

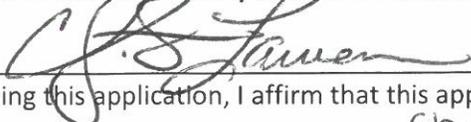
**TOWN OF BLACKSBURG  
CONDITIONAL USE PERMIT APPLICATION**

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:**

 \_\_\_\_\_ DATE: FEB 24, 2020  
 By signing this application, I affirm that this application is complete and all required items are included  
 Chris Lawrence

**SIGNATURE OF PROPERTY OWNER + PRINTED NAME:**

 \_\_\_\_\_ DATE: 2/24/2020  
 By signing this application, I affirm that this application is complete and all required items are included  
 Marc Vernier

Location or Address of Property for Conditional Use Permit:

501 South Main Street

Tax Parcel Number(s): Portion of 257-A218, Portion of 257-A94A (see lot line adjustment plat)

Acreage 1.571

Present Zoning District: Downtown Commercial (DC)

Present Use of Property: vacant

Proposed Use for the Property Blacksburg Police Headquarters and Parking Garage

Conditional Use Requested: Additional Height Code 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 —

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

NAME: CHRIS LAWRENCE

ADDRESS: 300 S. MAIN ST  
BLACKSBURG VA, 24060

PHONE: 540 443 1005 EMAIL: clawrence@blacksburg.gov

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

NAME: Town of Blacksburg ; Marc Verniel, Town Manager

ADDRESS: 300 S. Main St.  
Blacksburg, VA 24060

PHONE: 540-443-1005 EMAIL: \_\_\_\_\_

**ENGINEER/ARCHITECT (optional)**

NAME: N/A

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Location or Address of Property for Conditional Use Permit:

501 South Main Street

Tax Parcel Number(s): Portion of 257-A218, Portion of 257-A94A (see lot line adjustment Plat)

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

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

NAME: Midtown Development Partners, LLC

ADDRESS: 4 Jeanne Storer Mon

PO Box 10397 Blacksburg, VA 24062

PHONE: 540-605-5000 EMAIL: jstasser@cmgleasing.com

**ENGINEER/ARCHITECT (optional)**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

Description of the proposed use (or site modification)

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.

See attached

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

See attached

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

None requested

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

N/A

**CONDITIONAL USE PERMIT APPLICATION FOR**  
**POLICE DEPARTMENT HEADQUARTERS AND PARKING GARAGE**

February 2020

**DESCRIPTION OF THE PROPOSED USE (OR SITE MODIFICATION)**

**Background**

The Blacksburg Police Department has outgrown the current space in the Clay Street facility. Through the approval of the Midtown development rezoning, a new location for the Police Department Headquarters was approved. The facility will be located on a newly created 1.571-acre parcel with frontage along Clay Street and the portion of Church Street to be constructed from Clay Street to Eheart Street. The parcel is shown on the attached lot line adjustment plat for the Midtown development. A two-story building with an associated parking garage is proposed on the site. The building will house the Police Department staff and include a large community room. The parking garage will serve multiple needs including secure police department parking, police department staff parking and non-residential parking needs for the development at Midtown. At the time of the rezoning, the building and parking garage designs were in the very preliminary phases. As shown in the Pattern Book for the rezoning (relevant excerpts attached), very little information other than the proposed use was able to be included and considered in the rezoning application. As the design discussions for the Police Department Headquarters and parking garage have progressed, the issue of building height has arisen. In order to construct the Police Headquarters and parking garage as anticipated, additional building height is needed above the allowed 60 feet.

**Building Height**

The maximum building height allowed for all of the Midtown development is 60 feet. The underlying height requirement in the Downtown Commercial zoning district is also 60' in height.

The Town's Zoning Ordinance requires that height be measured as follows:

HEIGHT, BUILDING—The vertical distance measured from the adjoining grade at the front entrance of the building or structure to the highest point of the structure. For corner lots, the building height shall be the average of the front height defined above and the building side height adjacent to the street. The building side height shall be defined as the vertical distance measured from the lowest adjoining grade on the side adjacent to the street to the highest point of the structure.

The Police Department building and the parking garage are physically connected and located on a single lot. The height is impacted regardless of whether the building and the garage are considered together or separately. The lot is a corner lot, thus the corner lot provision of the definition of building height applies. The two height measurement locations that will determine the height are located at the lowest points of the site, which are the intersection of Clay Street and the new segment of Church Street. Based on the required points of measurement the Police Headquarters and parking garage exceeds the 60' maximum.

Information on two scenarios for the Blacksburg Police Headquarters and Parking Garage are attached. The two scenarios show a 6-level parking garage and a 7-level parking garage. The height is exceeded for the 6-story garage as well as the 7-story garage. The other factor in consideration of building height is the potential inclusion of roof-mounted solar panels that would also add to the building height.

The maximum height for the 6-story garage with solar panels would be 74' 10". The maximum height for the 7-story garage is proposed as 85' 7". The CUP request is for a maximum height of 86'.

Consideration of additional height in the Downtown Commercial zoning district is allowed by Section 3141(c). The Evaluation criteria to determine the appropriateness of the height increase requested include the following:

- (1) Whether the parcel has frontage on a Major Arterial roadway;
- (2) The parcel is not located within two hundred fifty (250) feet of any parcel zoned R-4, R-5 or OTR;
- (3) Relationship of building to the street;
- (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;
- (5) Building setbacks;
- (6) Width of sidewalk;
- (7) Impact on pedestrian environment;
- (8) Impact on adjacent land uses.

The Police Department Headquarters and parking garage parcel does not have frontage on a major arterial, although the overall Midtown development does have significant frontage on South Main Street. The parcel is located within 250' of residential zoning. The closest residential are parcels zoned R-5 located across the street at 204 and 206 Clay St. The zoning within 250' of the parcel is shown on the attached aerial.

The street presence of the Police Headquarters and parking garage will be a two-story building with a plaza area in front along Clay Street. A building step back is proposed. The portion of the building subject to the additional height application is interior to the Midtown development and not at the street frontage on Clay Street or Church Street. The graphic attached to the application shows the location of the additional height requested in related to the overall site and building layout. The parking garage that is the portion of the building exceeding 60' in height is 76' setback from Clay Street, 102' setback from the corner intersection of Clay St. and the new segment of Church St. and 106' setback from the new segment of Church Street.

**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.**

The rezoning for the 20-acre Midtown development proposed the civic use of a Police Department Headquarters as part of the overall master plan. The use is allowed in the Downtown Commercial zoning district. The current Police Department Headquarters is located in the Downtown area and it is important for the facility to remain in the Downtown for continuity, community visibility and access, community relations and ease of service.

**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.**

No undue adverse impacts are anticipated from the additional height proposed with the CUP. The majority of the street frontage of the building will be two stories in height. The adjacent Clay Court condominiums are 60' in height.

**ANY MODIFICATIONS OR EXCEPTIONS TO THE 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.**

No modifications are requested other than the CUP application for additional height.

**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 STRIKE-THROUGH AND ITALIC EDIT FOR ANY CONDITIONS PROPOSED TO BE CHANGED.**

The proposed Conditional Use Permit is not an amendment to an existing S/CUP.

**TOWN OF BLACKSBURG APPROVAL AND ACCEPTANCE**

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY THE TOWN OF BLACKSBURG, VIRGINIA.

