Gilbert Street Mixed-Use
Conditional Use Permit 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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Building 460 Views

St. Luke and Odd Fellows Views
TOWN OF BLACKSBURG

CONDITIONAL USE PERMIT APPLICATION

This application and all accompanying information must be submitted in full before the Conditional Use Permit can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 443-1300 for application deadline or questions, or to schedule the required pre-submittal meeting.

The following items MUST accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required.
2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, stormwater management areas, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood.
3) Stormwater Management: Concept Plan and calculations.
4) Building elevations for all proposed buildings or elevations showing any changes to existing buildings.
5) Sketch depicting any proposed signage.
6) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property.
7) Completed VDOT 527 (Traffic impact Analysis) Form.
8) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please).
9) Fee of $100 for the Town of Blacksburg to post all public hearing signs. Please note: the applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee.
10) Fee of $500 for Conditional Use Permit or amendments to existing Conditional (special) Use Permits. Please make your check or money order payable to the TOWN OF BLACKSBURG.
11) Proof of pre-submittal meeting between Town staff and applicant/agent.
12) Prior to the initiation of an application for Conditional Use Permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150).
13) Any applicant for a Conditional Use Permit shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110).
14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

[Signature]

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:

[Signature]

DATE: 7/30/19

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

REVISED 04-20-19 UO
Location or Address of Property for Conditional Use Permit: 211 Prices Fork Road and 460 Turner Street


Acreage: 3.65

Present Zoning District: Downtown Commercial (DC) with Conditions

Present Use of Property: Restaurants, retail

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

Conditional Use Requested: Building Height Up to 100'  

Code Section: Section 3141(c)

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

Previous Conditional (Special) Use Permit Number/Resolution Number: Not applicable

APPLICANT/CONTACT PERSON (Contact: 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) 396-6341  EMAIL: ssmith@wjmjr.com

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, name of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: C & S Shopping Center, LLC

ADDRESS: c/o Virginia Tech Real Estate Foundation, 412 Prices Fork Road, Suite 130, Blacksburg, Virginia 24061

PHONE: (540) 231-6374  EMAIL: cwoodring@vtif.org

ENGINEER/ARCHITECT (optional)

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

ADDRESS: 2205 S Main Street, Blacksburg, Virginia 24060

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

REVISED 04-10-14 KJO
Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

Please see attached

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

Please see attached

________________________________________________________________________

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________________________________________________________________________

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation of impacts to achieve the goals.

Please see attached

________________________________________________________________________

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Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception

Please see attached

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

Please see attached

________________________________________________________________________

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2.0 DESCRIPTION OF CONDITIONAL USE PERMIT APPLICATION

Description of the Proposed Use

This Conditional Use Permit Application is hereby submitted to request a conditional use permit to allow additional height up to a maximum of 100' pursuant to Zoning Ordinance Section 3141(c) for the properties 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.

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 Conditional Use Permit to facilitate the construction of a six-story mixed-use building (with rooftop terrace). 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 Conditional Use Permit 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 Change in Zoning Classification Application (Rezone) to rezone the Property from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions 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 and 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 creates an urban plaza and outdoor restaurant seating that enhances the pedestrian experience. 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 is expected to include a national retailer as well as additional smaller retailers, a public-use signature restaurant with outdoor space on the first 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 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 developments 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 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.
Demonstration of How the Proposed Use, When Complemented with Additional Measures, if any, will be in Harmony with the Purposes of the Specific District in which it will be Placed

The Property is zoned Downtown Commercial (DC) with Conditions, and the Applicant has simultaneously submitted herewith a Change of Zoning Classification Application (Rezone) to rezone the Property to Downtown Commercial (DC) with Amended Conditions. Pursuant to the Town’s Zoning Ordinance, 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 predominate pedestrian access, 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 as well as an aesthetic feature of the building. 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 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. Additionally, the plan includes the addition of three (3) on-street parallel parking spaces along 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.

