social spaces that will nurture people and attract new talent.

Despite its urban context, this building will provide physical and visual access to nature throughout the building, offering a workplace where inside can be outside, and where outside can come in. Office spaces and a rooftop restaurant event terrace will offer sweeping views of the beautiful Town of Blacksburg, the Blue Ridge Mountains and Virginia Tech’s campus. The building form is terraced down to break up the height and carved to bring an abundant amount of natural light into the spaces. The space is designed for flexibility, allowing tenant spaces to adapt over time. Using contextual masonry materials and wood for warmth and human-scale texture, the design of the building responds and contributes to the transition between campus and this vibrant, accessible mixed-use downtown district where modern companies and entrepreneurs will envision, create and define the future.

The street elevation of the Gilbert Street Mixed-Use Building will have at least one (1) street-oriented entrance, and contain the principal windows of the structure. The proposed building height is 97 feet at the highest point, and steps down to meet the scale of the existing four-story North End Center building across Gilbert Street. A cast-in-place concrete parking level is
partially below grade, over which would stand a steel frame and metal stud 6-story building with primary entrances at the Gilbert Street level.

Exterior building materials will include:

- Architectural Ultra-High performance concrete cladding panels (Taktl – Teracotta)
- Brick Veneer (compatible in color to the North End Center)
- Faux Hokie Stone Veneer
- Prefinished aluminum column covers
- Prefinished formed metal wall panels (Morin W-12)
- Corrugated metal screen wall system
- Prefinished insulated metal wall panels – 2” and 3” thick panels in varying colors (Kingspan Benchmark Design Wall 4000)
- Prefinished composite metal trim
- Phenolic wood veneer rainscreen system (Trespa NFC)
- Aluminum curtainwall and storefront in varying colors to correspond with insulated metal panels
- Vertical and horizontal sunshade devices in accent colors to contrast with curtain wall and storefront systems

Brick, metal panel, concrete cladding panels and curtain wall clad much of the exterior. A limited amount of faux Hokie Stone accents the entrances and site walls. Wood rainscreen veneer is applied at entrances, exterior ceilings and as a perimeter form surrounding the curtainwall.

The Gilbert Street Mixed-Use Building will include ground level and elevated parking, street level retail and four levels of office space. Each of the four non-retail floors is designed as a multi-tenant Class A office space, containing two conference rooms on each level that will seat approximately 25-30 persons.

All roof-top equipment will be enclosed in building materials that match the Gilbert Street Mixed-Use Building materials.
Automobile entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on the surrounding area. The parking level is below grade and the at-grade on-site parking is shielded from view by a terraced landscaped wall along Prices Fork Road. Services to be provided to the retailers and restaurants, including but not limited to, waste removal and food delivery will be effected on the first floor of the parking garage likely during off-hours. Service vehicles entering the garage to perform services will close the service doors during loading and unloading as a means to screen those activities from view from outside of the building.

2.4 Compatibility with Comprehensive Plan

The 20-Year Illustrative Vision for the subject site identifies it as “Retail Opportunity”. There are a number of attributes that contribute to the Downtown Commercial community’s character and uniqueness and that give it a “sense of place.” The vision for Downtown Northwest is walkable, urban, architecturally appealing with mixed use targeting retail anchors along Prices Fork. The Gilbert Street Mixed-Use Building offers all of those attributes to help foster the character and uniqueness of the downtown.

The Gilbert Street Mixed-Use Building articulates many of the Community Character Principles set forth in the Comprehensive Plan:

CCP 7. Commercial development should be street-oriented. Pedestrians, bicyclists and transit riders are better served by buildings that meet the street with meaningful street-oriented entrances and vehicular parking located to the side or rear. Parking should not be a dominant feature of the development. There should be clearly defined safe pedestrian routes to buildings and to the public sidewalk system across vehicle travel ways.

CCP 8. To ensure economic viability over time, commercial structures should be constructed with quality building materials and maintained. Quality construction and materials should be used so that new buildings withstand the test of time and are not designed for obsolescence. Architectural style should be sensitive to the character of surrounding properties.
CCP 9. With limited availability of commercial land, efficient use of the land is critical to provide services to a growing population. Redevelopment of aging commercial centers is the most significant opportunity to meet this need.

CCP 10. Offices are part of the desired mix of uses in the Downtown but should contribute to the vibrancy and vitality of Downtown throughout the day and night.

2.5 Impact to the Zoning Ordinance and Community Welfare

The Gilbert-Street Mixed-Use Building furthers the purposes of the Zoning Ordinance by promoting the character and identity of the Downtown Commercial Zoning District. It will consist of a high-quality building, mix of uses, ground floor retail, density and urbanity, will promote a connection with the VT campus and downtown, will be walkable, located in a dignified location and compatible with the surrounding area.

The presence of a national retailer embodies the vision for retail in the corridor as shown on the Town’s Downtown plans for future development.

The following uses and structures are permitted by right subject to all other applicable requirements contained in the Zoning Ordinance:

Office*  
Financial Institutions (without drive-through)  
General Office† 
Medical Office† 
General Office for Educational Facilities, College/University

Commercial* 
Brewpub 
Clinic 
Commercial Indoor Entertainment 
Commercial Indoor Amusement 
Communication Services 
Consumer Repair Services 
Funeral Home
Neighborhood Convenience Store
Parking Facility♦
Pawn Shop
Personal Improvement Services
Personal Services
Public Farmers Market
Restaurant, Fast Food
Restaurant, General
Restaurant, Small
Retail Sales
Specialty Shop
Studio, Fine Arts
Veterinary Hospital/Clinic
Miscellaneous
Accessory Structures
*Without external speakers only. Any use which incorporates an external speaker, may be permitted only with a conditional use permit.
†On all floors except the ground floor.
♦Allowed on lots fronting Main Street only when other permitted commercial uses occupy the Main Street frontage

The Gilbert Street Mixed-Use Building proposes to provide space for the following uses (or some combination of them): General Office for Educational Facilities, College/University (on floors 2-5) and restaurants (a mix of General and Small), Retail Sales, Specialty Shops and perhaps a Studio, all of which are by-right in the Downtown Commercial Zoning District. The Applicant is simultaneously applying for a Conditional Use Permit to request up to 100’ of building height and acknowledge that it must comply with the criteria and standards set forth in Zoning Ordinance Amendment #44 (criteria outlined in Section 3141(c) of the Zoning Ordinance) if approved.

The Applicant recognizes that it must seek approval of a North End Signage District Amendment and is simultaneously applying for same.
By providing additional opportunity for pedestrian walkability to a national retailer, a rooftop terrace, restaurants and shops while providing state-of-the-art office facilities, the general welfare of the community is enhanced.

3.0 PROFFER STATEMENT FOR THE APPLICATION


Proffer #1: The Site Plans and accompanying Change of Zoning Classification Application and accompanying documents contain the details of the application. This proffer provides assurance to the Town that the project will be developed in accordance with the documents.

Proffer #2: Enhanced landscaping in the area around St. Luke and Odd Fellows Hall will provide additional useable outdoor space as well as enhanced appearance of the historic structures.

Proffer #3: Currently isolated by incompatible, auto-related uses, approximately 90 feet of ground-level open space between Odd Fellows Hall and the proposed Gilbert Street Mixed-Use Building, provides additional useable outdoor space as well as enhanced appearance of the historic structures. This enhanced open area expands the current distance between the existing building (211 Prices Fork) and Odd Fellows Hall by an additional 20 feet (current distance is 70 feet between 211 Prices Fork and Odd Fellows Hall). This will afford the opportunity for additional community and recreational activities while opening up access for pedestrians to the historic area.

Proffer #4: It has been determined through the submitted traffic impact analysis that this island will provide additional left-turn storage along Prices Fork Road in addition to restricting side street traffic operations to allow right-turn only movements. The channelizing island will not only improve capacity but will enhance safety by significantly reducing the number of conflicts.

Proffer #5: To promote safe, pedestrian accessibility to the Property, the Applicant believes that these improvements will improve the general welfare of the community.

Gilbert Street Mixed-Use Change of Zoning Classification (Rezone) 25 Original Application – August 1, 2019 For Record – November 22, 2019
Proffer #6: The Applicant believes that keeping the proposed construction consistent in size, mass and scaling to adjacent buildings will help promote the Community Character Principles set forth in the Comprehensive Plan.