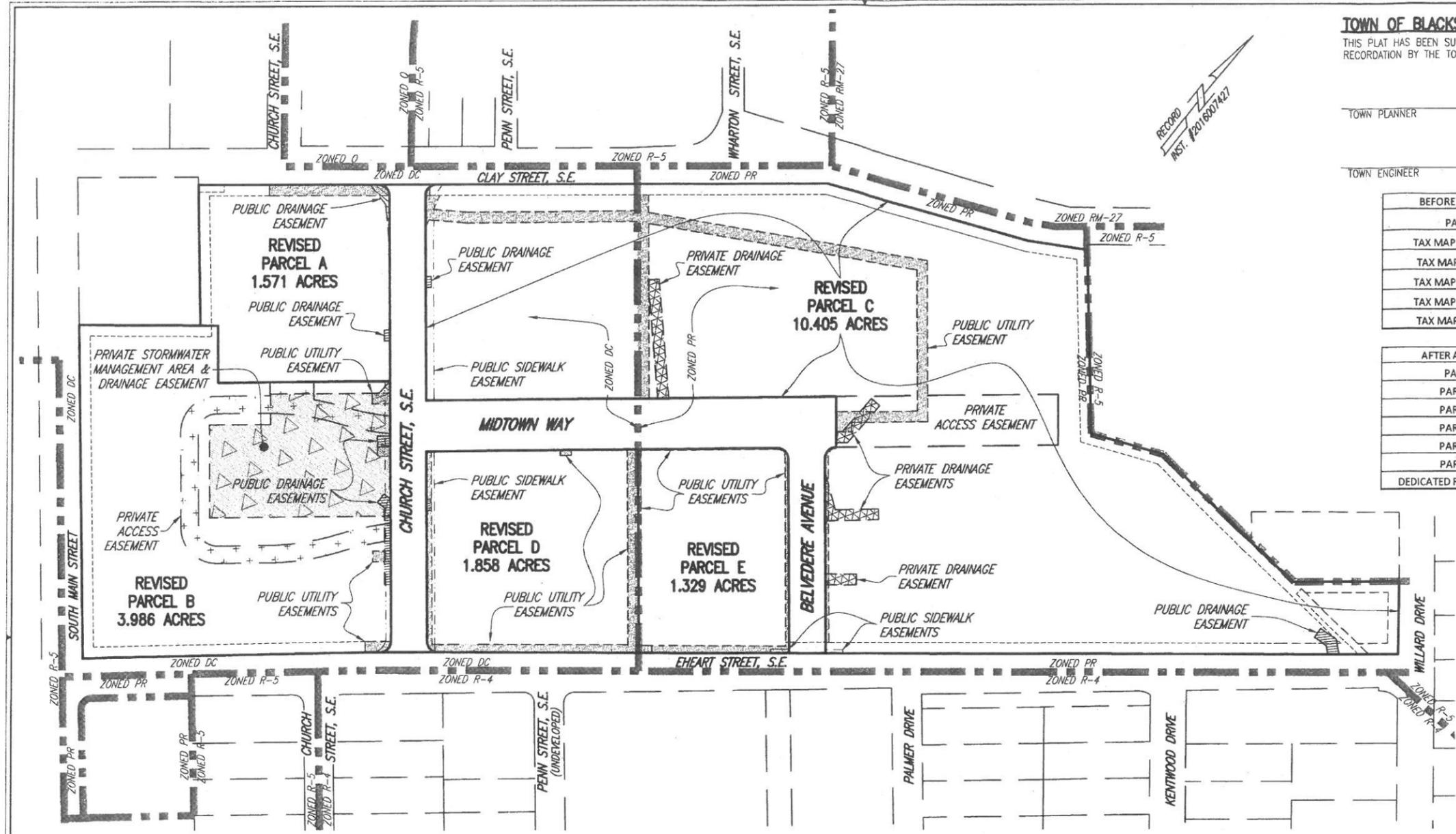
TOWN PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BEFORE APPROVAL AND RECORDATION OF THIS PLAT	
PARCEL	AREA
TAX MAP #257-A-94A	5.497 ACRES
TAX MAP #257-A-94	14.210 ACRES
TAX MAP #257-A-217	0.942 ACRE
TAX MAP #257-A-218	0.385 ACRE
TAX MAP #257-25-C	0.215 ACRE

AFTER APPROVAL AND RECORDATION OF THIS PLAT	
PARCEL	AREA
PARCEL A	1.571 ACRES
PARCEL B	3.986 ACRES
PARCEL C	10.405 ACRES
PARCEL D	1.858 ACRES
PARCEL E	1.329 ACRES
DEDICATED RIGHT-OF-WAY	2.098 ACRES

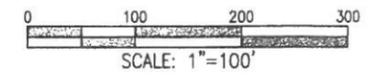
SEWERABLE ELEVATIONS	
PARCEL	MINIMUM SEWERABLE ELEVATION
PARCEL A	2103.38 FT
PARCEL B	2118.18 FT
PARCEL C	2111.70 FT
PARCEL D	2118.07 FT
PARCEL E	2127.98 FT



RECORD  
INST. #2016007427

**LEGEND**

- P — P — PROPERTY LINE
- A — A — ADJOINER LINE
- V — V — VACATED PROPERTY LINE
- C — C — CURB AND GUTTER
- E — E — EDGE OF PAVEMENT
- O — O — OVERHEAD UTILITY LINES
- X — X — FENCE LINE
- D — D — APPROXIMATE LOCATION OF UNDERGROUND STORM DRAIN PIPES
- P — P — APPROXIMATE LOCATION OF ELECTRIC LINES BASED ON PAINTED RED LINES
- G — G — APPROXIMATE LOCATION OF GAS LINES BASED ON PAINTED YELLOW LINES
- T — T — APPROXIMATE LOCATION OF TELECOMMUNICATION LINES BASED ON PAINTED ORANGE LINES
- W — W — APPROXIMATE LOCATION OF WATER LINES BASED ON PAINTED BLUE LINES
- SAN — SAN — APPROXIMATE LOCATION OF SANITARY SEWER LINES BASED ON VISUAL INSPECTION OF MANHOLES
- U — U — UTILITY POLE
- + — + — GUY WIRE
- O — O — LIGHT POLE
- B — B — GAS VALVE
- W — W — WATER MANHOLE
- M — M — WATER METER
- V — V — WATER VALVE
- F — F — FIRE HYDRANT
- I — I — DRAINAGE INLETS
- S — S — SANITARY SEWER MANHOLE
- C — C — CLEANOUT
- T — T — TELECOMMUNICATIONS PEDESTAL
- M — M — TELECOMMUNICATIONS MANHOLE
- V — V — CABLE T.V. VAULT
- E — E — ELECTRIC UTILITY BOX
- N — N — NOW OR FORMERLY
- D.B. / P.C. — D.B. / P.C. — DEED BOOK / PAGE
- P.B. / P.C. — P.B. / P.C. — PLAT BOOK / PAGE
- INST. — INST. — INSTRUMENT
- DC — DC — DOWNTOWN COMMERCIAL
- PRD — PRD — PLANNED RESIDENTIAL DISTRICT
- C — C — CENTERLINE
- RR — RR — RAILROAD
- TELE. — TELE. — TELECOMMUNICATIONS
- H — H — PRIVATE CROSS ACCESS EASEMENT (SEE SHEET 8)
- S — S — STORMWATER MANAGEMENT EASEMENT (SEE SHEET 7)
- P — P — PUBLIC STORM DRAINAGE EASEMENT (SEE SHEETS 7 & 8)
- PR — PR — PRIVATE STORM DRAINAGE EASEMENT (SEE SHEETS 7 & 8)
- A — A — ACCESS EASEMENT (SEE SHEET 7)
- N — N — NEW PUBLIC UTILITY EASEMENT (SEE SHEETS 5 & 6)
- E — E — EXISTING EASEMENTS
- V — V — VACATED PUBLIC UTILITY EASEMENT (SEE SHEETS 5 & 6)
- S — S — PUBLIC SIDEWALK EASEMENT (SEE SHEET 5)
- R — R — PUBLIC RIGHT-OF-WAY DEDICATION (SEE SHEETS 5 - 8)

