



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

80 College Street
Suite H
Christiansburg VA 24073
540.381.4290
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley
Lynchburg

September 28, 2021

Anne McClung, Planning and Building Director
Town of Blacksburg
300 South Main Street
Blacksburg, VA 24060

RE: OBMS Rezoning Amendment #2

Dear Anne,

Included in this letter are items our team has addressed on the above referenced project since our Planning Commission Work Session Meeting on September 21, 2021. Below is a list of these items and how each has been addressed.

- 1) All dates have been updated to September 28, 2021.
- 2) The request to allow for a multi-use building on DC 6 has been removed. DC 6 will remain as only a hotel use. All drawings and text have been revised accordingly.
- 3) The 10' asphalt multi-use trail that extends from Eheart/Willard through the open space and connects to Clay Street has been put back into the plan at the location and size to meet the previously approved plan. No changes are proposed for this trail. All drawings and text have been revised accordingly.
- 4) Proffer #2 regarding the timing of the Eheart and South Main Street traffic signal has been amended as discussed with Town staff.
- 5) Proffer #10 has been revised to further detail and clarify the location of allowable uses within parcels DC2A and DC2B and what uses may face the Old School Commons. This has also been included on page 15 of the application text.
- 6) The "Uses Note" shown on Page 11 of the application text has been modified to clarify the allowances of uses on multiple stacked floors of DC2A and DC2B.
- 7) Restrictions on the residential uses on Parcels DC2A, DC2B and DC4A to encourage long term residents were added on Page 38 & 39 of the application text.

Thank you and please feel free to reach out if you have any questions.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President