

Kasey Thomsen

From: James Whitener <whitenej@vt.edu>
Sent: Friday, March 31, 2023 4:24 PM
To: Matt Hanratty
Cc: Planning Commission; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Jerry Ford; Michael Sutphin; Kinsey O'Shea
Subject: Re: Email re: Affordable Housing Formula for GSC (RZN22-0004)

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Matt,

Thank you very much for your response. That is just the information I was looking for. And, the estimated costs payments/prices I had arrived at were very similar to yours. Also, your response anticipated what would have been my next question. You said, " What this means is they are on the hook, based on the formula, to make sure a household can afford the home within the parameters specified. In effect, the sales prices of the affordable homes will be set by the formula, not the builder or the market. Your response gives me clarity on the issue.

I knew you were the one to answer my questions, and you did not disappoint. Thank you for your time and patience.

Have a great weekend,
Jim Whitener

On Fri, Mar 31, 2023 at 3:35 PM Matt Hanratty <mhanratty@blacksburg.gov> wrote:

Jim,

Hopefully the information below will help clarify your questions you have about the formula. My apologies in advance for the long email.

The bottom line in all of these formulas is the developer must sell the home at a price that is affordable for the incomes being served. What that means in practical terms is the following:

10 Homes @ 80% AMI means the homes will be priced at an affordability level that a four person household making 60% of the AMI for our area can afford, which is \$56,050. What this does is it creates an affordability 'band' that households generally making between 60% and 80% of the AMI can afford. This allows a healthy pool of buyers within that band to be able to afford the home. If we set the price for the 10 homes @ 80% AMI which is \$68,950 for a family of four there would be a very very small amount of buyers that would fall in that narrow income band and it would be extremely difficult at best to sell the homes. The sales prices are always set to the bottom AMI% of a respective band to create a healthy pool of buyers as I mentioned above.

The same principle applies to the 10 homes @ 100% AMI which are priced based on what a four person household making 80% of the AMI for our area can afford, which has been noted at \$68,950. So the band of buyers would be households in the 80% AMI to 100% AMI range. And again the four homes @ 120% fall into the same model with a sales price based on the 100% AMI figure for a household of four which is \$86,200. Hopefully this starts to clarify how we begin to arrive at sales prices for each of these bands.

Before I answer your specific questions below I think it's also important to let you know that at the end of the day the developer is responsible for selling each of the homes at an affordable price for the population that is being served. What this means is they are on the hook, based on the formula, to make sure a household can afford the home within the parameters specified. So if the parameters that affect affordability are increased (HOA, CLTGL, Interest rates, etc.) the sales prices has to go down accordingly to balance it out. The inverse can happen as well, typically seen most when interest rates drop. Either way the developer is responsible for that and what is typically seen is there is a gap that the developer must make up, as is the case here, beyond any affordable housing financial support from the town.

To answer your specific questions below we do not include utilities because it further complicates an already complicated formula and adds a lot more variables and much more importantly we have a much stricter energy standards on our homes well beyond the base building code so the energy usage is drastically reduced. This translates to a more expensive home to build that the developer is responsible for (typically 3% - 5% more) which is not passed on to the homebuyer because the sales price is already capped based on the bands above. We have also found that generally speaking worst case scenario the payback for lower energy bills vs a lower monthly mortgage is at worst, 5 to 7 years, and more typically 3 to 5 years and as energy rates increase the math gets even better. So the bottom line is it's a tradeoff we have decided to make programmatically for longer term gains in addition to lowering our carbon footprint and helping meet our sustainability goals. Energy savings does have diminishing returns at some point but for our affordable homes we require it regardless as one of our principles.

You can assume 1.15% although it does vary property to property and your HI number is in the ballpark as well. It also varies and we typically use around \$750 annually which is \$62.50/month. The CLTGL fee will be nominal each month. Community housing Partners hasn't set the fee yet but it will be somewhere between \$25 and \$50 per month which is typical for CLT's around the country.

As far as I am aware an HOA fee hasn't been set yet and probably won't until the project is closer to being built, if it's approved. We've had several conversations with the developer about HOA fees and the impact they have on costs. I can't speak to exactly what they will be for the affordable units but best guess is somewhere around \$300 annually if I had to put a number on it today. The bottom line is it won't be exorbitant, all parties have discussed this and are in agreement of that, and we are still working through what exactly that looks like and how that is ensured for the long term.