Proffer #7: The Applicant believes that this proffer will help contribute to improvement in air quality in the Town, make a statement to future tenants and their guests that the Town is environmentally friendly, conscientious and forward-thinking, and will help attract and retain high-quality employees to the Gilbert Street Mixed-Use Building.

Proffer #8: Applicant believes that this proffer will help contribute to improvement in air quality in the Town, make a statement to future tenants and their guests that the Town is environmentally friendly, conscientious and forward-thinking, and will help attract and retain high-quality employees to the Gilbert Street Mixed-Use Building.

Proffer #9: To promote pedestrian accessibility and connectivity, Applicant believes that the installation of bicycle racks in multiple locations will benefit pedestrians accessing the retail and restaurants in the Gilbert Street Mixed-Use Building as well as office tenants.

Proffer #10: Applicant believes that the use of the Town of Blacksburg’s downtown furniture palette will assist in creating a cohesive connection between the Gilbert Street-Mixed Use Building and the other buildings located within downtown thereby promoting the urbanity supported by the 20-Year Illustrative Vision for Downtown.

Proffer #11: St. Luke and Odd Fellows Hall have historical and cultural significance to the Town of Blacksburg and Montgomery County. Applicant desires to promote that significance to tenants and users of the Gilbert Street Mixed-Use Building in order that they will visit the site and recognize and appreciate the historical significance of New Town.

Proffer #12: Applicant recognizes that due to the nature of Downtown and the proximity to the University and student-housing, pedestrian and bicycle safety is of utmost importance and presents unique challenges to development within the Town. While VDOT standards warrant a turn lane into the site and acceleration lane out of the site, other pedestrian improvements currently under study and consideration by the Town will be more effective to accomplishing the Town’s goals for pedestrian-friendly environment.

Proffer #13: Applicant recognizes the importance of completing the proffered improvements in connection with its completion of the Gilbert Street Mixed-Use Building for a cohesive development and relationship with the Downtown.
4.0 NARRATIVE

4.1 Purpose

The purpose of this Change of Zoning Classification Application (Rezone) is to request rezoning of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97 from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions pursuant to Ordinance 1699 adopted by the Town of Blacksburg on November 12, 2013, which Ordinance 1699 amended Ordinance 1057, adopted by the Town of Blacksburg on October 11, 1994, regarding the Collegiate Square Project at the Intersection of Turner Street and Prices Fork to Establish a New Master Plan and Proffer Statement.

C S Shopping Center, LLC, as owner of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; and 226-A-97 (collectively, the “C S Shopping Center Fee Parcels”) and ground lessor of the parcel identified as Tax Map Number 226-A-98 (the “C S Shopping Center Ground Lease Parcel”) (the “C S Shopping Center Fee Parcels” and “C S Shopping Center Ground Lease Parcel” are, collectively, referred to herein as the “Property”) hereby requests the Change of Zoning Classification to facilitate the construction of a six-story mixed-use building (with rooftop terrace) by amending the Master Plan and Proffer Statement that currently direct development of the Property by Ordinance 1699. C S Shopping Center, LLC has provided a copy of this Application to John Hoernemann, ground lessor, in accordance with the Ground Lease recorded in the Clerk’s Office of the Circuit Court for Montgomery County, Virginia, in Deed Book 1092, at page 546. A copy of the notice letter that was sent to Mr. Hoernemann is attached to this Change of Zoning Classification Application in Appendix B.

The Property on which the Gilbert Street Mixed-Use Building will be located consists of approximately 3.65 acres. The proposed Gilbert Street Mixed-Use Building, consisting of approximately 250,000 square feet of gross floor area, will replace two existing buildings located at 211 Prices Fork Road and 400 Turner Street with an iconic, mixed-use building designed to LEED Silver standards and located at the entrance to downtown serving as a flagship for retail, restaurant and office commercial buildings in Downtown Blacksburg. The Applicant has
simultaneously submitted a Conditional Use Permit Application for the construction of the six-story building with rooftop terrace up to a 100’ allowance with projected height to be approximately 97’. In order to create a dense, urban mixed-use building accommodating the needs of all proposed uses, the first floor retail/restaurant level will be 20’-6” measured from floor to floor and all of the office floors will be 14’-8” measured floor to floor. The floor to floor heights and resulting total building height is necessary to accommodate the structure, duct work, utilities located within the ceiling of each floor while allowing room for the desired ceiling heights for each use. The total building height also includes the enclosure for the rooftop terrace and mechanical screens. Building height is proportionate in mass and scale to surrounding area and steps back on upper levels to match the scale of the adjacent buildings. Stepping back the building at the Turner Street façade on the first floor level to create an urban plaza and outdoor restaurant seating enhances the pedestrian experience. The Applicant completed a calculation test on the fire suppression system and fire flow test on the hydrant. Based on the hydrant flow test performed on June 13, 2019, the available water supply is 5,569 GPM @ 20 PSI, which appears to be sufficient water supply to meet the fire protection water demand for the building. The Gilbert Street Mixed-Use Building will be sprinkled and a fire pump is located in the building.

Critical to the vibrancy of Downtown Blacksburg are retail and restaurants that provide services to residents of Blacksburg and visitors to the area, especially pedestrians taking advantage of the businesses located within the Downtown. The Gilbert Street Mixed-Use Building will include a national retailer and additional smaller retailers, a public-use signature restaurant with outdoor space on the main level, and a public-use rooftop restaurant with an outdoor terrace and event space. Total retail and restaurant area is estimated to be 45,462 square feet. This is an increase of 30,040 square feet above the current retail space in 211 Prices Fork Road and 400 Turner Street.

The office space is currently slated to house an expansion of Virginia Tech’s computer science faculty (approximately 40,000 sq. ft.), Behavioral Health (including counseling offices), and the Outreach and International Affairs (OIA) Department. OIA is an administrative unit that is responsible for VT’s community engagement and global outreach activities in the domains of education, research and discovery. OIA works with university faculty and students to enhance Gilbert Street Mixed-Use
Change of Zoning Classification (Rezone)
efforts at VT in workforce development and institutional capacity development within the Commonwealth and internationally. OIA also focuses on globalizing the VT campus through partnerships with universities, industries and governments around the world.

The need for additional computer science faculty and office space is necessitated by the Commonwealth’s agreement with Amazon and the connection with the emerging VT Innovation Campus located in Northern Virginia. VT agreed to expand its computer science program in Blacksburg by hiring 130 new computer science faculty members, which will all be very high paying positions. These new faculty jobs and additional support staff positions will likely result in the same number of families moving to the Blacksburg area, thereby providing additional tax revenues and other economic stimulation. These new faculty positions are being funded in part through the Commonwealth’s $1 billion commitment to support the “tech talent pipeline” for Amazon and other high-tech employers, and the Innovation Campus.

The Innovation Campus will focus on graduate programs in computer science and software engineering, and over 500 master’s degree students are expected to be enrolled there within five years. While these graduate programs will be located in Northern Virginia, the intention is for there to be great connectivity between the northern Virginia and Blacksburg campuses, including internships, conferences and shared activities and programs.

There are other benefits to the Town of Blacksburg that can be directly linked to the Innovation Campus. Companies already located in Northern Virginia have publicly expressed an interest in establishing a presence near the Blacksburg campus to encourage tech research and to attract Virginia Tech students as employees. There is the potential that some of these companies may become future tenants in the Gilbert Street Mixed-Use building or locate to other vacant retail areas within the New River Valley. This additional commercial activity will certainly benefit the Town of Blacksburg by increasing tax dollars and resulting in additional employees living in or around the vicinity of Blacksburg. Moreover, this continued connectivity to the Innovation Campus will likely result in additional transportation and hospitality business needs in the Blacksburg vicinity as more faculty and students travel between the two campuses. While it is too early to assign actual data and numbers to this increased economic activity, it is not
premature to make predictions of the positive impact Amazon and the Innovation Campus will have on the Blacksburg community.

The #460 Building will remain as currently constructed, however, to improve the entirety of the site, the excess impervious area that housed a dumpster and parking to the north of the building will be transformed to a pedestrian-friendly green space. The Applicant previously obtained site plan approval for an outdoor patio seating area for tenants of Building 460. The Applicant will develop the outdoor patio seating area in connection with the development of the Gilbert Street Mixed-Use Building. Additionally, to enhance pedestrian access and connectivity to the Building 460 tenants, in connection with the Amendment to the Special Signage District for which the Applicant has applied, the Applicant will install wayfinding signage for those tenants.

