Gilbert Street Mixed-Use
Right-of-way Vacation 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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FIGURES


B   RIGHT-OF-WAY VACATION EXHIBIT – VIRGINIA TECH FOUNDATION – GILBERT STREET MIXED-USE dated November 22, 2019
REQUEST FOR VACATION OF AN ALLEY OR UNBUILT RIGHT-OF-WAY
TOWN OF BLACKSBURG, VIRGINIA

This application and accompanying information must be submitted to the Town Attorney and approved before the vacation request can be referred to the Planning Commission and Town Council for consideration.

C S Shopping Center, LLC

Name of Applicant(s):

Property Address: 203 Barger Street

Applicant's Current Address: c/o Virginia Tech Real Estate Foundation

902 Prices Ferry Road, Suite 130

Blackburg, Virginia 24061

(540) 231-6374

Phone

cwoodring@vt.edu

e-mail

Fax

Please list any additional parties included in this application:

None.

What legal interest does the Town have in the property? Please provide relevant documentation.

Location of right-of-way to be vacated: (survey of property or legal description of boundary)

Please see attached.

In exchange for requested vacation, Applicant will dedicate an equal area of land. Please see attached.

Tax Parcel Number(s) of Property:

Please see attached.

Square footage of area to be vacated: Please see attached.

If there is more than one applicant, how is property to be divided?

N/A
1. I/We own property abutting the above described alley or unbuilt right of way.

2. If applicable, attach proof of notification of all property owners abutting the alley or unbuilt right of way to give them the opportunity to join in the vacation as described in Town Code $ 21-114(A) (2).

3. I/We agree that the value of the alley or unbuilt right of way is N/A based on Town Code 21-114(b).

4. I/We agree to pay to the Town of Blacksburg the above stated price if the alley or unbuilt right of way is vacated. The vacation is void if the payment is not made within one year.

5. I/We agree to accept a quitclaim deed to the property and understand that the Town of Blacksburg makes no warranties of title for the property.

Please include an application fee of $100.00 to be applied to the cost of advertising, the cost of first class and certified mail postage to all adjacent properties and expenses incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the Town of Blacksburg.

[Signature of Applicant]

[Date] 7/30/2019
2.0 EXPLANATION OF RIGHT-OF-WAY VACATION

2.1 What legal interest does the Town have in the property?
Refer to plat attached hereto as Figure A entitled, “PLAT OF PROPERTY EXCHANGE AND LOT LINE VACATION – THE TOWN OF BLACKSBURG AND TURNER STREET PROJECT, LLC PROPERTIES – TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA”, dated June 13, 2013, made by Draper Aden Associates (the “Plat”) wherein a portion of the subject property identified as “Parcel ‘B’” on the attached Plat was combined with adjoining Parcel TM 226-A-140 owned by the Town of Blacksburg and another portion of the subject property identified as “Parcel ‘C’” on the attached Plat was dedicated as public right-of-way and became a portion of the existing Gilbert Street right-of-way.

2.2 Location of right-of-way to be vacated
The location of the right-of-way to be vacated is identified as “EXISTING RIGHT-OF-WAY TO BE VACATED AND DEDICATED TO VTF (4,085 SF)” as shown on the plat attached hereto as Figure B entitled, “BOUNDARY LINE ADJUSTMENT EXHIBIT – VTF Gilbert Street Project – Blacksburg, VA” dated June 21, 2019, made by Draper Aden Associates (the “BLA Exhibit”).

- Tax Map Parcel Number(s) of the Property: 226-A-140
- Square Footage of Area to be Vacated: 4,085

2.3 If there is more than one applicant, how is property to be divided?
C S Shopping Center, LLC is the sole applicant.

2.4 What is the intended use of the property?
The Applicant proposes to construct the Gilbert Street Mixed-Use Building on its adjacent properties. 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 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.

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.
NOTES:
1. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. ACCORDING TO TITLE, COMMUNITY RANCH, LLC, OCTOBER 20, 2021.
3. GTI 2021-04 THE SUBJECT PROPERTIES ARE WITHIN FUGEO ZONE "C, "
4. UNLESS DESIGNATED TO BE OUTSIDE THE FUGEO AMEND, FUGEO-00106, 2021.
5. PROPERTIES SHOWN MARKED ONE, SIMILAR PROPERTY INCLUDED BY TURNTRE STREET PROJECT, LLC. IN 224-200-00 IN AREA 26B, AT THE BLACKBURG-XINCE AREA PROPERTY.
6. SHOWN PARTITION LINE FOR 224-200-00 IN AREA 26B, AT THE BLACKBURG-XINCE AREA PROPERTY.
7. SHOWN PARCEL TO BE EXPANDED IF NEEDED, FOR FUTURE EXPANSION AREA.
8. SHOWN PARCEL TO BE EXPANDED IF NEEDED, TO BE CROSSED OVER ONE PARCEL PARCELS, 200-000-00 TO BE CROSSED OVER ONE PARCEL PARCELS, 200-000-00 TO BE CROSSED OVER ONE PARCEL PARCELS, 200-000-00 TO BE CROSSED OVER ONE PARCEL.
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