In regards to the sales prices of the homes no one knows exactly what they will be three years from now if the project is approved which is why a formula with parameters is used. We can certainly make some assumptions to ballpark numbers but the two biggest factors to determining the final sales prices is going to be incomes and interest rates at the time of sale (as incomes go up sales price can increase and as interest rates rise sales price goes down). I'll give you some quick broad numbers with some assumptions to ballpark what sales prices would be in today's market with what has been discussed in this email.

- Assumptions (annually) - \$2,320 PT, \$750 HI, \$250 CLTGL, \$300 HOA

80% AMI Sales Price (Approximate)

\$204,000 @ 5% interest

\$183,000 @ 6% interest

\$165,000 @ 7% interest

100% AMI Sales Price (Approximate)

\$264,000 @ 5% interest

\$236,000 @ 6% interest

\$213,000 @ 7% interest

120% AMI Sales Price (Approximate)

\$344,000 @ 5% interest

\$308,000 @ 6% interest

\$288,000 @ 7% interest

Thanks,

Matt

Matthew T. Hanratty

Assistant to the Town Manager

Town of Blacksburg

303 Wilson Avenue

(540) 443 - 1611

mhanratty@blacksburg.gov

<http://www.blacksburg.gov>

From: James Whitener <whitenej@vt.edu>

Sent: Monday, March 27, 2023 4:39 PM

To: Planning Commission <PlanningCommission@blacksburg.gov>; Matt Hanratty <mhanratty@blacksburg.gov>; Leslie Hager-Smith <LHager-Smith@blacksburg.gov>; S Anderson Math <anderson@math.vt.edu>; John Bush <jbush@blacksburg.gov>; Lauren Colliver <colliver@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>; Michael Sutphin <msutphin@blacksburg.gov>; Kinsey O'Shea <KOShea@blacksburg.gov>

Subject: Email re: Affordable Housing Formula for GSC (RZN22-0004)

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Good Afternoon,

I just spent a few additional hours reviewing the GSC proposal, with particular attention to the formulae for maximum monthly payment and maximum sales price. The formulae to be utilized, as per the proposal, are as follows:

Step One- Determine Maximum Monthly Mortgage Payment limit

$$PMT = (GAI / 12)(HR) - (PT / 12) - (HI / 12) - (CLTGL / 12) - (HOA / 12)$$

GAI = gross annual income (use HUD defined 60%, 80%, or 100% AMI for 4- person household for current year)

HR = Housing Ratio as a decimal (30% of your gross monthly income devoted to housing expenses excluding utilities)

PT = Annual property tax

HI = Annual homeowners' insurance

CLTGL = Annual community Land Trust Ground Lease Fee

HOA = Annual Homeowner's Association Fee

• Step Two- Determine Maximum Sales Price

$$P_0 = PMT (1 - (1 + r/n)^{-nt}) (r/n)$$

P_0 = Maximum Sales Price

PMT = Maximum Monthly Mortgage Payment Limit r = Interest Rate as a Decimal

n = Number of Compounds Per Year (12 months) t = Length of Loan in Years (30 years)

It is difficult to arrive at a figure for PMT without some clarification, inasmuch as I have only heard one reference to possible maximum sales price, and that was an off-handed remark by a representative of Eagle Builders. GAI for a family of four at 80% is \$68,950. The HR of 30% excludes utilities, but the exact same formula on the HUD website includes utilities in the calculation. Why are utilities not included in the proposal's formula?

I am assuming the annual property tax on the property will be the 1.15% that is used throughout the Town. Researching the HI on the internet reveals that HI in Blacksburg runs between \$52 and \$72 per month. In my cursory calculations I split the difference at \$62 per month.

In calculating the CLTGL, will the fee to the Land Trust be equal to the 1.15% tax rate times the value of the land (\$83,333/lot)? If not, what will the CLTGL fee be? Finally, what will the HOA fees be? Should I use the rate at VATC, inasmuch as the GSC proposal repeatedly compares GSC to VATC? Or, will the HOA fee be higher, because of the successional planting proposed by the Applicant. Surely, by now, there should be some idea of what the HOA fees will be.

I have heard very little discussion re: the sales price of the affordable housing, except one vague estimate from the rep from Eagle Builders. Could someone please provide me some clarification, inasmuch as it is very difficult to see just how affordable the affordable housing will be? I am including Mr. Hanratty on distribution for this email, since, to me at least, he would be the person most knowledgeable in this instance.

