



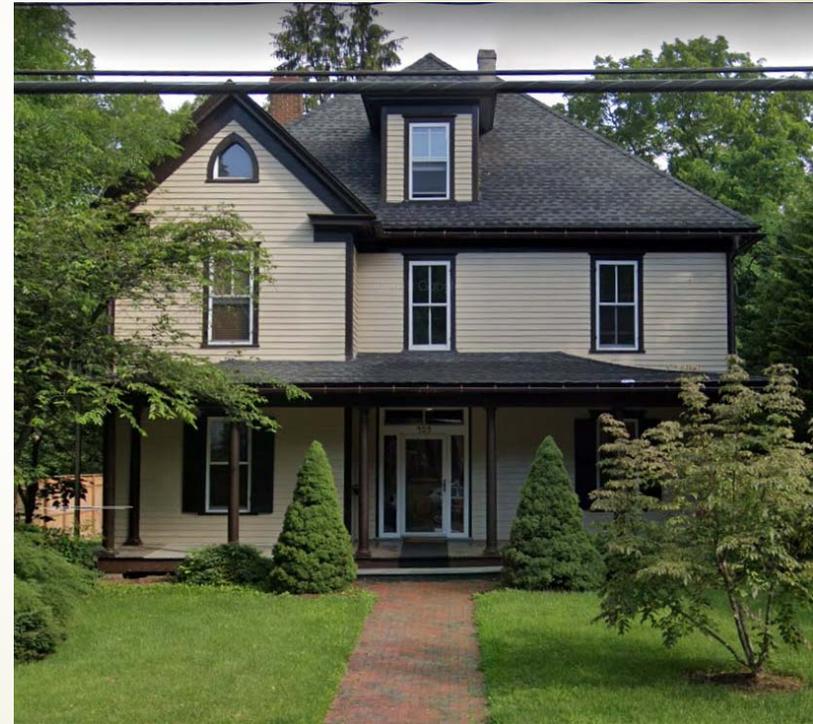
Center for Creative Change

Conditional Use Permit

409 Roanoke St. E

409 Roanoke St Facts

- ▶ Built in 1910 with the marriage of two prominent families: Henderson, & Ellett. Known as Ellett House on the historic registers.
- ▶ Contributing structure in the Blacksburg Historic District.
- ▶ Remarkably well preserved. Interior has extensive original woodwork, hardwood flooring and plaster. All original windows are present along with shutters, although some are in need of restoration.
- ▶ Approx. 3000 sq. feet on first two floors. Attic is approx. half finished, though much of this has low ceiling height.
- ▶ 9.5 ft tall ceilings on first two floors.

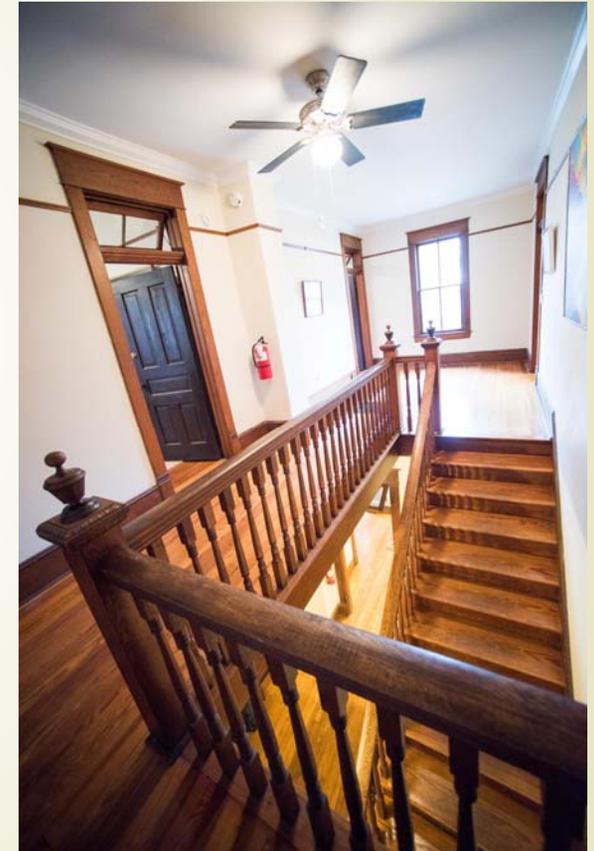




Commercial History

- ▶ 1910 – 1970: Original owner, Maude Ellett, lived there until the 1970's. She converted part of the first floor to rent as an apartment after her husband passed away.
- ▶ 1970 – 2000: For the next 3 decades, the building was operated as a boarding house with the owner living in the first floor apartment.
- ▶ 2000 – 2012: Progress street builders converted the building to office use and used the property as their headquarters for the better part of a decade starting in ~2000. This was covered under Special Use Permit SUP03-011.