Furthermore, The Applicant is aware that the view from the storefronts of the current tenants in Building 460 will change when the Gilbert Street Mixed-Use Building is constructed. To illustrate the relationship of Building 460 to the new surface parking and parking garage associated with the Gilbert Street Mixed-Use Building, the Applicant has submitted renderings to demonstrate the relationship of the Gilbert Street Mixed-Use Building Parking garage and surface parking to the existing Building 460 tenants. Fencing for the elevated parking area and a perspective of the tenant signage for the existing Building 460 tenants is illustrated by the renderings. An additional rendering has been included to detail the distance between Building 460 and the elevated parking area as well as to detail the length of the elevated parking area compared to the existing Building 460 building face.

4.2 Infrastructure

4.2.1 Domestic Water and Fire Service

Domestic water service to the building is anticipated to be fed from the existing water main in Turner Street. A new water meter is to be installed on the domestic water service and will be sized to accommodate the expected water demand to the building. As per preliminary sizing calculations, the new water meter will be a 6-inch and support a flow of approximately 640 gallons per minute (GPM); refer to the following estimated consumption calculation.

- Water Flow Demand per Total Building Fixture Values ‘Bathroom Core’ = 208 GPM +/-
- 3 Restaurants with 1 1/2” Water Service = 50 GPM x 3 = 150 GPM
• 2” Water Service to Major Retailer = 90 GPM

• 1 1/4” Water Service (Spare) to Floors (1-6) for Tenants = 30 GPM x 6 = 180 GPM

**Total Estimated Building Water Demand = 640 GPM +/-**

The proposed fire protection/sprinkler system line will connect to the existing main in Turner Street, where it will extend into the site and enter the building’s mechanical room and fire pump system. A new fire hydrant will branch off of the fire protection line, prior to the detector check assembly / backflow preventer, which will be dedicated for the building mounted FDC located near the building’s mechanical room feeding the fire riser pipe for the building’s sprinkler system. Based on discussions with the building’s fire protection engineer, the required sprinkler demand is approximately 1,000 GPM.

The building is within 200 feet of four (4) existing fire hydrants. A fire flow test was performed on June 13, 2019, with the residual hydrant located at the intersection of Gilbert Street and Turner Street. The flow hydrant is located on Gilbert St, in front of the North End Parking Deck; a summary of the test is shown below.

<table>
<thead>
<tr>
<th>Flow Hydrant</th>
<th>Hydrant &amp; Gauge Information</th>
<th>Flow Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flow Condition No.</td>
<td>Hydrant Elevation (feet)</td>
<td>Outlet Size (inches)</td>
</tr>
<tr>
<td>1</td>
<td>2080</td>
<td>2.5</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Test or Residual Gauge</th>
<th>Gauge Information</th>
<th>Test Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Flow Condition</td>
<td>Hydrant Elevation (feet)</td>
<td>Static Pressure (psi)</td>
</tr>
<tr>
<td>1</td>
<td>2079</td>
<td>85</td>
</tr>
</tbody>
</table>

The required fire flow to the building, assuming 1,500 – 2,000 GPM net fire flow demand (exact flow to be determined based on Construction Type and per Table 105.1 of the International Fire Code (IFC)) plus (+) a 1,000 GPM sprinkler demand equals a maximum demand of 3,000 GPM. Based on the hydrant flow test, the available water supply is 5,569 GPM @ 20 PSI. There appears
to be sufficient water supply to meet the fire protection water demand for the building, regardless of construction type.

4.2.2 Sanitary Sewer

Sanitary sewer system modifications are needed to accommodate the proposed development. An 8-inch main that currently crosses the proposed building site will be rerouted to run north along Turner Street and tie into an existing manhole located near Prices Fork Road. Additionally, portions of the existing main in Gilbert Street will need to be reconstructed to reverse the flow toward Turner Street.

Surface runoff from under the parking deck area and the proposed building, on the Prices Fork Road level, will be collected and directed to the sanitary sewer system. Existing storm sewer structures and pipes will remain, where possible, and be converted to serve and sanitary sewer infrastructure. A portion of the exiting sanitary sewer main that is not in conflict with the proposed building will remain on the lower section of the site, Prices Fork Road level, and will be used for draining the area under the parking deck.

The building’s sanitary sewer lateral is proposed to tie into a new manhole structure located in Turner Street. Grease traps serving the building will be located on the site and connect to the new sanitary sewer along Turner Street.

Estimated Flow Calculation

The following table(s) illustrating the anticipated uses and associated square footages and occupant loads.

<table>
<thead>
<tr>
<th>FLOOR AREA GSF</th>
<th>FIRST</th>
<th>SECOND</th>
<th>THIRD</th>
<th>FOURTH</th>
<th>FIFTH</th>
<th>SIXTH</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAIL (M)</td>
<td>27,088</td>
<td>-</td>
<td>45,029</td>
<td>43,546</td>
<td>38,045</td>
<td>-</td>
<td>27,088</td>
</tr>
<tr>
<td>OFFICE (B)</td>
<td>-</td>
<td>34,403</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>161,023</td>
</tr>
<tr>
<td>ASSEMBLY (A-2)</td>
<td>11,274</td>
<td>45,029</td>
<td>43,546</td>
<td>38,045</td>
<td>7,200</td>
<td>18,474</td>
<td></td>
</tr>
<tr>
<td>KITCHEN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,896</td>
<td>2,896</td>
<td></td>
</tr>
<tr>
<td>UNOCCUPIED TERRACE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4,275</td>
</tr>
<tr>
<td>SUPPORT/CORE</td>
<td>9,823</td>
<td>6,705</td>
<td>4,660</td>
<td>6,248</td>
<td>6,248</td>
<td>2,452</td>
<td>36,136</td>
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<tr>
<td><strong>GSF TOTAL</strong></td>
<td>48,185</td>
<td>41,108</td>
<td>49,689</td>
<td>49,794</td>
<td>44,293</td>
<td>16,823</td>
<td>249,892</td>
</tr>
</tbody>
</table>

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Retail Flow = 27,088 SF x 40 GPD / 1,000 SF = 1,084 GPD

Office Flow = 161,023 SF x 40 GPD / 1,000 SF = 6,441 GPD

Restaurant-Assembly Flow = 21,370 SF x 150 GPD / 1,000 SF = 3,206 GPD

TOTAL FLOW = 10,731 GPD

**Capacity Analysis**

\[ Q = 10731 \text{ GPD} = 0.017 \text{ CFS} \]

Capacity of 6-inch lateral @ 2.0% and \( n = 0.013 = 0.79 \text{ CFS} \)

Based on the above calculations, it appears that a 6-inch PVC sanitary sewer lateral at 2% slope will be of sufficient size and slope to accommodate the sanitary sewer flow from the building.

**4.2.3 Stormwater Management**

The project is designed to be in compliance with Part II B Technical Criteria for Regulated Land-Disturbing Activities. The Town’s Stormwater Management Ordinance (Ordinance 1728) adopted the State mandated stormwater regulations, which are referenced below. The following summary describes the approach to compliance with the Virginia Stormwater Management Regulations. Refer to Appendix E for detailed and supplemental stormwater management calculations, which may be outlined or summarized below. The proposed underground detention system serves to provide the required storage volume for the redevelopment project while preserving the existing underground detention storage, which is to remain or be replicated as a condition of this project. Loss of volume from the existing system will be replaced/replicated by expanding the proposed system such that the existing storage volume is retained on-site as an “excess” as discussed with the Town Engineer.

The site discharges to a natural channel (Stroubles Creek) at a point taken where the site’s contributing drainage area is less than or equal to 1.0% of the total watershed area. The drainage area to this point in Stroubles Creek is estimated to be 500 acres. The limits of disturbance for the project is estimated to be approximately 2.6 acres. The energy balance method is used show compliance with this criterion. The following summary table identifies that the 1-year, 24-hour storm event post-development peak flow rate, Q, of 4.53 cubic feet per second (cfs) is less than the allowable peak flow rate of 5.24 cfs.