In 2010, this Property was part of an area that was considered for an overall allowance of greater height as part of a suggested overlay district. In 2019, the Town obtained a “Strategic Plan for Downtown Blacksburg, VA”. The study identified several sub-areas of the downtown area, one of which is the Downtown Northwest area, with boundaries of North Main Street, Prices Fork Road and Turner Street. The Strategic Plan encouraged additional density and intensity as being able to be accommodated in this area, and the proposed Gilbert Street Mixed-Use Building aligns well with these goals.

The Applicant has given great consideration to the relationship of the building to the street, building mass, scale and architectural features (by including step backs in the building design); building setbacks, width of sidewalk, impact on pedestrian environment and impact on adjacent land uses. The Applicant carefully considered the height of the Gilbert Street Mixed-Use Building as it relates to the adjacent parking garage.
The Gilbert Street-Mixed Use Building meets the criterion for a conditional use permit as set forth in the Zoning Ordinance:

1) **Whether the parcel has frontage on a Major Arterial roadway**

The Gilbert Street Mixed-Use Building parcel has frontage on a Major Arterial roadway - Prices Fork Road.

2) **The parcel is not located within two hundred fifty (250) feet of any parcel zoned R-4, R-5 or OTR**

All parcels located within 250 feet of the Gilbert Street Mixed-Use Building parcel are zoned Downtown Commercial (DC), General Commercial (GC) or Medium Density Multi-Unit Residential (RM-48).

3) **Relationship of building to the street**

The Gilbert Street Mixed-Use Building has been oriented to the street for ease of pedestrian access and connectivity to the downtown. 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 street elevation of the Gilbert Street Mixed-Use Building will have at least one (1) street-oriented entrance. The building will include ground level and elevated parking.

4) **Building mass, scale, architectural features, which should include expression lines or other horizontal building articulation, and step backs for stories above 60’ in height**

The Gilbert Street Mixed-Use Building fulfills the Downtown Commercial District’s plan for use of contemporary interpretations of earlier design styles of surrounding structures. Characteristics such as scale, massing, roof shape, window size, shape and spacing, and exterior materials of brick, metal panel and curtain wall, with limited amount of Hokie Stone, facilitate the building’s context in relation to its surroundings, while introducing innovation and forward-thinking elements to the Downtown. Stepbacks for stories above 60’ in height will be accomplished as shown on the Building Stepback Diagrams that are included within the Plans submitted with this Application (via separate cover). Significant and prominent stepbacks will exist on the north and south elevations. Stepbacks for stories above 60’ in height are also accomplished on the east
and west elevations. Consideration was given to scale and massing related to the adjacent North End Center and North End Center Garage. Additional consideration was given to create a distance of ninety feet (90’) between the first level of the Gilbert Street Mixed-Use Building and St. Luke and Odd Fellows Hall. The Applicant performed a Shadow Study to illustrate the impact of the proposed building on the Odd Fellows open air lighting. While impacts exist today from shadows cast from the North End Center, minimal impacts at few times per year will occur from the proposed building.

5) Building setbacks

There are no setback requirements in the Downtown Commercial Zoning District. Accordingly, the Gilbert Street Mixed-Use Building is oriented to the street to enhance pedestrian and bicycle accessibility and connectivity. However, building stepbacks as described above are proposed.

6) Width of sidewalk

Existing sidewalk along Prices Fork Road is five feet (5’) in width and will remain unchanged in size. Existing sidewalk along Turner Street is five feet (5’) in width and will remain unchanged in size, however, Applicant is providing universal access for pedestrian accessibility to the building, pedestrian plaza and first floor retailers and restaurants that will effectively widen the pedestrian accessway thereby creating a more friendly pedestrian environment than currently exists. Significant changes to the Gilbert Streetscape are proposed and are described more fully below. Applicant has proffered to use the Downtown Blacksburg Palette which includes brick banding and the Town’s 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.