I look forward to hearing from you,

Jim Whitener

From: [Kinsey O'Shea](#)
To: [Anne McClung](#); [Kasey Thomsen](#)
Subject: FW: RZN 22-0004-Request to rezone 44.85 acres of vacant land from RR-1 Rural Residential 1 to PR Planned Residential at 1006 Glade Road
Date: Monday, March 20, 2023 3:48:55 PM

FYI

Kinsey O'Shea, AICP
Senior Planner, Current Planning & Development Administration

Town of Blacksburg Planning & Building Department
400 South Main Street
540.443.1300
www.blacksburg.gov

From: Reed Embrey <reed.embrey@gmail.com>
Sent: Monday, March 20, 2023 3:47 PM
To: Kinsey O'Shea <KOShea@blacksburg.gov>
Subject: RZN 22-0004-Request to rezone 44.85 acres of vacant land from RR-1 Rural Residential 1 to PR Planned Residential at 1006 Glade Road

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I do not live in Blacksburg. Recently I retired and decided I would like to live in Blacksburg. There is virtually no affordable housing. My search was in the \$350,000 range. Every available home was under a guaranteed contract within 24 hours. Most sold for over asking with know inspections. I was coming in with a cash offer and could not get in a bid. There is a BIG problem. Most people require financing, so the properties I was interested in would not be available to most people. Some non student housing is definitely required! Please, pass on my concerns.

Sent from [Mail](#) for Windows

Kasey Thomsen

From: Kinsey O'Shea
Sent: Thursday, March 16, 2023 12:48 PM
To: Anne McClung; Kasey Thomsen
Subject: FW: Glade Spring Crossing PR open space

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Kinsey O'Shea, AICP
Senior Planner, Current Planning & Development Administration

Town of Blacksburg Planning & Building Department
400 South Main Street
540.443.1300
www.blacksburg.gov

From: bob <rcf2501@gmail.com>
Sent: Thursday, March 16, 2023 9:42 AM
To: Kinsey O'Shea <KOShea@blacksburg.gov>
Subject: Glade Spring Crossing PR open space

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Kinsey O'Shea,

Please distribute the email below to council and planning commission and to any other party you think should be included.

Thank you,

Bob Freyman.

Town Council, Planning Commission:

Before the land swap at the intersection of rt 460 and rt 114, the area was largely an unbroken open space, much of it the Va Tech research farms. That green space has been successfully erased and replaced by a sea of asphalt. Before the improvements to Prices Fork Rd, when one crossed rt 460, you left town and drove a narrow, winding road in the countryside to the small community of Prices Fork. Now, stand in the parking lot of the old M and M Tire building and look 360 degrees. Just recently surrounded by unbroken green space, the building is being engulfed by development. There is little "countryside" between Blacksburg and Prices

Fork. At this time the Toms Creek Basin (tcb) is still largely green space. I do not suggest that the Town envisions a fate such as those described above, yet still I worry.

About 40 years ago Toms Creek road crossed rt 460 at a stop sign through a narrow cut in the bank and lined by large trees. One left town behind when crossing rt 460 into a largely agricultural basin, even though one was still in the Town. Then at the intersection came a blinking light, then a stop light, and finally the bridge completed the connection. When crossing rt 460 you no longer feel like you are leaving town. In another 40 years I expect pastoral agriculture will be gone and the tcb will be largely built-out. The present zoning prescribes 50 percent open space in order to maintain the rural feel that all wish to persist. But early development submissions as PRD's are being presented at about 30 percent open space. These early submissions will be precedent for later submissions. I worry that the RR1 will become a veil behind which the true zoning at 30 percent open space exists. The 50 percent level is the keystone for the future environment of the tcb. The Town must not become distracted by the specifics of the developed portion of a parcel and forget about the amount of open space in the development. If the Town is serious about the 50 percent level, then this must be telegraphed to developers early in the process as non-negotiable. I am especially worried about the 497 acres for sale in the basin. Any group that can purchase these parcels will come with lawyers in addition to their engineers and architects. If the Town shows that the starting point is 30 percent, then that is certainly where these developers will begin.

Please, don't change the vision for the Toms Creek Basin piece by piece. Keep a minimum 50 percent open space as non-negotiable.