<table>
<thead>
<tr>
<th>OUTFALL</th>
<th>VOLUME (AC-FT)</th>
<th>PEAK (CFS)</th>
<th>Q ALLOW (CFS)</th>
<th>FORESTED CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PRE POST</td>
<td>PRE POST</td>
<td></td>
<td>VOL PEAK Q ALLOW</td>
</tr>
<tr>
<td>A</td>
<td>0.382 0.395</td>
<td>6.77 4.53</td>
<td>5.24</td>
<td>0.132 2.29 0.77</td>
</tr>
</tbody>
</table>

NOTE: UNDER NO CONDITION SHALL Q DEVELOPED BE GREATER THAN Q PRE-DEVELOPED NOR SHALL Q DEVELOPED BE REQUIRED TO BE LESS THAN THAT CALCULATED AS Q ALLOW IN THE FORESTED CONDITION SECTION ABOVE.


Concentrated stormwater flow shall be released into a stormwater conveyance system that, following the land-disturbing activity, confines the post-development peak flow rate from the 10-year, 24-hour storm event within the stormwater conveyance system.

The downstream pipe system will be analyzed to the point where, based on land area, the site’s contributing drainage area is less than or equal to 1.0% of the total watershed area. The analysis point will end at Stroubles Creek with a drainage area estimated to be 500 acres. Peak flow reduction is proposed onsite for the 10-year, 24-hour storm event to demonstration compliance with 9VAC25-870-66, if necessary. As per the calculations provided in Appendix E and with the implementation of the underground detention system, the post-development peak flow rate is reduced by 0.36 CFS, for the 10-year, 24-hour storm event.

Water Quality [9VAC25-870-65]

Compliance with the water quality design criteria set out in subdivisions A 1 and A 2 of 9VAC25-870-63 shall be determined by utilizing the Virginia Runoff Reduction Method or another equivalent methodology that is approved by the board.
The project proposes to replace the existing best management practices (BMPs) (Filterras) and treat the increased impervious areas with the implementation of a Stormtech Isolator Row.

The project meets the criteria to qualify for off-site nutrient credits as it meets the requirements of 9VAC25-870-69(B), which includes land disturbance of less than five acres, the phosphorus control requirement is less than 10 pounds per year (lbs./yr.), or at least 75% of the required phosphorus nutrient reductions are achieved on-site. This approach complies with Section 18-616. Offsite Compliance Options. (b)(3) of the Town's ordinance. See below summary of the calculations for stormwater quantity and quality, and refer to Appendix E for additional calculations.

**Stormwater Management Calculation Summary**

Impervious area increase for project = 6,400 SF

The green roof is included in the project and is reflected in these calculations.

1. Existing Water Quality Systems

   Filterra Units on Prices Fork Level (x2) - Treatment Efficiency (TP removal) = 74%

   Drainage Area = 26,000 square feet (sf)

   As per VRRM calculations, existing TP removed = 0.96 lbs. /yr.

2. Proposed Water Quality Systems

   The VRRM spreadsheet for redevelopment yields a TP removal requirement of 1.23 lbs. /yr. When adding the existing TP removal of 0.96 lbs. /yr., the total removal requirement is 2.19 lbs. /yr. See below summary table; however, as noted in the section above, Water Quality [9VAC25-870-65], any combination of BMPs and/or purchase of nutrient credits may be utilized to demonstrate compliance. See Appendix E for more information related to the VRRM calculations.
WATER QUALITY / BMP SUMMARY TABLE

<table>
<thead>
<tr>
<th>SWM / BMP FACILITY</th>
<th>TOTAL AREA TREATED</th>
<th>TOTAL PHOSPHORUS REMOVAL OR REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. VRRM SPREADSHEET</td>
<td>-</td>
<td>1.23 LB/yr</td>
</tr>
<tr>
<td>2. EXISTING FILTERRA UNITS (2 TOTAL)</td>
<td>0.60 AC</td>
<td>0.96 LB/yr*</td>
</tr>
<tr>
<td>TOTAL REMOVAL REQUIREMENT</td>
<td>SITE</td>
<td>2.19 LB/yr*</td>
</tr>
<tr>
<td>3. STORMTECH ISOLATOR ROWS</td>
<td>1.86 AC</td>
<td>1.39 LB/yr</td>
</tr>
<tr>
<td>4. GREEN ROOF</td>
<td>0.08 AC</td>
<td>0.08 LB/yr</td>
</tr>
<tr>
<td>If 3 &amp; 4 are linked together (treatment train)</td>
<td>1.86AC</td>
<td>1.51 LB/yr</td>
</tr>
<tr>
<td>5. NUTRIENT CREDITS</td>
<td>SITE</td>
<td>2.19 LB/yr*</td>
</tr>
</tbody>
</table>

*(0.73 LB/yr per 2014 Filterra design calculations)*

3. Existing Water Quantity Systems: Underground Storage System

5 Rows x 75 LF x 60" RCP = 7,363 cf of storage


As described in the section above, Water Quantity – Channel Protection [9VAC25-870-66. Water quantity. (B)(3)], the proposed system volume is 6,534 cf. The system is anticipated to be comprised an arched chambers subsurface stormwater detention system, complete with stone and fabric, and with a typical chamber dimension of 45-inches high x 77-inches wide x 86-inches long. The footprint of this system is approximately 2008 square feet.
An outlet control structure will be used to assist with detaining the stormwater within the underground storage system. The outlet control structure is anticipated to be a weir plate that will be inserted into a manhole with a configuration of low-flow orifice(s) to control the release of stormwater.

4.2.4 Electric, Fiber, Telephone, and Natural Gas Services

Utility service lines shall be constructed underground. The applicant will work with the service providers in the effort to minimize visibility of transformers, junction boxes, meters, and pedestals.

4.2.5 Vehicular Access and Roadway Improvements

The primary site access from Prices Fork Road will remain and will be modified to restrict left-turns from the site. Roadway improvements on Prices Fork Road will include s-channelization to deter cross-traffic from Orchard Street.

A secondary site access from Turner Street will be constructed to align with the existing intersection of Perry Street and Turner Street; this intersection will be a 4-way stop. The secondary site access will allow for vehicles to enter and exit the site; only vehicles utilizing the above-ground parking facing Prices Fork Road will be able to exit the site onto Turner Street.
through the secondary site access. Once vehicles enter the ground-level parking under the proposed building, the only exit will be via a right-turn onto Prices Fork Road toward the roundabout on North Main Street.

A loading area for the new building will be located adjacent and to the north of the major retail space, accessible from Gilbert Street. This shared loading space will provide for deliveries to the building in a covered area. The loading space connects to a walkway adjacent to the building to provide access from the parking deck along Prices Fork Road. The loading space area is approximately 3,300 square feet (sf), and is planned to include some mechanical equipment. The loading space area is anticipated to be louvered (partially open) to allow for air exchange.

4.2.6 Refuse Collection

The existing trash compactor serving building #460 will remain and be relocated so that it is accessed from Turner Street. A new trash compactor will be provided for the new building, and will be located adjacent to the existing trash compactor, also accessed from Turner Street. The loading area will provide additional space for storage of refuse containers.

4.2.7 Pedestrian Improvements

Accessibility to the first floor of the building (Gilbert Street level) from the Perry and Turner Streets intersection will be provided via a switch-back walkway. The sidewalk between the building and Gilbert Street will be reconstructed in-place and connect into an improved area near the loading space.

In further recognition of the Town’s study of and commitment to enhancing the pedestrian experience along Prices Fork Road from Tom’s Creek to the traffic roundabout, the Applicant has agreed to pay a cash proffer in the amount of $250,000 to contribute toward Town pedestrian-friendly enhancements.

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 the collective 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. Accordingly, calming traffic and encouraging 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) is a priority.

