

## Kasey Thomsen

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**From:** Anne McClung  
**Sent:** Tuesday, March 7, 2023 9:59 PM  
**To:** Kasey Thomsen; Kinsey O'Shea  
**Subject:** Fw: Comments on proposed Glade Road Crossing

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Alan Raflo <araflo@vt.edu>  
**Sent:** Tuesday, March 7, 2023 5:50 PM  
**To:** Planning Commission  
**Subject:** Comments on proposed Glade Road Crossing

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Dear Planning Commission Members,

In my view, the proposed Glade Road Crossing project offers some good things for the Town: adding development near shopping and a bus line; and provision of some housing for lower-income people.

Less positive, however, are the potential impacts on the water resources of the Toms Creek Basin, the impacts of putting a road through to the Village at Toms Creek, and variances that would allow them not to have sidewalks in certain areas (as I understand the proposal).

I think the project would be much more appealing without the through road. That should reduce the stormwater runoff issues and allow some financial flexibility to the developer to add more amenities like the sidewalks in places where they're not already intended. Creating, instead, a walking-biking connection between the neighborhoods would result in a different kind of connectivity. Such a connector might also be designed to allow public access/viewing of the wetlands/springs areas, creating an outdoor recreation spot that would contribute to Blacksburg's already strong reputation for that kind of quality-of-life feature.

Thank you for your work on the Planning Commission and I wish you patience and wisdom in your decision-making.

Sincerely yours,

Alan Raflo

1751 Ginger Lane

### Glade Springs Comparisons



1. Density: Glade Springs comparison of density to surrounding areas. To the left is Westover Hills, an RR-4 community. To top is the Village at Tom's Creek (VATC) with single family detached homes on the south side and townhomes in the middle and significant wooded open space. The VATC is effectively an RR-2 community.

Glade Springs is concentrating density and only leaving the floodplain as a significant open space. It is not congruous with the development in the Tom's Creek basin. The South section of approximately 15 acres is essentially building at 8-10 homes per acre. Far too dense for this environmentally challenged site to support.

2. Wooded Area Comparison: At the last work session, Mr. Kassoff

asked the developer to show the wooded areas being removed. Instead of this, the developer said it would be easier to show the remaining wooded areas and proceeded to evade answering the question. This is drawing of the south side of the proposed development overlaid on the aerial photography for the site.

The area in the right lower corner is now The Farm development. When the developers for The Farm proposed this development, there was significant concern about the increased density.

Several Planning Commission members and Town Council members approved the development with some reservations of what precedent would be set for the lower lot we are discussing today. Several approved the development with caveats. Susan Mattingly, for example, voted for the project because "it

supported town growth, was in close proximity to a commercial area AND because of protections that were in place for residents of the area". This included the large treed buffer area between The Farm and neighborhoods to the North and West. The comparison below shows the overlay of the Glade Springs

project on the aerial photography for the town. The bold green line shows the wooded area to be removed for the construction of the proposed development. It is approximately 4.5 acres of existing hardwood that stabilizes the slopes, provides buffering, minimizes stormwater runoff and provides shade and cooling.

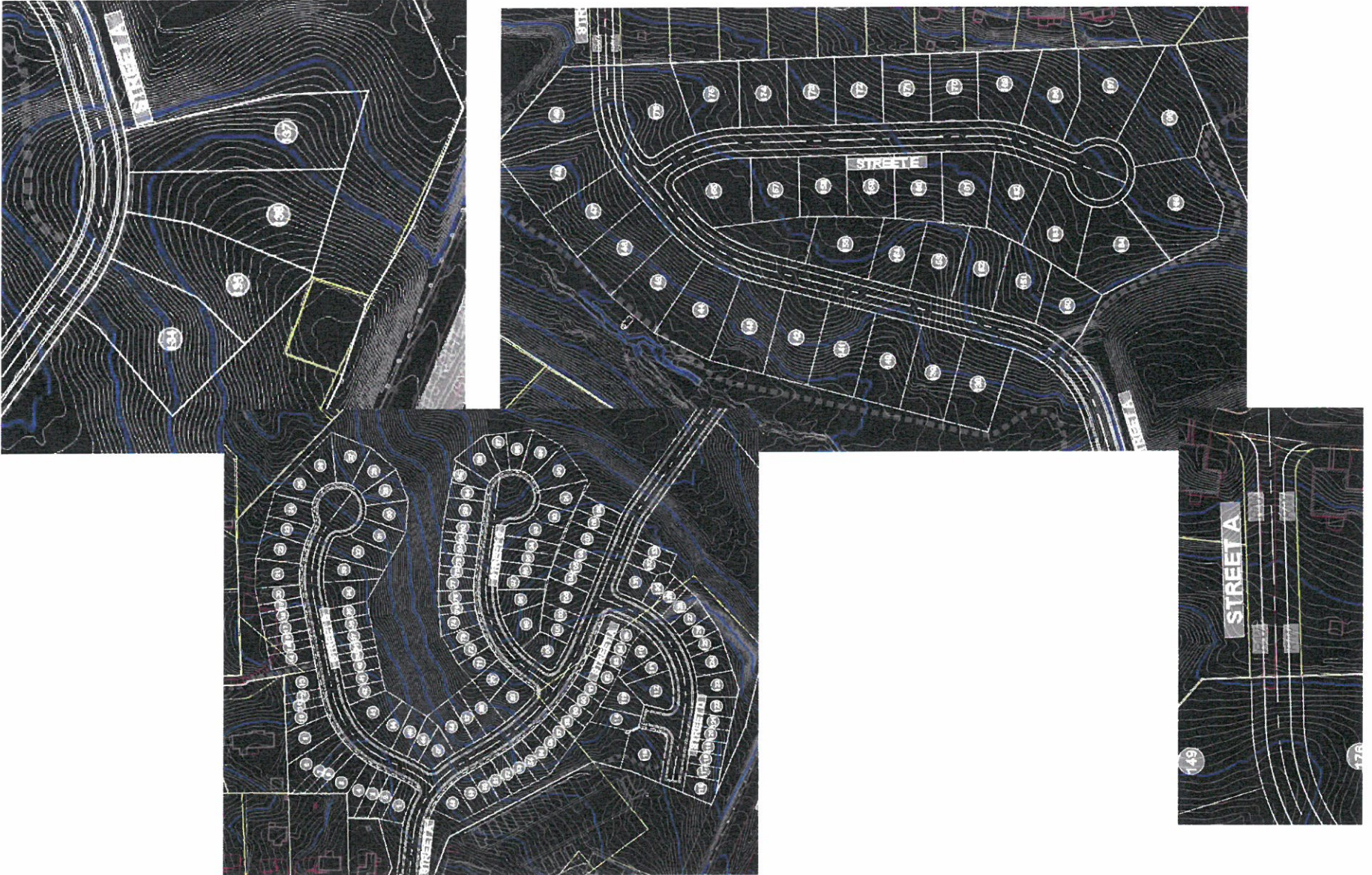
The Glade Springs proposal is to remove all of this mature tree stand in favor of a landscaping plan that is inadequate at best. It proposes reducing street trees from 1 per 30' to 1 per 100' and planting only a small fraction of the required tree canopy and leaving the rest to the HOA in hopes that it will spring forth and grow itself over the next 20 years on land that has been grazed for decades. This is folly and will not happen. It is not a