7) Impact on pedestrian environment

The Gilbert Street Mixed-Use Building is designed to create a dense, urban mixed-use building accommodating the needs of all proposed uses, the first floor retail/restaurant, offices and rooftop terrace and restaurant. Stepping back the building at the Turner Street façade on the first floor level creates an urban plaza for pedestrian use as well as outdoor restaurant seating that enhances the pedestrian experience. 120 dedicated bicycle racks and bicycle storage capacity (capacity for 72 covered/secure bicycles and capacity for 48 exterior bike rack storage
strategically placed throughout the site for maximum utility) for pedestrian users and office tenants help the building cater to pedestrian and bicycle traffic. Locating shops and storefronts close to the road promotes a predominantly pedestrian-friendly site. A terraced landscape wall along Turner Street dually serves as a universal pedestrian access for ease of access to the ground floor retailers.

8) Impact on adjacent land uses

Compatibility with the adjacent properties has been a key factor in the design and proposed use of the Gilbert Street Mixed-Use Building. Surrounded by other downtown commercial and general commercial zoned parcels and uses, the Gilbert Street Mixed-Use Building has the potential to bring pedestrians and bicyclists to other restaurants, retailers and service providers located on adjacent parcels. Office tenants will increase the amount of foot traffic that will be available to other retailers and restaurants.

The proposed development will have positive impact on the adjacent St. Luke and Odd Fellows Hall. Currently isolated by incompatible, auto-related uses, enhanced landscaping and pedestrian amenities created by the step back of the first floor level of the building, combined with the proposed right of way vacation will create 90 feet of open space between St. Luke and Odd Fellows Hall and the proposed Gilbert Street Mixed-Use Building, providing additional useable outdoor space as well as enhancing the appearance of the historic structures. 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. 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 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.

Building placement is critical to the redevelopment of the site. The building is oriented to the more intensive portion of the Downtown and has frontage on Gilbert Street and Turner Street, as well as Prices Fork Road, although frontage along Prices Fork Road is set back from the street.

**Demonstration of How There Will be no Undue Adverse Impacts on the Surrounding Neighborhood in Terms of Public Health, Safety or General Welfare, and Show the Mitigation of Impacts to Achieve the Goals.**

The proposed Gilbert Street Mixed-Use Building and its height are consistent with the adjacent commercial uses and buildings and provides no adverse impact on them.

The building form is terraced down to break up the height and carved to bring an abundant amount of natural light into the spaces located within the building.

Brick, metal panel, and curtain wall clad the majority of the exterior, with a limited amount of Hokie Stone accenting the entrance and site walls and wood cladding at entrances and exterior ceilings is consistent with buildings located within the area. The street elevation of the Gilbert Street Mixed-Use **Conditional Use Permit** 20 **Original Application – August 1, 2019**

**For Record – November 22, 2019**
Street Mixed-Use Building will have at least one (1) street-oriented entrance, and contains the principal storefronts 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.

The Gilbert Street Mixed-Use Building will include ground level and elevated parking, street level retail on the first level, four levels of office space and a public rooftop restaurant with an outdoor terrace. 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.

As described above, great consideration has been made to the relationship of the Gilbert Street Mixed-Use Building and Odd Fellows Hall. Included within the Plans submitted with this Application are rendered views from St. Luke and Odd Fellows Hall if the proposed building is constructed compared to existing views. The new development will open up green space and allow for the transition of an isolated site, in a predominately vehicular environment to a more open, greener, predominately pedestrian site.

**Description of Any Modifications or Exceptions to Use and Design Standards or Development Standards Must Also Be Requested at the Time of CUP Evaluation. Identify and Provide a Justification for Modification/Exception.**

The Applicant is not requesting any exceptions to use and design standards or development standards.
If the Application is an Amendment to an Existing Approved S/CUP, Provide an Identification of Any Proposed Changes Requested Below and On a Plan, and a Strike-Through and Italic Edit of any Conditions Proposed to be Changed.