What we are trying to preserve

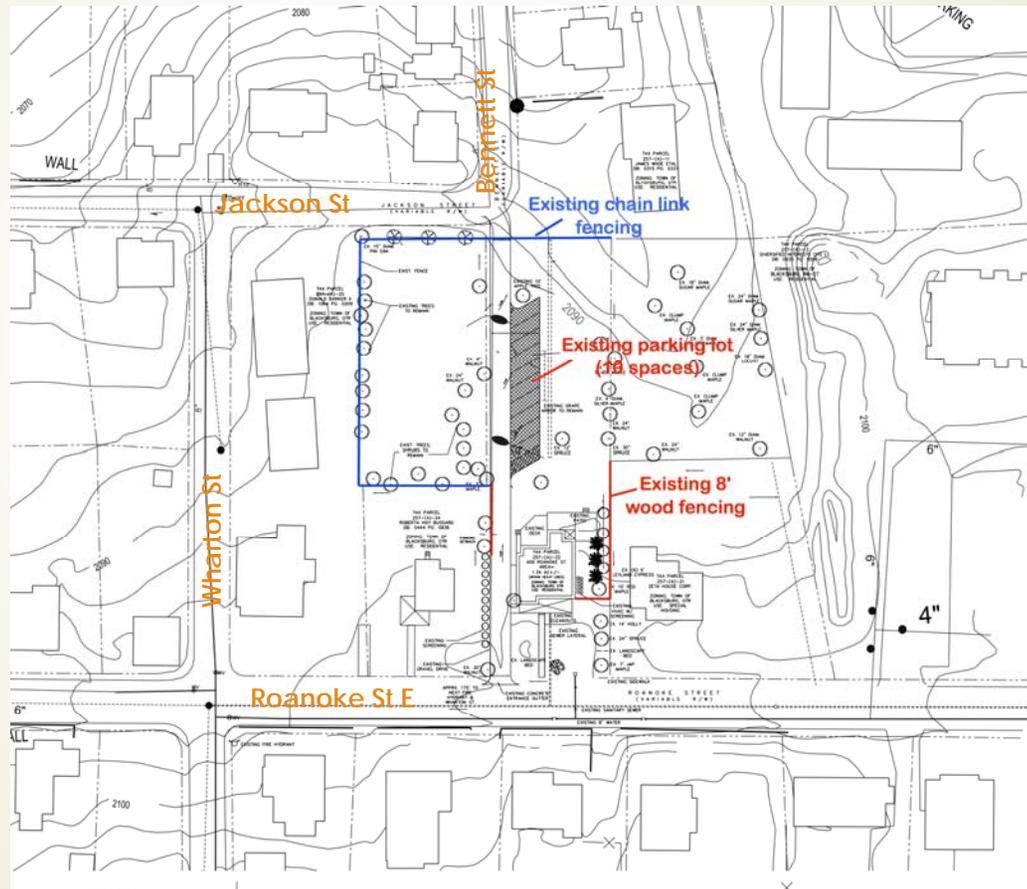




Office building - existing features

- ▶ Each room is hard wired for Ethernet, phone and fax.
- ▶ Bathrooms are extremely small. There are no bathtubs.
- ▶ Kitchens are also spartan with little counter space – sufficient for break room or coffee room purposes.
- ▶ Fire extinguishers adorn the hall walls, with multiple extinguishers on each floor.
- ▶ A 10+ space paved parking lot is located behind the building.
- ▶ Driveway allows one-way traffic between Roanoke St and Jackson St.
- ▶ Building is served by three electric meters – one per floor.