As shown on the Gilbert Streetscape plan attached to this Application, the Applicant proposed to the Town that the sidewalk adjacent to the Gilbert Street Mixed-Use Building will be a width of 17’-6” from face of building to face of curb. To accommodate that width, the Applicant is proposing to eliminate the existing eleven (11) on-street parallel parking spaces on the western side of Gilbert Street. The Applicant is 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. Additionally, the plan proposes the addition of three (3) on-street parallel parking spaces on the western side of Gilbert Street adjacent to Odd Fellows Hall. The Applicant is also proposing northbound and southbound lane widths on Gilbert Street to be 13’ face of curb to face of curb (inclusive of a 2’ gutter pan on each side of the road). To further enhance the pedestrian experience, the Applicant is 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. The Applicant has 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, the Applicant is proposing the following additional design elements:

- Four-Leg Crosswalk on Turner Street at site entrance 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 area enclosed by the crosswalk legs will feature patterned concrete. Crosswalk legs will have a width of 10’.
- Three-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. The area enclosed by the crosswalk legs will feature patterned concrete. Crosswalk legs will have a width of 10’.

- 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 10’ 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 10’ wide and will feature stamped and colored concrete.

- As stated above, the Applicant has 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 16-bike capacity

- Addition of three (3) 30-foot long variable width 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

The Applicant is open to continued discussion with the Town to refine these improvements and design elements. The Applicant views this as an opportunity to enhance not only our project but the entire corridor.

This area between the loading area and Odd Fellows Hall will be improved to provide additional green space; the existing access drive, parking spaces and dumpster(s) will be removed.

The entrance from Prices Fork Road will include an improved sidewalk to the lower parking facility below the elevated parking deck, and allows for access into the ground level parking area for elevator access and bike storage.

The site will feature outdoor bicycle storage rack capacity for 48 bicycles for visitors to the building. There will be secured storage area for 72 bicycles at the site.

4.3 Right-of-way Vacation
Approximately 4085 square feet of the Gilbert Street and Prices Fork Road rights-of-way are proposed to be vacated, and equivalent area dedicated to the Town of Blacksburg adjacent to St. Luke and Odd Fellows Hall. In exchange for the proposed vacation, the Applicant proposes to dedicate to the Town of Blacksburg an equal square footage of property identified as “AREA TO BE DEDICATED TO TOWN OF BLACKSBURG (4,085 SF)” as shown on the BLA Exhibit. The area to be dedicated to the Town is adjacent to St. Luke and Odd Fellows Hall. The dedicated area will (i) enlarge and improve the green space around the historic site; (ii) provide increased and enhanced street frontage along Prices Fork Road thereby providing increased visibility and exposure of Odd Fellows Hall to vehicles and pedestrians passing by; and (iii) assist in re-configuring the existing site to a more traditional site configuration as the current configuration exists as a result of various land exchanges, right-of-way vacations and other assemblages. By entering into a Memorandum of Agreement with the Town and the Blacksburg Museum and Cultural Foundation (the “BMCF”), the Applicant has agreed to bear the cost and obligation of landscaping the greenspace around Odd Fellows hall to a standard that is consistent with historic preservation sites but will allow for open spaces for gatherings. The Applicant has also
agreed to work with the BMCF to allow it to use part of the Applicant’s greenspace adjacent to Odd Fellows Hall for additional gathering space for events hosted by BMCF. Refer to Appendix F for the Right-of-way Vacation Submittal, and C600 Right-of-way Vacation Exhibit for location of vacation and dedication area.

4.4 Traffic Study

Refer to Appendix G for the Chapter 527 Requirement Review memorandum to the Town and the Town of Blacksburg VDOT Traffic Impact Analysis (TIA) Supplemental Application, and Appendix H for the Traffic Impact Analysis Executive Summary prepared by McPherson Consulting.

4.5 Maintenance

The Virginia Tech Foundation will be responsible for the maintenance of all landscaping and building elements within the property. Additionally, the Applicant, pursuant to the above referenced Memorandum of Agreement will install and maintain the landscaping on the St. Luke and Odd Fellows Hall site to a standard that is consistent with other historic sites.

4.6 Signage

Refer to Appendix I – Amendment to Special Signage Overly District Submittal.

5.0 LANDSCAPE DESIGN

Landscape improvements will be designed to, at minimum, comply with the Town of Blacksburg’s Landscape Ordinance. The proposed terraces located along Prices Fork Road will be planted to assist in screening the surface parking deck above the Prices Fork Road level surface parking in lieu of landscaping on the surface parking deck. Terrace landscape screening will include a mix of massing of shrubs, and groundcover and ornamental grasses.

Native species of plant material will be used in other areas as much as possible. Roof top planters may require the use of smaller, more specific, cultivars. Roof top vegetative areas will be planted with groundcover varieties. The northeast side of the building, fronting Prices Fork Road, will be planted with trees to screen and soften the building edge.
6.0 SUSTAINABLE BUILDING

The project will be designed to LEED Silver standards and in compliance with the 2030 Challenge. The design team’s approach is one of integrating sustainable practices as being indistinguishable from standard design practices. Strategies to be included are:

- Energy models at each design phase
- Façade optimization studies
- Daylighting analysis
- The use of materials, products and equipment which meet sustainability objectives
Gilbert Street Mixed-Use
Appendix A
Disclosure of Equitable Ownership
Disclosure of Equitable Ownership
(Rezoning Application)

Owner: C S Shopping Center, LLC, a Virginia limited liability company
Sole Member: Virginia Tech Real Estate Foundation

Owner: John Hoernemann

Owner: Turner Street Project, LLC, a Virginia limited liability company
Sole Member: Virginia Tech Real Estate Foundation
Gilbert Street Mixed-Use

Appendix B
Letter
to
Mr. John W. Hoernemann – July 31, 2019
July 30, 2019

Via UPS 2nd Day Air Mail - # 1Z-56R-837-35-9158-0819

Mr. John W. Hoernemann
4335 Blackhawk Drive
Willits, CA 95490

Re: Tax Map Number 226-(A)-98, 0.425 acres which fronts along Turner Street in Blacksburg, VA and is part of the underlying ground of Collegiate Square (211 Prices Fork Road and 400 – 460 Turner Street)

Dear Mr. Hoernemann:

This letter serves as notification that the Foundation is planning to redevelop a portion of Collegiate Square that will require demolition of two buildings (211 Prices Fork and 400 Turner Street) and construction of a larger building in their place. The proposed new building will front along Gilbert Street and is currently referred to as the Gilbert Street Project. Redevelopment of the site will require several approvals from the Town, which are detailed below:

1. Application to change the zoning classification from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions

2. Application to Amend to the existing Sign Overlay District permitted by Ordinance 1734

3. Conditional Use Permit Application to construct the new building to a height to 97 feet

Being that your property is part of Collegiate Square, any changes in zoning and/or the Sign Overlay District will affect your property which, pursuant to a directive from the Town Attorney, requires that we provide you with notice of the proposed changes. Please note that the zoning classification for your property will remain Downtown Commercial (DC). This application is to voluntarily place conditions on how the Foundation develops the building and the Sign Overlay District Amendment is to obtain permission for the proposed signage on the new building.

A Foundation supporting the instructional, research, and outreach programs of Virginia Polytechnic Institute and State University
Copies of the rezoning application, amendment to the Sign Overlay District and application for the conditional use permit are enclosed for your reference. If you have any questions or require additional information, please call me at 540-231-6374 or email me at carrie.woodring@vt.edu.

Respectfully yours,

[Signature]

Carrie E. Woodring, CPM
Director of Real Estate/Principal Broker

Enclosures

Cc:  G. Harris Warner, Jr., Esquire (via mail)
     Town of Blacksburg Zoning Administration
Gilbert Street Mixed-Use

Appendix C

Revised Proffer Statement for the Change of Zoning Classification Application to Establish a New Master Plan and Proffer Statement
Pursuant to Section 15.2-2298 of the Code of Virginia (1950) as amended, and Section 1160 of the Town of Blacksburg Zoning Ordinance, Town Code Appendix A, C S Shopping Center, LLC (referred to herein as “Owner”) hereby voluntarily proffers that the properties which are the subject of this Change of Zoning Classification Application, specifically including the land described by Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98 and 226-A-97, which includes a 0.425 acre tract of land (Tax Map No. 226-A-98) currently leased for a term of 99-years by the Applicant from John Hoernemann pursuant to Lease, dated October 1, 1994, a copy of which is recorded in the Clerk's Office of the Circuit Court for the County of Montgomery, Virginia, in Deed Book 1092, at page 546 (all of said properties hereinafter referred to as the “Properties”) are depicted on the BOUNDARY SURVEY AND ADJACENT OWNER INFORMATION, dated November 22, 2019, prepared by Draper Aden Associates and submitted as part of the Change of Zoning Classification Application, will be developed in accordance with the following conditions, if the Change of Zoning Classification is approved, and the Master Plan is amended. In the event that the Change of Zoning Classification is denied or approved with conditions not agreed to by Applicant, these proffers shall immediately be null and void and of no further force or effect. The Applicant, and its successors and assigns, voluntarily proffer the following regarding the Properties (an analysis and justification for each proffered item is attached as Exhibit A):

1. The Applicant will develop the Properties in substantial conformance with the Change of Zoning Classification Application, originally dated August 1, 2019 and compiled for the record as of November 22, 2019 (the “Application”) to which this Revised Proffer Statement is appended, which Application includes, without limitation, the site plans entitled, “Site Plan – Prices Fork Road Level” (Drawing Number: C300) and “Site Plan – Gilbert Street Level” (Drawing Number: C301), dated November 22, 2019, prepared by Draper Aden Associates and attached to the Application and incorporated herein by this reference. These materials, all additional plans, renderings and views attached to the Application, and any further revisions thereto, shall collectively be deemed the “Application”.