sustainable practice to remove the wooded area on over 10% of the site and replace it with 35 lots and minimal landscaping.



## Glade Springs Comparisons

3. Topographical Considerations. The topography of the site is challenging. The proposed increased density of the land makes the grading and grade changes more difficult. Each gray line represents a foot of elevation change. This parcel is NOT flat, despite the renderings provided that make it appear flat. Changes in elevations between lots and homes need to be addressed. Clustering the houses together along the slopes will create significant issues. Consider backing out of a parking space at Kroger. Now increase the speed on the drive aisle to 25 mph. Now imagine tipping that at a 12% slope and you cannot see around the car beside you because it is now uphill of you. This is not safe.



Photos of ditches, culverts and roads at the Village at Tom's Creek – March 2023 – Page 1



Clogged driveway outlet pipe – no ditch



Driveway inlet culvert – Ditch filled in



Driveway inlet culvert with road and sidewalk damage



Driveway outlet. – ditch filled in



Driveway outlet crushed and buried



Damage to median due to lack of curbing

**Photos of ditches, culverts and roads at the Village at Tom's Creek – March 2023 – Page 2**



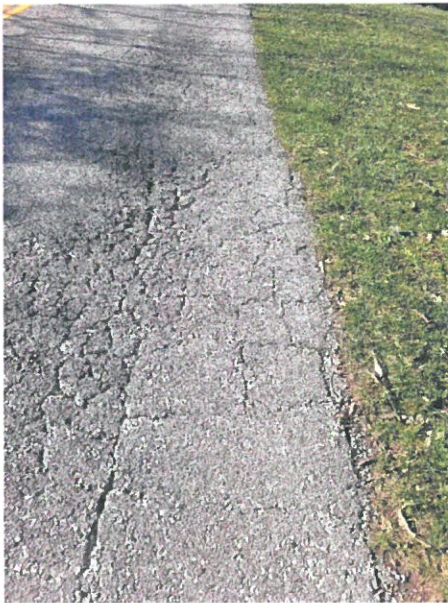
Sediment deposit along roadside



Stormwater damage along roadside



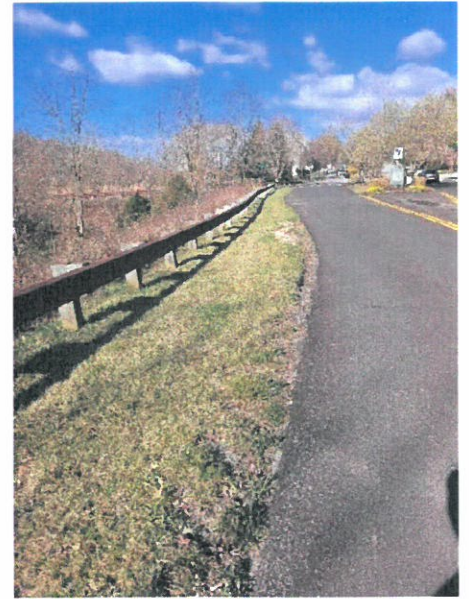
Erosion and damage along roadside



Pavement alligator cracking due to inadequate side support



Edge cracking on brand new road surface installed fall 2022



Edge of median damage and sediment deposits