This Application is not an amendment to an existing approved Special Use Permit or Conditional Use Permit. As described above, the Applicant is simultaneously applying for a Change in Zoning Classification (Rezone) from Downtown Commercial (DC) with Conditions to Downtown Commercial (DC) with Amended Conditions to accommodate the proposed redevelopment. Additionally, the Applicant is simultaneously applying for a Change in Zoning Classification to Amend the North End Special Signage District to accommodate signage for the proposed Gilbert Street Mixed-Use Building.

3.0 NARRATIVE

3.1 Infrastructure

3.1.1 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.

### Flow Hydrant

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

### Test or Residual Gauge

<table>
<thead>
<tr>
<th>Gauge Information</th>
<th>Test Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Flow Condition</td>
<td>Hydrant Elevation (feet)</td>
</tr>
<tr>
<td>1</td>
<td>2079</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.
3.1.2 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>34,403</td>
<td>45,029</td>
<td>43,546</td>
<td>38,045</td>
<td>27,088</td>
</tr>
<tr>
<td>OFFICE (B)</td>
<td>-</td>
<td>34,403</td>
<td>45,029</td>
<td>43,546</td>
<td>38,045</td>
<td>7,200</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>-</td>
<td>-</td>
<td>18,474</td>
</tr>
<tr>
<td>KITCHEN</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>7,200</td>
<td>2,896</td>
<td>2,896</td>
</tr>
<tr>
<td>UNOCCUPIED TERRACE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4,275</td>
<td>4,275</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>
</tr>
</tbody>
</table>

GSF TOTAL                | 48,185| 41,108 | 49,689| 49,794 | 44,293| 16,823| 249,892 |

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 GPD = 0.017 CFS

Capacity of 6-inch lateral @ 2.0% and n = 0.013 = 0.79 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.

3.1.3 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 D 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 to 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.

![Energy Balance Compliance Table](image)


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 demonstrate compliance with 9VAC25-870-66, if necessary. As per the calculations provided in Appendix D 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 D 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 D for more information related to the VRRM 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.

3.1.4 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.

3.1.5 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.

3.1.6 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.

3.1.7 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. The plan proposes to add three (3) on-street parallel parking spaces to 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.

**3.2 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 E for the Right-of-way Vacation Submittal, and C600 Right-of-way Vacation Exhibit for location of vacation and dedication area.

3.3 Traffic Study

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

3.4 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.

3.5 Signage

Refer to Appendix H – Amendment to Special Signage Overly District Submittal
4.0 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.

5.0 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

(Conditional Use Permit)

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
Mr. John W. Hoenermann  
July 30, 2019  
Page 2  

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
Legal Description of Property

NORTH END
shop. dine. enjoy.

W.M. Jordan
COMPANY

HANBURY

Draper Aden Associates
Engineering • Surveying • Environmental Services
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 D
Conceptual Stormwater Management Calculations
(via Separate Cover)
Gilbert Street Mixed-Use
Appendix E
Right-of-Way Vacation Submittal
(via Separate Cover)
Gilbert Street Mixed-Use
Appendix F
Chapter 527 Requirement Review Memorandum
July 24, 2019
Town of Blacksburg VDOT Traffic Impact Analysis (TIA)
Supplemental Application

W.M. Jordan Company

Draper Aden Associates
Engineering • Surveying • Environmental Services
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 29, 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: 271 Prince Fork Road, 480 Turner Street; 400 Turner Street; 330 Turner Street, and 212 Turner Street
Size of Site: 7.71 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.
3. ☐ Yes or ☒ No, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
4. ☐ No, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
5. ☐ Yes or ☒ No, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information: 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.virginiadot.org/projects/chapter527/default.asp

By signing below, I acknowledge that all information on this application and included in the
supporting documentation is correct and accurate, and has been prepared by an appropriate licensed
professional.

SIGNATURE OF APPLICANT: ____________________________ Date: 7/30/19

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