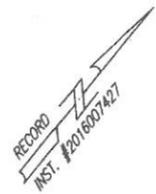


**LOT LINE ADJUSTMENT PLAT OF MIDTOWN - PHASE I SHOWING PARCELS A THROUGH E**

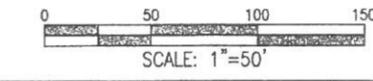
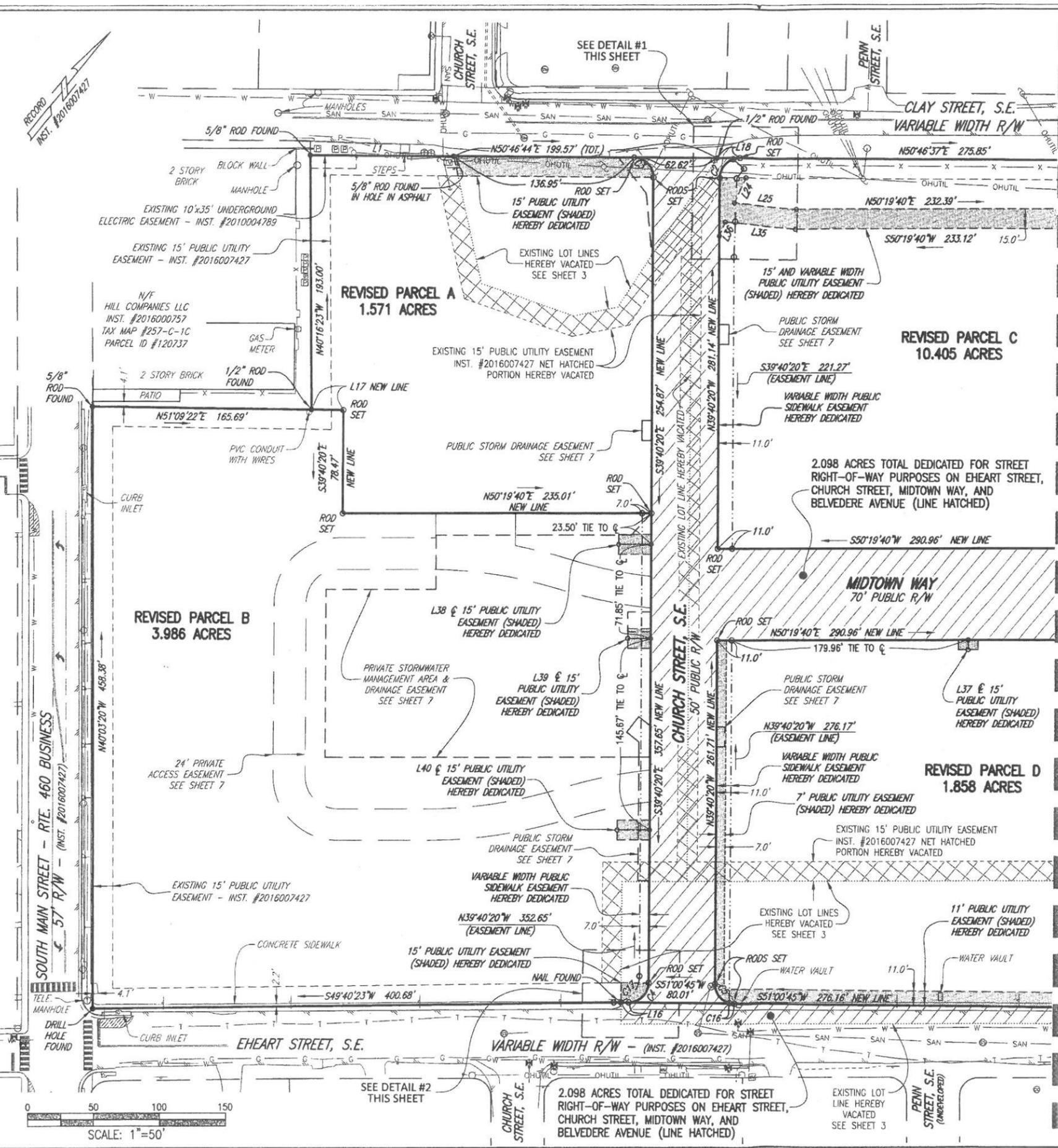
SITUATED ON CLAY STREET, S.E.; EHEART STREET, S.E.; AND SOUTH MAIN STREET BEING TAX MAP NUMBERS 257-A-94; 257-A-94A; 257-25-C; 257-A-217; AND 257-A-218  
TOWN OF BLACKSBURG  
MT TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
DATED: OCTOBER 15, 2019  
REVISED: JANUARY 31, 2020  
SCALE: 1" = 100'  
JOB #24190051.00  
SHEET 2 OF 8 - OVERALL LAYOUT

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.com

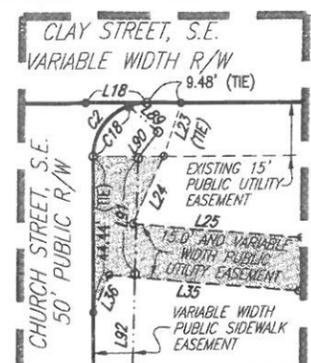




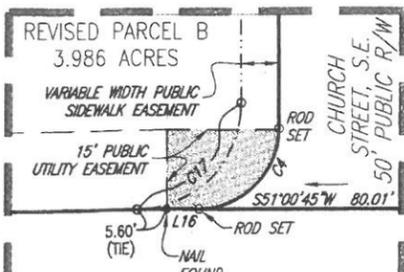
RECORD  
INST. #2016007427



MATCHLINE - SEE SHEETS 4, 6, AND 8



DETAIL #1  
SCALE: 1" = 30'



DETAIL #2  
SCALE: 1" = 20'

**TOWN OF BLACKSBURG APPROVAL AND ACCEPTANCE**

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TOWN PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



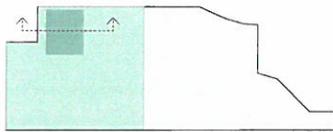
**LOT LINE ADJUSTMENT PLAT OF  
MIDTOWN - PHASE I  
SHOWING PARCELS A THROUGH E**

SITUATED ON CLAY STREET, S.E.;  
EHEART STREET, S.E.; AND SOUTH MAIN STREET  
BEING TAX MAP NUMBERS 257-A-94; 257-A-94A;  
257-25-C; 257-A-217; AND 257-A-218  
TOWN OF BLACKSBURG  
MT TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
DATED: OCTOBER 15, 2019  
REVISED: JANUARY 31, 2020  
SCALE: 1" = 50'  
JOB #24190051.00  
SHEET 5 OF 8 - RIGHT-OF-WAY, PUBLIC UTILITY,  
AND SIDEWALK EASEMENTS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.co



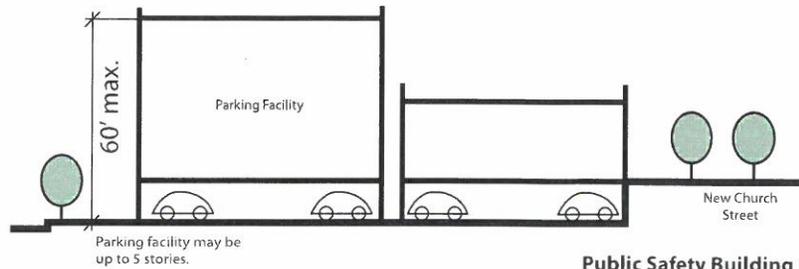
**BUILDING TYPE: CIVIC USE**  
**Downtown Commercial Parcels 1A & 1B**



Site

Building Locations

**GUIDING ELEMENTS**



Public Safety Building Section

Parcel 1A and 1B

**ARCHITECTURAL CHARACTER**

**GUIDING ELEMENTS**

These parcels are anticipated to be civic use structures with off-street parking either in a parking facility or surface parking. Alternatively, if such civic uses are not constructed, the sites will accommodate a multi-use structure consisting of commercial and residential uses. In either instance the developed building will meet the following design criteria:

**Buildings** in the Downtown Commercial district shall reflect the design principles in Resolution 7-D-15, dated July 14, 2015.