Sincerely,

Bob Freyman
2501 Toms Creek rd
ref2501@gmail.com

Kasey Thomsen

From: Knocke, William <knocke@vt.edu>
Sent: Monday, March 20, 2023 7:10 PM
To: Matt Hanratty; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Michael Sutphin; Kinsey O'Shea; Susan Mattingly; Jerry Ford
Cc: Meredith Jones
Subject: Glade Spring Crossings HOA Concerns

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Dear Town Council Members, Representatives of Town Government, and Meredith,

I am writing to you to share a few concerns that I have regarding a different aspect of the proposed Grade Spring Crossings (GSC) development. As a private citizen I have previously shared my concerns (in writing and to the Planning Commission during public comment) regarding safety concerns and increased traffic issues associated with the potential connecting road between the GSC and the Village at Toms Creek. However, that is not the purpose of my correspondence this evening.

Instead, I am writing to you as the President of the Village at Toms Creek Homeowners Association (HOA) to express concerns about certain aspects of the GSC and how it would impact their future HOA. I have served as an HOA Board of Trustees member for eight of the past nine years, including serving the past three as President. Hence, I think I have sufficient experience in our HOA matters to offer a few useful insights.

First, I want to note that Meredith has frequently made very positive comments about our HOA here in the Village. While I have appreciated her comments, I quite honestly feel they have overstated our perceived successes at times. We are a neighborhood with over 220 individual homeowners, and yet with a group of that size we probably have no more than 10-12 individuals taking a truly active role in looking after the needs of our HOA and community. My sense is that in the early years of the Village (when the number of property owners was much smaller) there was a tighter knit sense of community and the realization that everyone needed to help out to address the needs of the neighborhood. Now that we are fully built out the level of volunteerism has greatly declined. That's probably true in most neighborhoods like ours. I mention this simply because I have heard multiple points in the GSC discussion wherein comments have been made about their HOA can "do this" and "handle that". I wish this future HOA group all the best, but I am concerned that assumptions are being made as to what the GSC HOA can effectively handle and manage in the future. I think some of the assumptions may be overly optimistic from a realism standpoint.

A second area where I think we have received more credit than due is in the area of open spaces, specifically with reference to wooded areas. Succession planning and the like is envisioned for the GSC, which all sounds good. However, the reality that I see is that we (the VATC) is basically under siege with respect to autumn olive and other invasive species. Likewise, the emerald ash borer has left us with major issues to address. Our reality is that the monetary aspects of addressing these issues is quite substantial and far exceeds what our annual HOA budget can address. When I then think about the GSC and the desire there to address affordable housing needs with a significant number of homes in their neighborhood I get concerned about the ability of their future HOA to generate the financial resources that will be needed to proactively address the concerns that will arise with the proper management of their open spaces and the attention they will need going forward.

Another HOA-related concern is with respect to the proposed stormwater management ponds within the GSC. During either the Planning Commission GSC presentation/discussion earlier this month or at one of the Planning Commission

work sessions there were comments made that indicated the expectation that the GSC HOA would be responsible for cleaning out and maintaining those stormwater management ponds. There was likewise an acknowledgement in that discussion about the fact that these ponds would receive a substantial amount of trash and debris that would be washed into them from the areas being drained offsite (primarily from land in the University City Blvd. area where the stormwater passes under US 460 by means of culverts). It struck me as a more than a little unfair that the GSC HOA was expected to “clean up” a substantial amount of debris and trash that was delivered to their site by the Town’s own stormwater piping system. If the GSC becomes a reality I hope that the Town will seriously consider the maintenance of these stormwater detention ponds (specifically the two “dry” ponds that receive the direct stormwater runoff from under US 460) as a joint responsibility between the Town and the GSC HOA. To place the cost of maintaining those ponds completely on the GSC HOA seems unfair.

The last point that I wish to raise is a financial issue that relates to the design of the exterior of any townhouses or multi-family structures that are built in the GSC. Here in the Village at Toms Creek all of our townhouses are designed in a way that “blends” roof lines and structural walls in a way that doesn’t allow any individual townhouse to be maintained separately unto itself. The major cost items in this regard relate to roofs and siding materials. Because our townhouses are constructed in the way that they are our HOA is set up to have responsibility for the long-term replacement of these major-cost items. As a result we are required to collect and manage long-term financial reserves (amounting to hundreds of thousands of dollars) so that hopefully the HOA can address these replacement needs when they occur (perhaps 20-30+ years down the road). I compare our townhouses to the ones out in Hethwood which have separate and distinct roofs for each townhouse as well as separate and distinct siding and finishes. As such the individual townhouse owners can be responsible for their own roof and siding replacement, negative the need for making this an HOA-related responsibility. Speaking purely as an HOA Board member it would be SO much less of a headache (short- and long-term financially) if our townhouses had been designed in a way that didn’t require that roofing and siding replacement had to be addressed by the HOA and not by individual townhouse owners.