Office building Layout - Plat

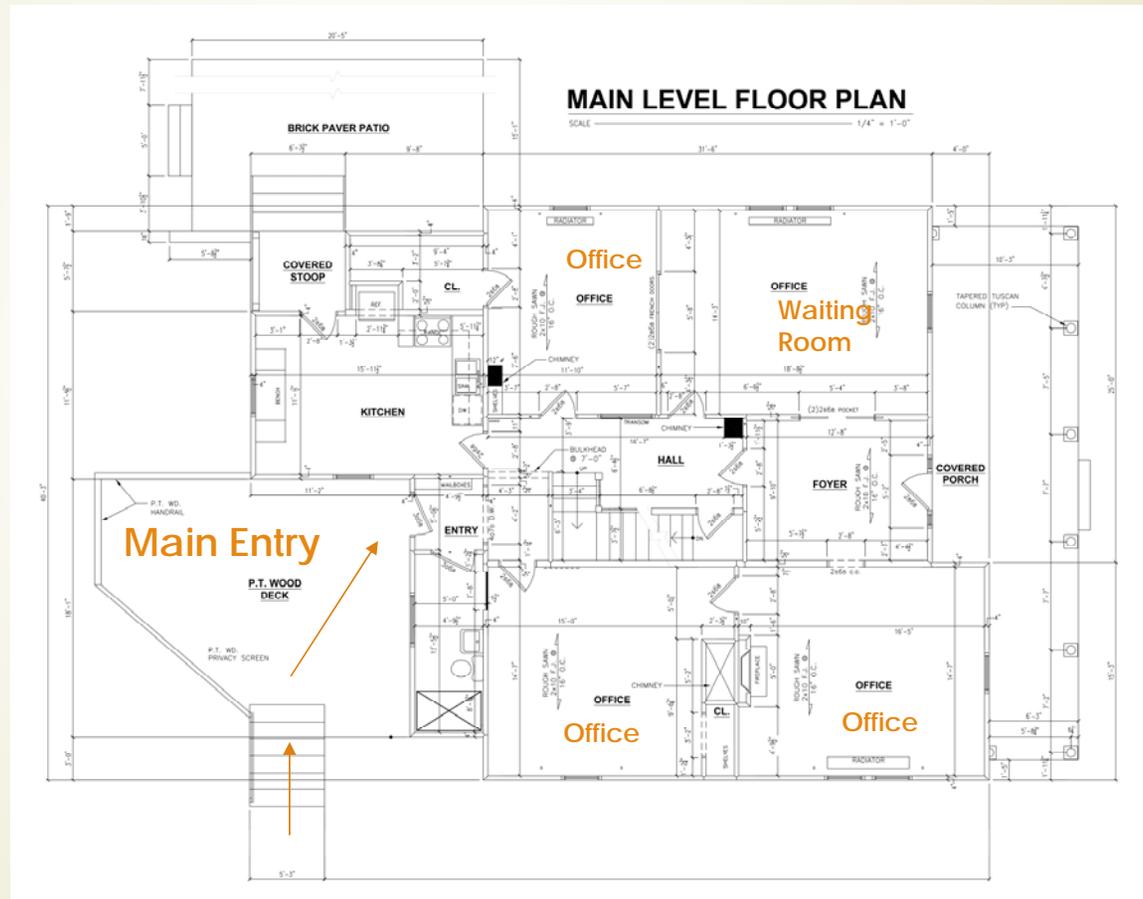




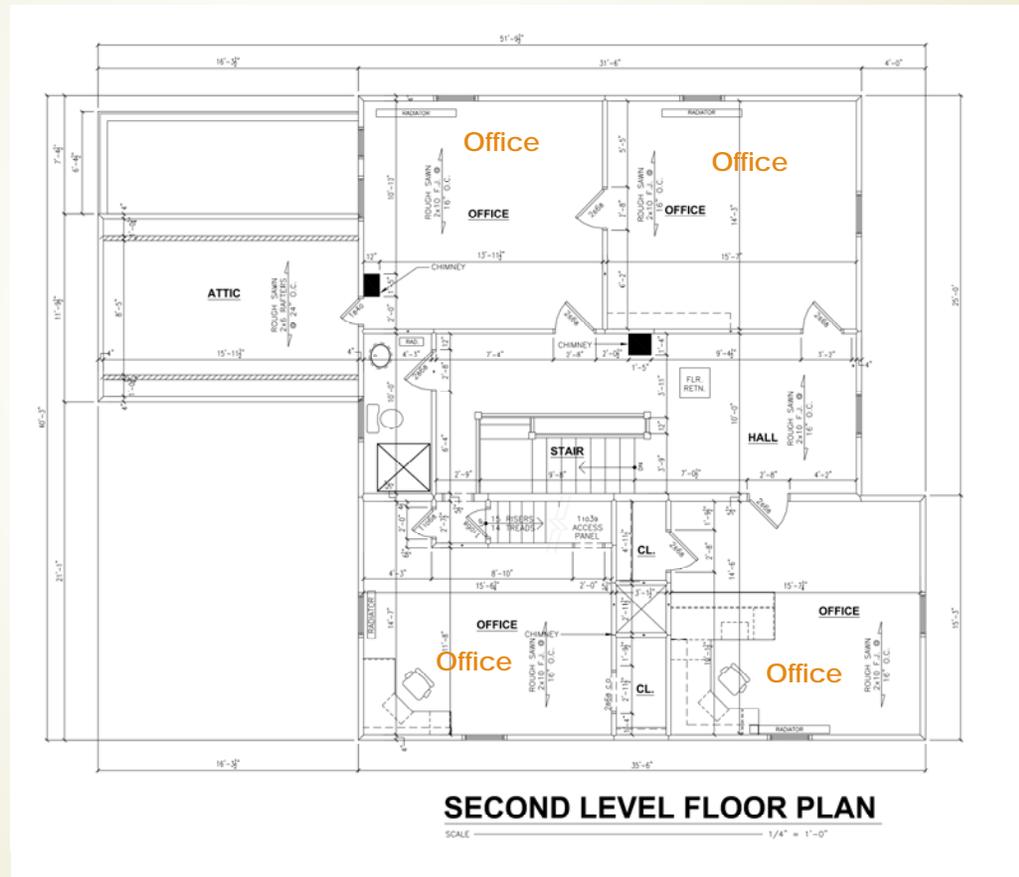
Parking

- ▶ We have an existing paved parking capacity of 10, including one handicapped space.
- ▶ A new-build office building of this size would have an occupancy capacity of 28. (2800 sq ft, 100 sq ft/person). The office is voluntarily limited to an occupancy of 15. ~ Half of full capacity.
- ▶ General office, 1 space for every 300 sq ft = 9.3 spaces.
- ▶ Medical office, 1 space for every 200 sq ft = 14 spaces.
- ▶ Considering 15% reduction due to proximity of public transit, this is 8 and 12 spaces.
- ▶ Considering we are operating at half of full capacity, we have plenty of parking! The tenant has proven that 10 spaces is sufficient over the last 19 years.
- ▶ Schedule A sets the minimum for office when combined with other uses of 1 space for every 400 sq ft = 7 spaces. + 2 for residential = 9 spaces total. This was evidentially used and accepted for the previous permit.
- ▶ We do have the land area to create more parking in the future if we are successful. Ref Sec 5211b