2. The Applicant will install landscape improvements adjacent to St. Luke’s and Odd Fellows Hall in substantial conformance with the Application which includes, without limitation, the landscape plan entitled, “HARDSCAPE and LANDSCAPE PLAN,” dated November 22, 2019, prepared by Draper Aden Associates, as amended and supplemented, and attached to the Application and incorporated herein by this reference.

3. The first floor of the Gilbert Street Mixed-Use Building constructed on the Property will be constructed a minimum distance of ninety feet (90’) from Odd Fellows Hall.
4. At Applicant’s cost and expense, a concrete median will be constructed to channelize the existing left-turn lanes along Prices Fork Road and discourage through traffic from Orchard Road, as per the latest VDOT standards and specification. The concrete median will be constructed in substantially the same location as shown on the plans entitled, “Site Plan – Prices Fork Road Level” (Drawing Number: C300) and “Site Plan – Gilbert Street Level” (Drawing Number: C301) (together, the “Site Plans”) which are attached to the Application and incorporated herein by this reference.

5. The pedestrian cross-walk, including signage, across Turner Street along the south side of Perry Street will be maintained as per the latest VDOT standards and specifications.

6. A new pedestrian cross-walk, including signage, across Turner Street to the sidewalk along the north side of Gilbert Street will be constructed as per the latest VDOT standards and specifications.

7. The maximum height of the Gilbert Street Mixed-Use Building will be one hundred feet (100’).

8. A minimum of two (2) electric car charging stations will be provided within the parking area of the Properties.

9. Bicycle racks and bicycle storage areas will be installed at multiple locations in and around the Gilbert Street Mixed-Use Building in substantially the same location as shown on the Site Plans attached to the Application and incorporated herein by this reference.

10. Applicant will use the Town of Blacksburg furniture palette in its design and selection of outdoor street-level furniture, trash cans, lighting and sidewalk materials.

11. Applicant will install a feature board or similar display in the lobby of the Gilbert Street Mixed-Use Building to feature the history of and contributions to the community by St. Luke and Odd Fellows Hall (and a historical tribute to New Town) as provided by staff of St. Luke and Odd Fellows Hall from time to time in accordance with the Memorandum of Agreement to be executed by Applicant, the Town and the Blacksburg Museum and Cultural Foundation. Applicant will also install an exterior ground-mounted tribute to St. Luke and Odd Fellows Hall and New Town. Applicant will cooperate with the Blacksburg Museum and Cultural Foundation for parking accommodations for regular board meetings. Additionally, Applicant will install and maintain landscaping in the green space on the Odd Fellows Hall site that is in conformity with the terms and conditions of the Memorandum of Agreement.

12. In lieu of providing a turn lane into the site entrance on Prices Fork Road and an acceleration lane on Prices Road Fork for vehicles exiting the site as warranted by Applicant’s Traffic Impact Analysis, Applicant shall pay to the Town of Blacksburg within one hundred twenty (120) days of site plan approval for the Gilbert Street Mixed-Use Building site development an amount equal to Two Hundred Fifty-Thousand and 00/100 dollars ($250,000.00) for use by the
Town of Blacksburg for pedestrian and bicycle improvements within Downtown Blacksburg along the Prices Fork Road corridor between Tom’s Creek and the traffic roundabout.

13. Substantial completion of the improvements described in this Proffer Statement shall occur prior to the issuance of the final certificate of occupancy for the Gilbert Street Mixed-Use Building.

[SIGNATURE ON FOLLOWING PAGE]
The undersigned hereby warrants that all of the Owners of a legal interest in the Properties have signed this Proffer Statement, that they have full authority to bind the Properties to these conditions, and that the proffers contained in this Proffer Statement are not “unreasonable”, as that term is defined by Virginia Code Section 15.2-2303.4, and that the proffers are entered into voluntarily. In the attached Exhibit A, the Owner has explained the following:

(a) How each proffered condition addresses an impact specifically attributable to the proposed new development; and/or
(b) Whether there are any offsite proffers and how they benefit the project.

C S Shopping Center, LLC

By: ______________________________
    John E. Dooley, President for and on behalf of Virginia Tech Real Estate Foundation, Inc., as Member-Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF MONTGOMERY, to wit:

The foregoing was acknowledged before me this ____ day of ___________, 2019, by John E. Dooley, as President for and on behalf of Virginia Tech Real Estate Foundation as Member-Manager of C S Shopping Center, LLC.

______________________________
NOTARY PUBLIC

Registration Number: ________________
My commission expires: ________________
REVISED PROFFER STATEMENT FOR THE CHANGE OF ZONING CLASSIFICATION
APPLICATION TO ESTABLISH A NEW MASTER PLAN AND PROFFER STATEMENT FOR TAX MAP

EXHIBIT A

Proffer #1: The Site Plans and accompanying Change of Zoning Classification Application and accompanying documents contain the details of the application. This proffer provides assurance to the Town that the project will be developed in accordance with the documents.

Proffer #2: Enhanced landscaping in the area around St. Luke and Odd Fellows Hall will provide additional useable outdoor space as well as enhanced appearance of the historic structures.

Proffer #3: Currently isolated by incompatible, auto-related uses, approximately 90 feet of ground-level open space between Odd Fellows Hall and the proposed Gilbert Street Mixed-Use Building, provides additional useable outdoor space as well as enhanced appearance of the historic structures. This enhanced open area expands the current distance between the existing building (211 Prices Fork) and Odd Fellows Hall by an additional 20 feet (current distance is 70 feet between 211 Prices Fork and Odd Fellows Hall). This will afford the opportunity for additional community and recreational activities while opening up access for pedestrians to the historic area.

Proffer #4: It has been determined through the submitted traffic impact analysis that this island will provide additional left-turn storage along Prices Fork Road in addition to restricting side street traffic operations to allow right-turn only movements. The channelizing island will not only improve capacity but will enhance safety by significantly reducing the number of conflicts.

Proffer #5: To promote safe, pedestrian accessibility to the Property, the Applicant believes that these improvements will improve the general welfare of the community.

Proffer #6: To promote safe, pedestrian accessibility to the Property, the Applicant believes that these improvements will improve the general welfare of the community.

Proffer #7: Applicant believes that keeping the proposed construction consistent in size, mass and scaling to adjacent buildings will help promote the Community Character Principles set forth in the Comprehensive Plan.

Proffer #8: Applicant believes that this proffer will help contribute to improvement in air quality in the Town, make a statement to future tenants and their guests that the Town is environmentally friendly, conscientious and forward-thinking, and will help attract and retain high-quality employees to the Gilbert Street Mixed-Use Building.
Proffer #9: To promote pedestrian accessibility and connectivity, Applicant believes that the installation of bicycle racks in multiple locations will benefit pedestrians accessing the retail and restaurants in the Gilbert Street Mixed-Use Building as well as office tenants.

Proffer #10: Applicant believes that the use of the Town of Blacksburg’s downtown furniture palette will assist in creating a cohesive connection between the Gilbert Street-Mixed Use Building and the other buildings located within downtown thereby promoting the urbanity supported by the 20-Year Illustrative Vision for Downtown.