Thanks for the opportunity to share these thoughts. Again, I realize this is coming from a completely different angle, but I am sensitive when I hear comments bantered about that start to “load up” all of the responsibilities of a future HOA. I wish them luck in finding enough people to carry the load! Thanks! Bill Knocke

Kasey Thomsen

From: Kinsey O'Shea
Sent: Monday, March 27, 2023 1:16 PM
To: Kasey Thomsen
Subject: FW: Responsible Development- GSC Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Kinsey O'Shea, AICP
Senior Planner, Current Planning & Development Administration

Town of Blacksburg Planning & Building Department
400 South Main Street
540.443.1300
www.blacksburg.gov

From: Robin Jones <robindavisjones@gmail.com>
Sent: Monday, March 27, 2023 10:23 AM
To: Planning Commission <PlanningCommission@blacksburg.gov>; Leslie Hager-Smith <LHager-Smith@blacksburg.gov>; S Anderson Math <anderson@math.vt.edu>; John Bush <jbush@blacksburg.gov>; Lauren Colliver <lcolliver@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>; Susan Mattingly <smattingly@blacksburg.gov>; Michael Sutphin <msutphin@blacksburg.gov>; Kinsey O'Shea <KOShea@blacksburg.gov>
Subject: Responsible Development- GSC Rezoning

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Blacksburg Town Council,

I am following the progress of this application as it continues through the town's process and appreciate the care that is being given to it by all those involved.

First, I want to thank you for considering town connectivity in new ways. A pedestrian pathway could do much to bring together communities and people- one of the best things about this town! And if I recall correctly, previous communications to you from rescue and safety experts- this does not need to accommodate, nor would it be used by emergency vehicles. I do hope the applicant brings forward a safe and desirable design the adjacent neighbors and others have an opportunity to also comment.

And if the expense of the vehicular road is removed, I hope it is **reinvested** responsibly and to address issues raised by the Town Staff and Planning Commission- like safety and landscaping- all of which are a result of the proposed density.

Based on the 5-2 vote by the Planning Commission, the application and land use request were not in alignment. In fact, the vote seem to be primarily based on the number of compromises requested by the applicant to accomplish the development. And the majority of those variances, were requested due to costs. It is my understanding that cost **may not** be a reason to request or approve a variance. Either way, these requests were just too voluminous for them to recommend the proposal to you.

This property, with topography challenges, storm water requirements, etc. does make it expensive to develop. And achieving all the goals of this development may not be possible. What can we responsibly achieve here? In the end, I hope it's a safe and equitable development that has a positive impact but doesn't result in any precedence setting development conflicts, liability issues, or overburdening the future residents.

Perhaps, Town Council would consider sending this back to the Planning Commission once a revised application is developed so they can review the appropriateness in totality?

Robin Jones
1224 Village Way S.

From: [Kinsey O'Shea](#)
To: [Kasey Thomsen](#)
Subject: Fwd: Follow Up to Tonight's Meeting
Date: Thursday, April 6, 2023 12:39:54 PM
Attachments: [Town Council Meeting Talking Points 3 28 23.pdf](#)

Kinsey O'Shea, AICP
Town Planner for Current Development
Town of Blacksburg Planning and Building
400 South Main Street
540-443-1300
www.blacksburg.gov

From: Traci Sterling <sterlingtraci@yahoo.com>
Sent: Thursday, April 6, 2023 12:38:10 PM
To: Kinsey O'Shea <koshea@blacksburg.gov>
Subject: Fw: Follow Up to Tonight's Meeting

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Hi Kinsey -

Quick question... since I'm a crazy lady and read through all GSC correspondence, I was surprised that my email dated 3/28 wasn't included on Town website (see below). And I seem to think this wasn't the first time my emails were excluded. Is there a limitation as to what is shared with TC or posted online? I know some TC members received the 3/28 message, as they responded, but not sure how it all connects.

Maybe this is the Towns way to telling me to stop emailing.

Thanks for any feedback.
Traci Sterling

----- Forwarded Message -----

From: Traci Sterling <sterlingtraci@yahoo.com>
To: towncouncil@blacksburg.gov <towncouncil@blacksburg.gov>
Sent: Tuesday, March 28, 2023 at 09:00:35 PM EDT
Subject: Follow Up to Tonight's Meeting

Dear Town Council,

Thank you for taking the time to listen to our community give feedback and insight into the proposed rezoning for Glade Springs Crossing. We truly appreciate the

opportunity to speak.