**Building entries** shall access directly from the public sidewalk and shall be dramatized by building offsets, awnings, marquees and appropriate signage which meets the signage code of the Town of Blacksburg.

**Multi-use building massing** will be two to four floor levels may be over a ground level parking podium.

**Roof forms** shall bring visual interest through the varied use of pitched, gable or flat architectural forms.

**Building articulation** shall be achieved through the incorporation of a tripartite vertical definition: base, mid-section and top, in order to articulate the various levels within the structure. Horizontal

articulation shall include building bays and offsets. Such vertical and horizontal definition shall be visually characterized by differing materials and textures, or the use of the same material incorporating changes in color, texture and/or pattern.

**Commercial street level frontages**, where included, shall be typified by walls of transparent glass.

**Office floor facades** shall be predominately windows in a street friendly character.

**Residential floors** shall feature balconies, terraces and articulated elements to differentiate the buildings as residential usage.

**Exposed exterior walls of parking structure** shall be treated with architectural detail and materials or green wall techniques such that parked vehicles will not be visible from the street or immediately adjacent properties.

**Corner Location:** Buildings located at prominent corners shall be articulated with significant architectural features such as a tower element, recessed corner entries or other such design techniques to give the intersection memorable

character and to celebrate the building's role as a form-giver to the intersection. No vehicle entries shall be located off Clay Street except for civic uses.

**PROFFERED ELEMENTS**

**Façade Materials:** Buildings shall be constructed with a minimum of 50% masonry materials such as brick or stone. (Excluding synthetic stone but permitting cast stone and composite limestone.)

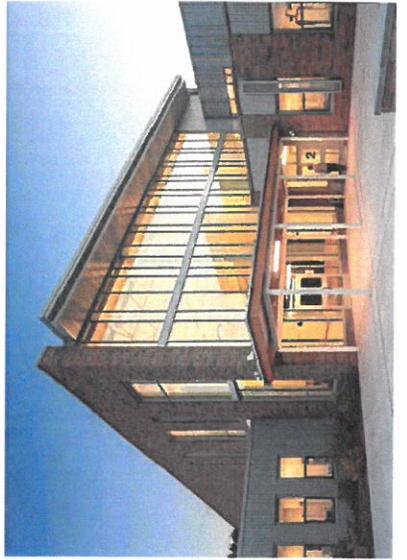
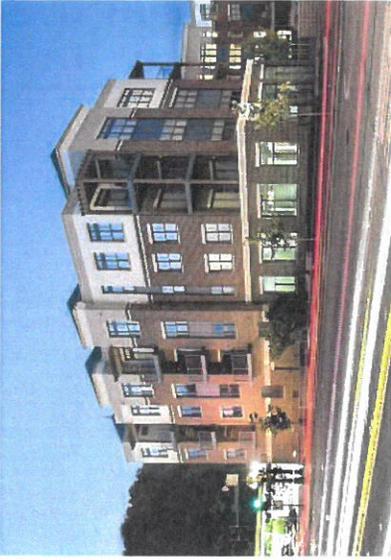
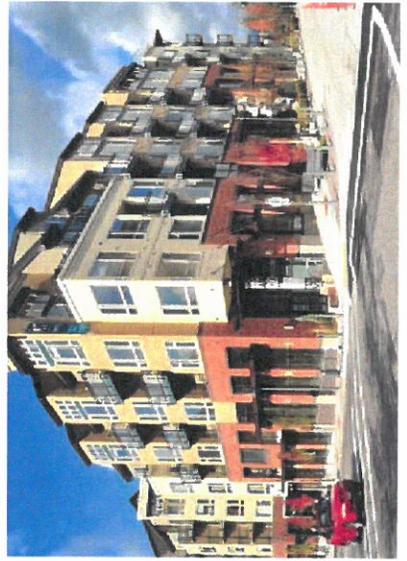
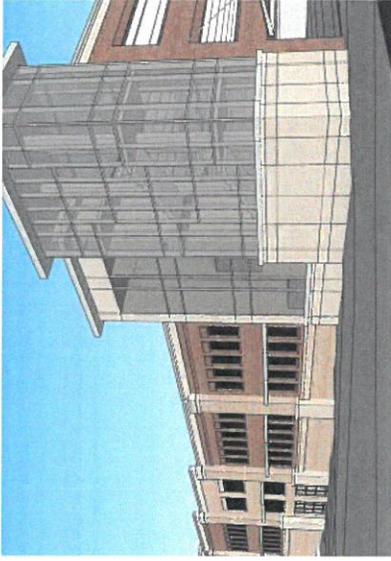
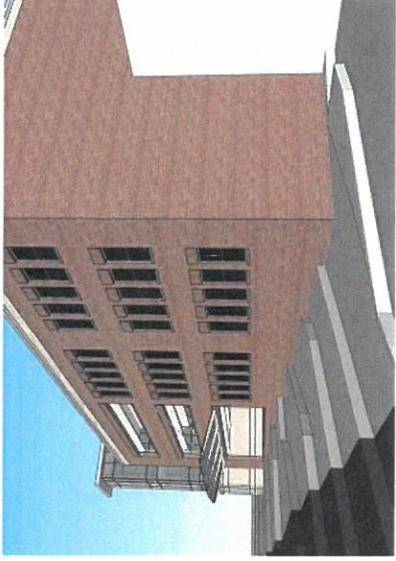
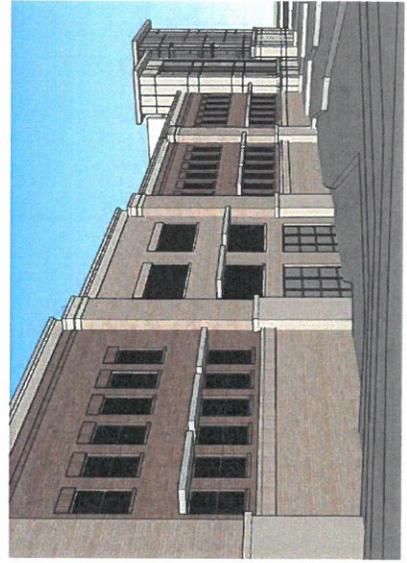
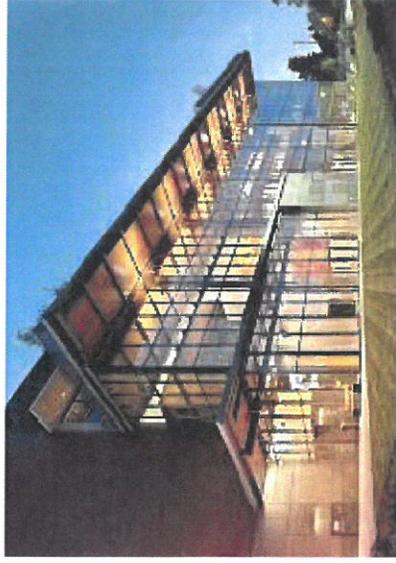
**Alternative Materials:** The remaining 50% of façade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or equivalents as approved by the town. A maximum of 20% of each floor facade can be EIFS used as accent panels. No EIFS may be used on first floor on both the South Main Street and Common portions of the buildings.

**Foundations:** Foundations shall be monolithic slab or basement construction. All foundations visible on the exterior of the building shall be faced with brick, smooth finished concrete surfacing or parged/painted concrete.