Proffer #11: St. Luke and Odd Fellows Hall have historical and cultural significance to the Town of Blacksburg and Montgomery County. Applicant desires to promote that significance to tenants and users of the Gilbert Street Mixed-Use Building in order that they will visit the site and recognize and appreciate the historical significance of New Town.

Proffer #12: Applicant recognizes that due to the nature of Downtown and the proximity to the University and student-housing, pedestrian and bicycle safety is of utmost importance and presents unique challenges to development within the Town. While VDOT standards warrant a turn lane into the site and acceleration lane out of the site, other pedestrian improvements currently under study and consideration by the Town will be more effective to accomplishing the Town's goals for pedestrian-friendly environment.

Proffer #13: Applicant recognizes the importance of completing the proffered improvements in connection with its completion of the Gilbert Street Mixed-Use Building for a cohesive development and relationship with the Downtown.
This Change of Zoning Classification Application (Rezone) was submitted to request rezoning of the parcels identified as Tax Map Numbers 226-A-105; 226-A-102; 226-A-99; 226-A-96; 226-A-95; 226-A-83; 226-A-98; and 226-A-97 from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions pursuant to Ordinance 1699 adopted by the Town of Blacksburg on November 12, 2013, which Ordinance 1699 amended Ordinance 1057, adopted by the Town of Blacksburg on October 11, 1994, regarding the Collegiate Square Project at the Intersection of Turner Street and Prices Fork to Establish a New Master Plan and Proffer Statement. Ordinance 1057 amended Ordinance 969, adopted April 14, 1992, which approved the rezoning request for 3.7 acres of land at the intersection of Turner Street and Prices Fork Road from R-16 to C-1, Conditional for the development of the Collegiate Square Project. As part of the Townwide rezoning in 1997, the subject Properties were rezoned from C-1, Central Business Conditional to Downtown Commercial (DC) with conditions. Due to the existence of multiple Proffer Statements that were filed by the property owner in connection with each rezoning request (each of which became appended to and part of the respective Ordinance that was adopted by Town Council), the Applicant desires to clarify and confirm the conditions which will remain as voluntary conditions imposed upon the Properties in connection with the proposed development of the Gilbert Street Mixed-Use Building (and those that are not being voluntarily proffered in connection with the proposed development, and accordingly, will no longer remain in effect) if the subject rezoning is requested as further described below:

A. Ordinance 1699

1. Medical Office or General Office uses shall only be allowed on the Gilbert Street frontage of the proposed new building shown in Phase 2 if granted through a Conditional Use Permit approved by the Town of Blacksburg.

   a. This proffer will remain in effect as it pertains to street level frontage on Gilbert Street. Levels 2-5 that front Gilbert Street shall be permitted to house General Office for Educational Facilities, College/University as permitted by the Zoning Ordinance.
B. Ordinance 1057

   a. This proffer will be superseded by Proffer #1 described above. Development of the Gilbert Street Mixed-Use Building shall be in substantial conformity to the Site Plans proffered above. This condition shall permit and anticipates possible minor changes as may be found desirable or necessary by Applicant or Town in the process of developing a site plan, which changes shall be in accord with all applicable zoning requirements. As described above, Building 460 will remain onsite.

2. Exterior finish construction materials shall be brick, architecturally finished block, Dryvit, or equals. All buildings shall be architecturally similar in style, type and materials of construction, to ensure a consistency of style and concept for the project.
   a. This proffer will be superseded by the subject Application and explanation/description of building materials.

3. Applicant for the rezoning voluntarily shall dedicate to Town by proper deed an additional eleven feet of right-of-way for west side of Gilbert Street. The land dedicated shall be free from liens, encumbrances, and material title defects. Applicant may use the unpaved portion of the dedicated right-of-way for landscaping and preservation of existing specimen trees, to satisfy in part Town landscaping requirements.
   a. This proffer will not remain as part of the conditions.

4. Applicant shall provide on the site a pedestrian walkway along the Gilbert Street right-of-way from the southern limits of the project to the northern edge of the northern building, to route pedestrian traffic in this side of the project, if during the site plan approval process, the zoning administrator using standards set out in the Zoning Ordinance and Comprehensive Plan (1991) determines this walkway to be necessary or convenient.
a. Applicant, together with the Town, is redesigning the entire Gilbert Streetscape adjacent to the proposed building in order to enhance the pedestrian-friendly environment. This proffer will not remain as part of the conditions.

5. Exterior signage for the project shall be complementary in type and construction. Unifying design characteristics of the proposed signs for each building as well as the development sign will address each of the following concerns: design, size and type of signs; materials and colors; size and style of lettering; placement and locations of signs on the building façade; the type, color and method of lighting. With the application for the first sign permit for the project, applicant shall submit to Town a signage plan identifying unifying design characteristics and allocation of sign area within the development to ensure equitable distribution among establishments.

a. As part of the Amendment to Special Signage District, Applicant has submitted a revised North End Signage District Plan and has additionally submitted a Proffer Statement in connection with said application. This proffer will not remain as part of the conditions.

6. Town and applicant shall use their best efforts to determine the feasibility of the provision of a left turn lane on Turner Street into the site, opposite Perry Street. If this plan proves feasible, Town and applicant shall use their best efforts to determine the means for effectuating this plan, including widening to thirty feet in width the existing twenty-four feet of pavement of Turner Street in the left turn area, Town acquisition by dedication of up to six feet of additional right-of-way on Turner Street, relocation of the existing sidewalk and fire hydrant as necessary, and striping the lanes.

a. Applicant has made a cash proffer and further proffered additional traffic median improvements to assist with the pedestrian-friendly improvements that the Town is studying. This proffer will not remain as part of the conditions.

7. “Amended Conceptual Plan Collegiate Square,” dated August 19, 1994, an architectural elevation, is representative of the proposed construction. Final architectural plans will be completed after adoption of this ordinance.
a. Applicant has submitted Building Elevations as part of the Application, and said Elevations shall be representative of the proposed construction. This proffer will not remain as part of the conditions.

C. Ordinance 969

1. This land shall be developed in substantial conformity with “Concept Plan – Collegiate Square, Blacksburg, Virginia,” dated February 14, 1992, last revised April 10, 1992, Job No. 911510004, by Balzer and Associates, Inc., incorporated by reference. This condition shall permit and anticipates possible minor changes in building footprints, including bay or bow display areas, interior building limits, parking, landscaping layouts, or some or all of them. Applicant may shift the upper building (8,000 sq. ft.) into the small rectangular area of Prices Fork Road, if Town and applicant are successful in acquiring this right-of-way for Town in a timely manner and if the storm drainage facilities in the rectangle will be obviated by the project here approved. If these eventualities do not occur, applicant may otherwise shift the upper building to fit between the proposed Gilbert Street right-of-way and Prices Fork right-of-way and/or reconfigure or reduce the footprint of that building.

   a. This proffer will be superseded by Proffer #1 described above. Development of the Gilbert Street Mixed-Use Building shall be in substantial conformity to the Site Plans proffered above. This condition shall permit and anticipates possible minor changes as may be found desirable or necessary by Applicant or Town in the process of developing a site plan, which changes shall be in accord with all applicable zoning requirements. As described above, Building 460 will remain onsite.

2. Exterior finish construction materials shall be brick, architecturally finished block, Dryvit, or equals. All buildings shall be architecturally similar in style, type and materials of construction, to ensure a consistency of style and concept for the project.

   a. This proffer will be superseded by the subject Application and explanation/description of building materials.

3. Applicant for the rezoning voluntarily shall dedicate to Town by proper deed an additional eleven feet of right-of-way for west side of Gilbert Street. The land dedicated
shall be free from liens, encumbrances, and material title defects. Applicant may use the unpaved portion of the dedicated right-of-way for landscaping and preservation of existing specimen trees, to satisfy in part Town landscaping requirements.

a. This proffer will not remain as part of the conditions.

4. Applicant shall provide on the site a pedestrian walkway along the Gilbert Street right-of-way from Turner Street to the upper building, to route pedestrian traffic on this side of the project.

a. Applicant, together with the Town, is redesigning the entire Gilbert Streetscape adjacent to the proposed building in order to enhance the pedestrian-friendly environment. This proffer will not remain as part of the conditions.

5. Applicant shall provide on the site a bus stop, constructed to Town standards, approximately 100 southwest of the proposed Prices Form entrance to the project.

a. This proffer will not remain as part of the conditions.