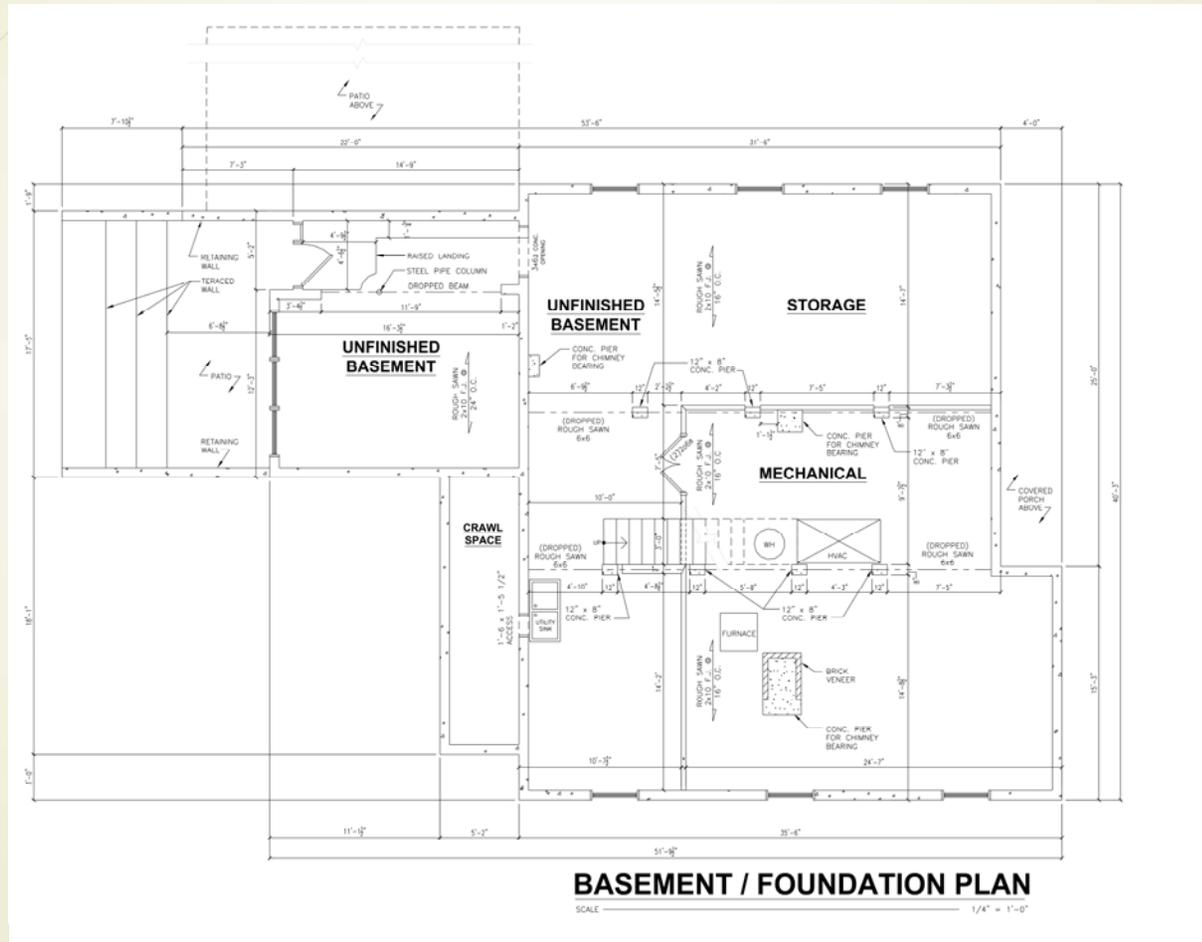
Office building layout – 1st floor



Office building layout – 2nd floor



Basement – no change in use





Center for Creative Change

- ▶ The first and second floors will be leased to the CCC as medical/general offices. The CCC operates under an existing CUP at 205 Washington st. and has been in Blacksburg for over 20 years.
 - ▶ Attic and basement will not be used to conduct business and will not be rented to the CCC. These areas will be retained by the owner for personal residential use.
 - ▶ The building will become mixed use with residential on the top floor and business on the first two floors. This is consistent with the zoning goals of the OTR district. The occupancies will not be separated.
 - ▶ The CCC provides psychotherapy and medically oriented massage. Seven practitioners will work in the building. They will not all be working simultaneously as they must rest between massage sessions and can't work an 8 hr day.
 - ▶ Waiting room on the first floor and a smaller area in second floor hall.
 - ▶ Seven total practice spaces (offices) that will be a mixture of psychotherapy and massage.
 - ▶ Maximum expected number of occupants is 15 which occurs only a few times a year.
 - ▶ Each patient will be under the direct supervision of a practitioner who can assist in the event of an emergency.
 - ▶ CCC's appointments are typically for 60 to 90 minutes. No walk-in clients are served.
 - ▶ The CCC does not require any significant alterations to the building.
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Signage

- ▶ Minimal primary signage required.
 - ▶ 2ft x 3ft sign attached to building siding under front porch or hanging from porch beam.
 - ▶ Wooden, painted sign.
- ▶ Directional signs will be used to guide visitors to entrance at back porch.





Neighborhood impact

- ▶ Traffic will not be significantly impacted relative to the student rental option.
 - ▶ Tenant will open gate allowing egress via Jackson St during business hours only.
 - ▶ Patients and practitioners will generally always use rear building entrance.
- ▶ Noise levels will be far lower than student rental option.
- ▶ No noise, litter or noxious fumes will be produced by the business.
- ▶ Waste not generally produced. Trashcans are screened behind fence.
- ▶ Maintenance standards of building and landscaping will be higher than student rental option.
- ▶ Plenty of existing screening of driveway and parking lot.
- ▶ All neighboring properties on Roanoke street are student rentals.
- ▶ Parking is behind building. BT bus stop a few feet away. Bike rack (wave type) available behind building.



Far lower impact than student rental option!



Exceptions to development standards

- ▶ Existing parking should be acceptable without paving over more grass/trees/landscaping.
 - ▶ 10 parking spaces will be provided which is the minimum required under the ordinances for mixed medical office and residential use. One of these will be a double space for handicap vehicles. Note the CCC has had ample parking with 10 allocated parking spaces for the last 19 years at their current location.
 - ▶ An existing wave style bike rack is provided. We ask that this is accepted in lieu of the new inverted "U" style racks. If we have a lot of bike riders, we will reevaluate and upgrade at a later date. A BT bus stop just a few steps away from property on Roanoke st.
 - ▶ Owner will share spaces with the CCC. Hours of use will generally not to overlap. There are no sidewalks or painted crosswalks associated with the parking lot. Stepping stones to the back patio are present. We don't believe that paving an extra short walk to the back deck entrance is needed. It is better to keep the grass, landscaping and not disturb adjacent large tree. Low traffic volume and traffic calming front gate reduce any conflicts between pedestrians and vehicles.
 - ▶ An exit arrow will be painted on the drive near Jackson st.