**Vinyl siding** is not permitted.

GUIDING ELEMENTS

BUILDING TYPE: CIVIC USE











**PROJECT**  
 BLACKSBURG POLICE  
 HEADQUARTERS AND PARKING  
 GARAGE  
 CORNER OF CAY STREET AND HIGH CHURCH  
 BLACKSBURG, VA 24060

**CLIENT**  
 TOWN OF BLACKSBURG  
 Blackburg Municipal Building  
 100 Main Street  
 Blacksburg, VA 24060

**DEVELOPER / CONTRACTOR**  
 CWA  
 Chief Executive Officer  
 1000 N. Jordan Development Company  
 1000 N. Jordan Development Company  
 1000 N. Jordan Development Company  
 Blacksburg, VA 24060  
 www.jordandevelopment.com

**ARCHITECT / ENGINEER**  
 AECOM  
 1000 N. Jordan Development Company  
 1000 N. Jordan Development Company  
 Blacksburg, VA 24060  
 www.jordandevelopment.com

**CONSULTANTS**  
 CWA  
 Chief Executive Officer  
 1000 N. Jordan Development Company  
 1000 N. Jordan Development Company  
 Blacksburg, VA 24060  
 www.jordandevelopment.com

**REGISTRATION**

CONCEPTUAL PLANS  
 6 FLOOR GARAGE  
 (NOT FOR CONSTRUCTION)  
 1/20/2019 SUBMISSION

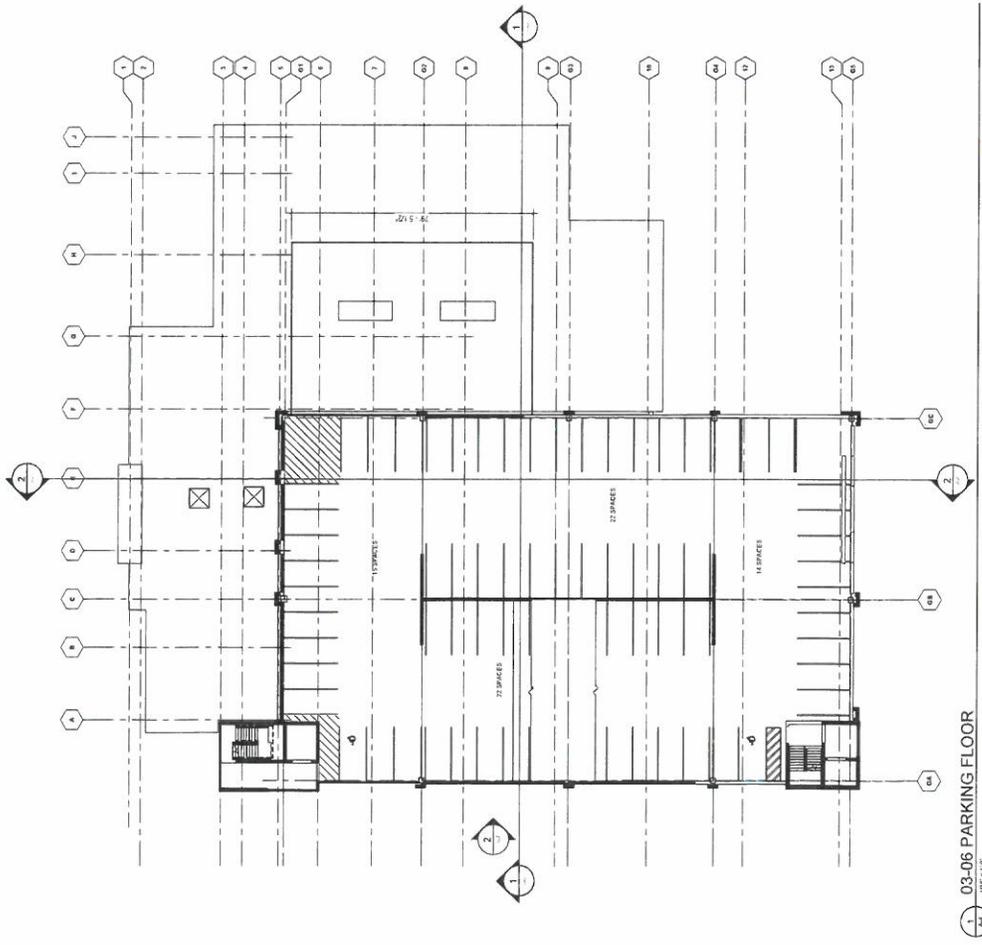
**KEY PLAN**

ISSUE/REVISION	DATE	DESCRIPTION
1	1/20/2019	CONCEPTUAL PLANS SUBMISSION

**PROJECT NUMBER**  
 190001

**SHEET TITLE**  
 THIRD-SIXTH FLOOR

**SHEET NUMBER**  
 A-4



03-06 PARKING FLOOR  
 1/20/2019











**PROJECT**  
 BLACKSBURG POLICE  
 HEADQUARTERS AND PARKING  
 GARAGE  
 CORNER OF CLAY STREET AND NEW CHURCH  
 BLACKSBURG, VA 24602

**CLIENT**  
 TOWN OF BLACKSBURG  
 1000 North Main Street  
 Blacksburg, VA 24602

**DEVELOPER / CONTRACTOR**  
 Chris Lawrence • Blenheim Drive #8  
 2205 South Main Street  
 Blacksburg, VA 24602

**ARCHITECT / ENGINEER**  
 AECOM  
 1300 North Ridge Center  
 Blacksburg, VA 24602

**CONSULTANTS**  
 Civil  
 Mike Brinkley  
 2205 South Main Street  
 Blacksburg, VA 24602

**REGISTRATION**

CONCEPTUAL PLANS  
 7 FLOOR GARAGE  
 12/03/2019 SUBMISSION  
 (NOT FOR CONSTRUCTION)

KEY PLAN

Sheet Number	Sheet Name
B-1	COVER PAGE
B-2	KEY PLAN
B-3	SECOND FLOOR
B-4	THIRD SEVENTH FLOOR
B-5	EXTERIOR ELEVATIONS
B-6	EXTERIOR ELEVATIONS
B-7	BUILDING SECTIONS
B-8	ELEVATION SCHEDULE

**PROJECT NUMBER**  
 00000000  
**SHEET TITLE**  
 COVER PAGE  
**SHEET NUMBER**  
 B-1



# BLACKSBURG POLICE HEADQUARTERS AND PARKING GARAGE

CONCEPTUAL PLANS  
 7 FLOOR GARAGE  
 DECEMBER 3RD, 2019



**SQUARE FOOTAGE KEY**

POLICE HEADQUARTERS	117,771 SF
POLICE GARAGE	1,700 SF
POLICE OUTDOOR PATIO	1,700 SF
PARKING GARAGE	1,700 SF
TOTAL	122,871 SF

**NOTE:**  
 THE LETTERS 'N' AND 'S' INDICATE NORTH AND SOUTH. THESE ARE APPROXIMATE DIRECTIONS AND SHOULD NOT BE USED TO DETERMINE EXACT DIRECTIONS TO ANY LOCATION. THE LETTERS 'E' AND 'W' INDICATE EAST AND WEST. THESE ARE APPROXIMATE DIRECTIONS AND SHOULD NOT BE USED TO DETERMINE EXACT DIRECTIONS TO ANY LOCATION. THE LETTERS 'NE', 'SE', 'SW', AND 'NW' INDICATE NORTH-EAST, SOUTH-EAST, SOUTH-WEST, AND NORTH-WEST. THESE ARE APPROXIMATE DIRECTIONS AND SHOULD NOT BE USED TO DETERMINE EXACT DIRECTIONS TO ANY LOCATION.