6. Exterior signage for the project shall be complementary in type and construction. Unifying design characteristics of the proposed signs for each building as well as the development sign will address each of the following concerns: design, size and type of signs; materials and colors; size and style of lettering; placement and locations of signs on the building façade; the type, color and method of lighting. With the application for the first sign permit for the project, applicant shall submit to Town a signage plan identifying unifying design characteristics and allocation of sign area within the development to ensure equitable distribution among establishments.

a. As part of the Amendment to Special Signage District, Applicant has submitted a revised North End Signage District Plan and has additionally submitted a Proffer Statement in connection with said application. This proffer will not remain as part of the conditions.

7. Town and applicant shall use their best efforts to determine the feasibility of the provision of a left turn lane on Turner Street into the site, opposite Perry Street. If this plan proves feasible, Town and applicant shall use their best efforts to determine the means for
effectuating this plan, including widening to thirty feet in width the existing twenty-four feet of pavement of Turner Street in the left turn area, Town acquisition by dedication of up to six feet of additional right-of-way on Turner Street, relocation of the existing sidewalk and fire hydrant as necessary, and striping the lanes.

a. Applicant has made a cash proffer and further proffered additional traffic median improvements to assist with the pedestrian-friendly improvements that the Town is studying. This proffer will not remain as part of the conditions.

8. “Conceptual sketch Collegiate Square,” an architectural elevation, is representative of the proposed construction. Final architectural plans will be completed after adoption of this ordinance.

a. Applicant has submitted Building Elevations as part of the Application, and said Elevations shall be representative of the proposed construction. This proffer will not remain as part of the conditions.
Legal Description

Parcel 1: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.312 acres, more or less, being Parcel 1, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-105)

Parcel 2: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.507 acres, more or less, being Parcel 2, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-102)

Parcel 3: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.510 acres, more or less, being Parcel 3, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-99)

Parcel 4: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.391 acres, more or less, being Parcel 4, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-96)
Parcel 5: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.338 acres, more or less, being Parcel 5, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-95)

Parcel 6: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.369 acres, more or less, being Parcel 6, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-83)

Parcel 7: All that certain lot, tract or parcel of real property with all improvements thereon containing 0.425 acres, more or less, being Parcel 7, situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-98)

Parcel 8: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 0.688 acres, more or less, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-97)
Parcel 9: All that certain parcel of land situate in the Town of Blacksburg in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 0.105 acres, more or less, as shown on plat made by Gay and Neel, Inc. dated August 14, 2009, entitled “ALTA/ACSM LAND TITLE SURVEY OF TAX MAP PARCEL No.s 226-(A)-83, 226-(A)-95, 96, 97, 98 & 99, 226-(A)-102, 105 & 107 Prepared for The Virginia Tech Foundation, Inc. Town of Blacksburg Prices Fork Magisterial District Montgomery County, Virginia”, a copy of which is attached to and made a part of that certain Special Warranty Deed, dated September 30, 2009, by and between Collegiate Square, LLC, a Virginia limited liability company, as Grantor, and CS Shopping Center, LLC, a Virginia limited liability company, as Grantee, which Special Warranty Deed was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2009011656. (Tax Map No. 226-A-107)

Parcel 10: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 1.092 acres, more or less, being Parcel A as shown on plat made by Draper Aden Associates, dated December 2, 2010, as amended December 13, 2010, further amended March 24, 2011 and further amended July 11, 2011, entitled, “LOT LINE REVISION AND RIGHT-OF-WAY REVISION PLAT – TURNER STREET PROJECT, LLC.PROPERTIES – PRICES FORK DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA”, a copy of which is plat was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2012001456. (Tax Map No. 226-A-135)

Parcel 11: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 1.60 acres, more or less, being Parcel B as shown on plat made by Draper Aden Associates, dated December 2, 2010, as amended December 13, 2010, further amended March 24, 2011 and further amended July 11, 2011, entitled, “LOT LINE REVISION AND RIGHT-OF-WAY REVISION PLAT – TURNER STREET PROJECT, LLC.PROPERTIES – PRICES FORK DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA”, a copy of which is plat was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2012001456. (Tax Map No. 226-A-135B)

Parcel 12: All that certain lot, tract or parcel of real property with all improvements thereon situate in the Town of Blacksburg, in the Prices Fork Magisterial District of Montgomery County, Virginia, containing 0.779 acres, more or less, being Parcel C as shown on plat made by Draper Aden Associates, dated December 2, 2010, as amended December 13, 2010, further amended March 24, 2011 and further amended July 11, 2011, entitled, “LOT LINE REVISION AND RIGHT-OF-WAY REVISION PLAT – TURNER STREET PROJECT, LLC.PROPERTIES – PRICES FORK DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA”, a copy of which is plat was recorded in the Clerk’s Office of the Circuit Court for the County of Montgomery, Virginia, as Instrument Number 2012001456. (Tax Map No. 226-A-135C)
Gilbert Street Mixed-Use
Appendix F
Right-of-Way Vacation Submittal
(via Separate Cover)
Gilbert Street Mixed-Use
Appendix G
Chapter 527 Requirement Review Memorandum
July 24, 2019
Town of Blacksburg VDOT Traffic Impact Analysis (TIA)
Supplemental Application
MEMORANDUM

To: Joshua P Middleton
Town Engineer

From: Karen McPherson, PE
McPherson Consulting

Date: July 24, 2019

Subject: Gilbert Street Mixed Use Development - Chapter 527 Requirement Review

Based on the requirements of the Town of Blacksburg Rezoning Application as outlined in the VDOT Traffic Impact Analysis (TIA Supplemental Application), a review of VDOT’s 527 guidelines was conducted to determine if the Gilbert Street Mixed Use Development requires a VDOT 527 Traffic Impact Analysis.

Per VDOT TIA Regulations – rezoning application that generate 5,000 vehicles per day AND are within 3,000’ of a state maintained roadway require a TIA be prepared in compliance with the 527 regulations.

The Gilbert Street Mixed Use development is a rezoning with that will generate 5,000 vpd however:

✓ Access provided to the development will be provided only along streets maintained by the Town of Blacksburg
✓ The access to the proposed site driveways is over one (1) mile from any VDOT maintained roadways.

Based on this evaluation, a Chapter 527 is not required. These assumptions and conclusions were discussed and agreed upon with the Town of Blacksburg during our March 28, 2019 Assumptions Meeting.
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: Gilbert Street Mixed-Use Project
Address/Location: 216 Prince Fork Road, 410 Turner Street, 300 Turner Street; and 212 Turner Street
Size of Site: 3.71 acres
Proposed Use: Mixed Use to include commercial, regional retail, office, university and event space
Current Zoning District: Downtown Commercial (DC) with Conditions
Existing Future Land Use Classification: Downtown Commercial (DC) with Amended Conditions

This application is submitted in conjunction with a
☐ Rezoning Application. Proposed Zoning District: Amendment to North End Special Signage District
☐ Conditional Use Permit Application. Proposed Conditional Use: ____________________________
☐ Comprehensive Plan Amendment. Proposed Future Land Use: ____________________________

This is the ☐ first, ☐ second, ☐ third or subsequent submission of the TIA for review by VDOT.
First Submission to the Town of Blacksburg - VDOT Review is NOT required.

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

1. ☐ Yes or ☑ No, the site is located 5,500 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.
   N/A 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.
   ✔A 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)
   ✔A 5. ☑ Yes or ☐ No, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information: N/A
Name of Property Owner(s): ____________________________
Address: _________________________________________
Phone: __________________ Fax: __________________
Email address: ____________________________
Applicant to whom review comments will be sent: N/A
Address: ____________________________________________
Phone: _______________ Fax: _______________
Email address: _______________________________________

Project Engineer who prepared TIA (if different from applicant): N/A
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.virginiaodot.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: 2/30/19

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
Gilbert Street Mixed-Use
Appendix H
Traffic Impact Analysis
(via Separate Cover)
Gilbert Street Mixed-Use
Appendix I
Amendment to Special Signage District Submittal
Original Application – August 1, 2019
For Record – November 22, 2019
(via Separate Cover)
Gilbert Street Mixed-Use
Appendix J

Economic and Fiscal Contribution
to the Town of Blacksburg and Montgomery County
Prepared by Mangum Economics
(via Separate Cover)