**PROJECT**  
 BLACKSBURG POLICE  
 HEADQUARTERS AND PARKING  
 GARAGE  
 100 SOUTH MAIN STREET  
 BLACKSBURG, VA 24060

**CLIENT**  
 TOWN OF BLACKSBURG  
 200 South Main Street  
 Blacksburg, Virginia 24060-2003

**DEVELOPER/CONTRACTOR**  
 Civil Services - Stephen Cole #  
 100 South Main Street  
 Blacksburg, VA 24060

**ARCHITECT/ENGINEER**  
 AECOM  
 400 Westmoreland Parkway  
 Blacksburg, VA 24060

**CONSULTANTS**  
 Civil Services - Stephen Cole #  
 100 South Main Street  
 Blacksburg, VA 24060

**REGISTRATION**

CONCEPTUAL PLANS  
 7 FLOOR GARAGE  
 12/03/19 SUBMISSION  
 (NOT FOR CONSTRUCTION)

NET PLAN

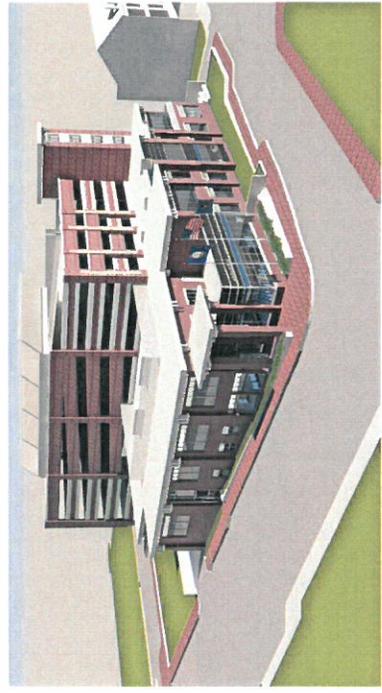
REVISION

NO.	DATE	CONCEPTUAL PLANS	DESCRIPTION

**PROJECT NUMBER**  
 190074

**SHEET NUMBER**  
 SECOND FLOOR

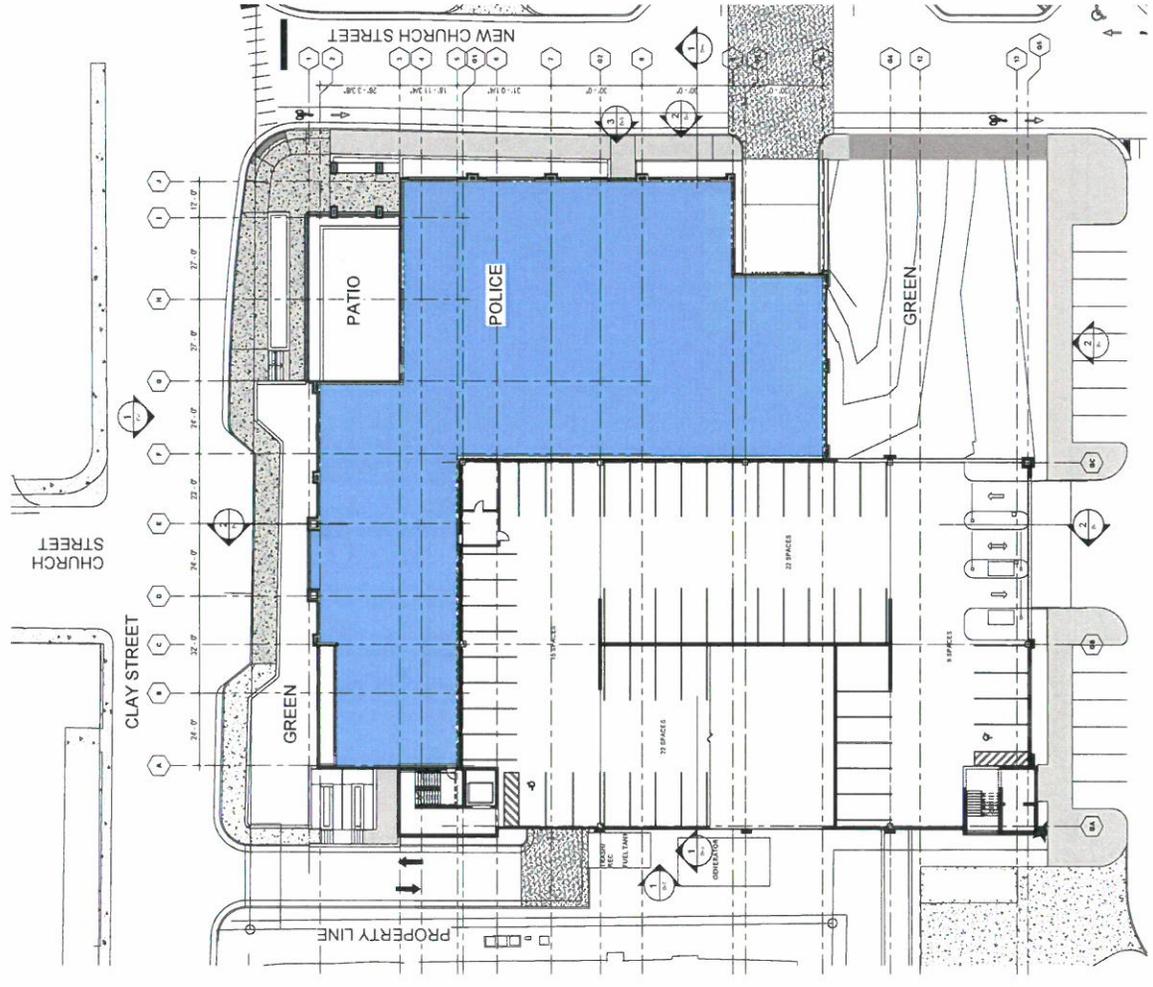
**SHEET NUMBER**  
 B-3



CORNER OF NEW CHURCH STREET AND CLAY STREET AERIAL VIEW



CORNER OF NEW CHURCH STREET AND NEW TOWN WAY



02 FLOOR  
 SHEET 1-10







**PROJECT**  
 BLACKSBURG POLICE  
 HEADQUARTERS AND PARKING  
 GARAGE  
 600 WEST ADEPHI CHURCH  
 SACRAMENTO, VA 24093

**CLIENT**  
 TOWN OF BLACKSBURG  
 Blacksburg Municipal Building  
 100 West Main Street  
 Blacksburg, VA 24050  
 Phone: 540-231-2000  
 Fax: 540-231-2000  
 City: Blacksburg, Virginia 24050

**DEVELOPER / CONTRACTOR**  
 W. M. Jordan Development Company  
 100 West Main Street  
 Blacksburg, VA 24050  
 Phone: 540-231-2000  
 Website: www.wmjordan.com

**ARCHITECT / ENGINEER**  
 AECOM  
 1500 Tyler Page Center  
 100 West Main Street  
 Blacksburg, VA 24050  
 Phone: 540-231-2000  
 Website: www.aecom.com

**CONSULTANTS**  
 CH2M  
 2000 West Main Street  
 Blacksburg, VA 24050  
 Phone: 540-231-2000

**REGISTRATION**

CONCEPTUAL PLANS  
 7 FLOOR GARAGE  
 12/03/2019 SUBMISSION  
 (NOT FOR CONSTRUCTION)

**KEY PLAN**

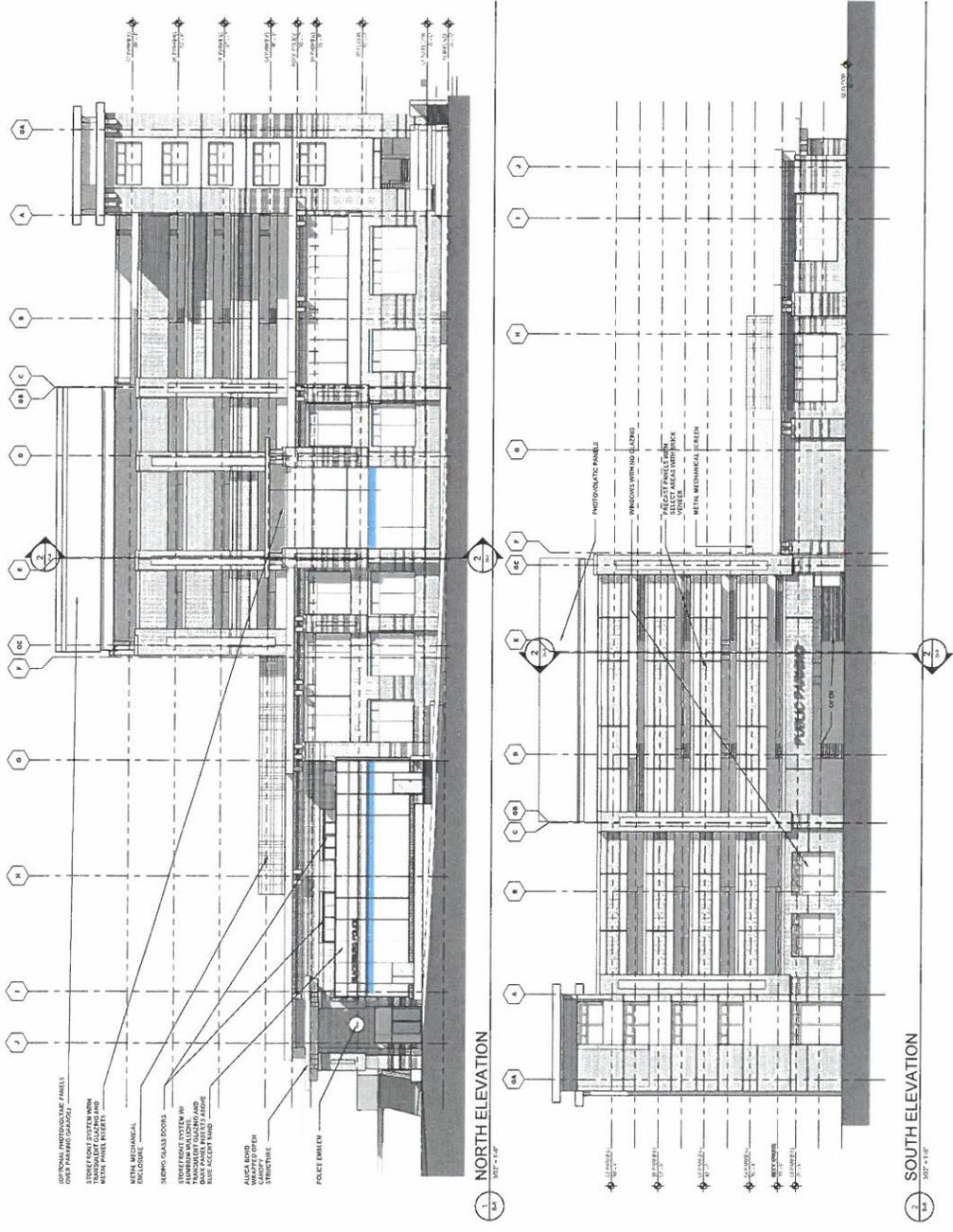
**ISSUE/REVISION**

NO.	DATE	CONCEPTUAL PLANS	DESCRIPTION
1	12/03/2019	CONCEPTUAL PLANS	DESCRIPTION

**PROJECT NUMBER**  
 00000000

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

**SHEET NUMBER**  
 B-6





**PROJECT**  
 BLACKSBURG POLICE  
 HEADQUARTERS AND PARKING  
 GARAGE 1517 STREET AND HITCHCOCK  
 BLACKSBURG, VA 24020

**CLIENT**  
 TOWN OF BLACKSBURG  
 Blacksburg Municipal Building  
 PO Box 10000 Blacksburg, VA 24060  
 Chief Lawrence • Telephone: 540-240-0600

**DEVELOPER / CONTRACTOR**  
 W.M. Jordan Development Company  
 1000 West Page Circle  
 Blacksburg, VA 24060  
 www.wmjordan.com

**ARCHITECT / ENGINEER**  
 AECOM  
 1500 West Page Circle  
 Blacksburg, VA 24060  
 www.aecom.com

**CONSULTANTS**  
 CMA  
 Draper Aden Associates  
 1500 West Page Circle  
 Blacksburg, VA 24060  
 www.aecoma.com

**REGISTRATION**

CONCEPTUAL PLANS  
 7 FLOOR GARAGE  
 1/2/03/2019 SUBMISSION  
 (NOT FOR CONSTRUCTION)

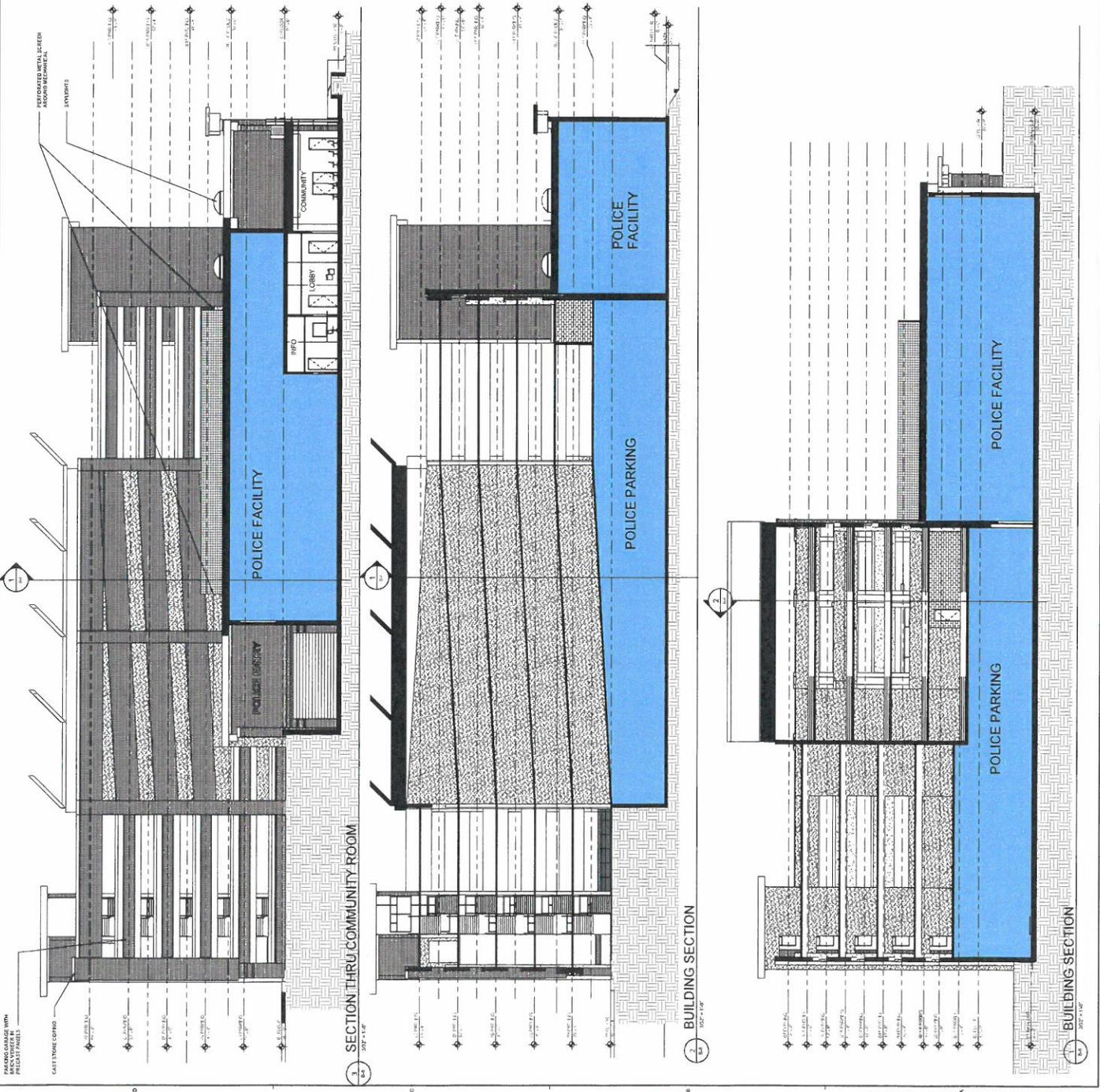
**KEY PLAN**

NO.	DATE	CONCEPTUAL PLANS	DESCRIPTION
1	1/2/03/2019	CONCEPTUAL PLANS	DESCRIPTION

**PROJECT NUMBER**  
 10000000

**SHEET TITLE**  
 BUILDING SECTIONS

**SHEET NUMBER**  
 B-8





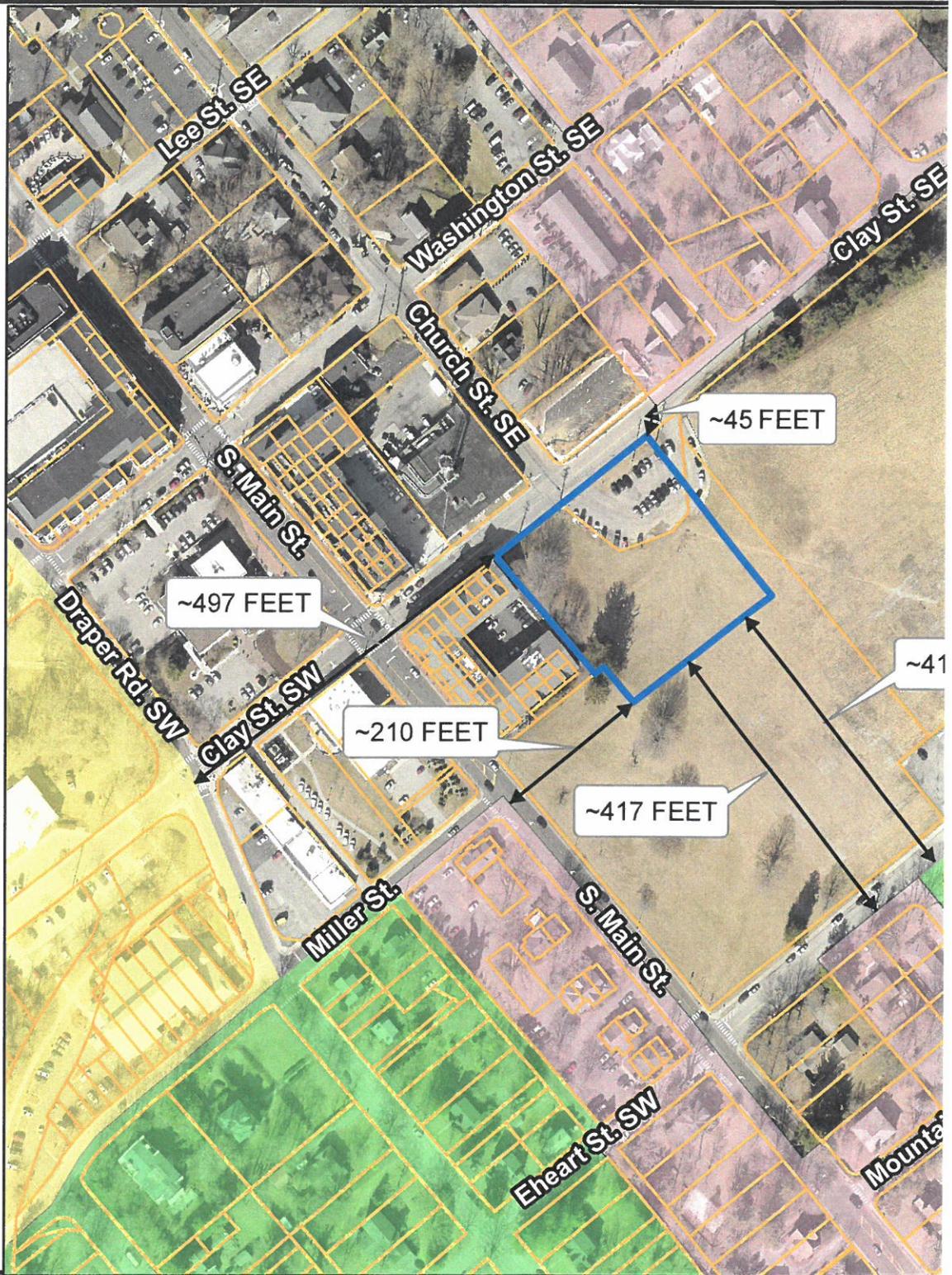
# New Blacksburg Police Station Site Aerial

- Subject
- Parcels
- Zoning**
- OTR Old Town Residential
- R-4 Low Density Residential
- R-5 Transitional Residential



**Blacksburg** TOWN OF  
VIRGINIA

2019 Aerials provided by Pictometry  
Town of Blacksburg, P & B Dept., 1/17/20





January 1, 2012

<b>OFFICE USE ONLY</b>	
Date Received:	_____
RZN#	_____
CUP#	_____

**TOWN OF BLACKSBURG  
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION**

*This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.*

Name of Development: Midtown  
 Address/Location: 501 South Main St. (see also lot )  
 Tax Map Parcel: Portion of 257-A218 and portion of 257-A94A (line adjustment)  
 Size of Site: 1.571 acres Plat  
 Proposed Use: Blacksburg Police Headquarters and parking garage  
 Current Zoning District: Downtown Commercial (DC)  
 Existing Future Land Use Classification: Civic

**This application is submitted in conjunction with a**

- Rezoning Application. Proposed Zoning District: \_\_\_\_\_  
 Conditional Use Permit Application. Proposed Conditional Use: Additional height in DC  
 Comprehensive Plan Amendment. Proposed Future Land Use: \_\_\_\_\_

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

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

- Yes or**  **No**, the site is located \_\_\_\_\_ 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.
- If the answer to question #1 is Yes, complete the following:**
  - Yes or**  **No**, the proposed development generates \_\_\_\_\_ vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
- 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.
- 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)
- Yes or**  **No**, a VDOT Scope of work meeting has been held.

**If a TIA is required, please provide the following information:**

Name of Property Owner(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email address: \_\_\_\_\_

Applicant to whom review comments will be sent: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

Project Engineer who prepared TIA (if different from applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Please check all applicable boxes of information submitted with this application:**

1. **Review Fee Check made payable to VDOT for**  
*First, Second or Third review by VDOT*
  - Rezoning or Conditional Use Permit request
    - Low volume road submission 24VAC30-155-40 A 3: \$250
    - All other submissions: \$1000
  - Comprehensive Plan Amendments: \$1000
2. **For the Town of Blacksburg, please provide a digital submission of the following:**
  - a.  One signed copy of the Town's VDOT Supplemental TIA application.
  - b.  One complete copy of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
  - c.  One copy of the VDOT review fee check.
  - d.  One copy of letter and supporting information documenting why a new or updated TIA is not required for this project.
3.  For VDOT, three paper copies of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

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

**SIGNATURE OF APPLICANT:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**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](http://www.blacksburg.gov)*