I'm attaching my talking points from this evening in hopes you will read, as I know important points can get lost in translation when a citizen is simply reading text. I assure you we are working diligently to understand this process and effectively communicate our positions. Hopefully our notes will reiterate this.

And speaking of talking points, I wasn't able to include all of mine due to timing constraints, so I'd like to elaborate... specifically in hopes each of you will visit the site. When you do, please consider the following...

- Take the time to seek out the (2) natural spring "seeps" that provide year round wetlands near Creek Valley Overlay
- Climb to the cemetery on top of the hill and imagine (4) of the larger homes standing directly in front... with several yards butting up against the cemetery property line
- Walk near the culverts and see the amount of garbage that has collected and is proposed to be managed by the development's HOA
- Stand at the base of The Farm and look back towards VATC and imagine the view once 4.5 acres of existing trees are removed
- Hike the 25% graded topography on the southside and imagine 134 homes... without garages... built into the hillside

I believe it is impossible to reasonably evaluate this proposal without fully assessing the property itself.

In addition, I'm attaching the two planning commission meetings where we spoke, again, in effort to provide an overview of our concerns. There is so much to unpack in this development, that we tried to divide these topics among a variety of speakers into three minute segments. We will continue this approach in hopes of maximizing your time and energy, and avoiding repeating content over and over.

Again, thank you for your service and dedication to this town we all call home. I do believe we all strive for and value the same end result for our community... only the way in which it's achieved may differ.

Sincerely,
Traci Fabas Sterling

February 7th PC Meeting, with public comments starting at 1:28 mark...

[Planning Commission Meeting](#)

Planning Commission Meeting

Live and Recorded Public meetings of Planning Commission Meeting for Town of Blacksburg

March 7th PC Meeting, with public comments at 1:16 mark...

[Planning Commission Meeting](#)

Planning Commission Meeting

Live and Recorded Public meetings of Planning Commission Meeting for Town of Blacksburg

Town Council Meeting – March 28, 2023 – Traci Fabas Sterling

I'm here tonight to discuss the Glade Springs Crossing rezoning application.

As a community, we have a variety of concerns and thought it would be helpful to address them as you review the specifics during work sessions.

Tonight, I'd like to start with a resounding Thank You. If I understand correctly, during last week's work session, you asked to see a revised proposal that eliminated vehicular connection between Street A and VWS. We understand this road connection was specifically requested by the TOB, and appreciate the consideration of utilizing it as a pedestrian, bike and emergency access point. I know a lot of families living on VWS, especially those with young children, are beyond grateful for your consideration.

As you all know, based on our many emails and public comments to the Planning Commission, we have a variety of concerns that extend beyond the connectivity. Particularly, the VARIANCES and their direct impact on safety and the environment.

VARIANCES impacting Safety...

- Elimination of sidewalks
- Elimination of driveway property lines down to zero
- Reduction of driveway placement near street intersections by over 50%

VARIANCES impacting Environment...

- Reduction of tree plantings and tree canopy coverage
- Elimination of standard curbs & gutters for roll top and roadside ditches
 - Both negatively impacting stormwater runoff

I want to reiterate that we are...

- In favor of development of this parcel
- In favor of providing modestly priced homes
- 100% in favor of affordable housing

Because of the extreme number of VARIANCES, we believe the current proposal does not promote responsible or sustainable development, and can be improved upon.

The Town's Planning Commission voted 5-2 to deny the rezoning application. Yes, the VWS connection was an issue, but not the only reason given.

I do know, that everyone who voted to deny, took the time to visit the property in person. Some spent hours walking about while others drove around the perimeter and peered over the fence. But they all agreed that this particular parcel was ill-suited for this proposal.

And with that, I encourage each of you to take the time to visit this property. Even if you've seen it before, bring the developer's map and walk the grounds.

Then mindfully consider if Glade Springs Crossing prioritizes safety, promotes sustainable land development and if the neighborhood design is compatible with the land itself.

Thank you for your time.

Kasey Thomsen

From: Amy Burton <aburtons@vt.edu>
Sent: Monday, March 27, 2023 4:40 PM
To: Kinsey O'Shea
Subject: meeting follow up, thank you

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Kinsey,

Thank you so much for taking the time to meet with me today. It really helped me to understand the plans and how the process works.

I left a voicemail message with questions about options to connect the Oriole Trail with the Farm/Glade Springs Trails.

I think this could allow a connected sense of community for all 3 neighborhoods. It would allow the new folks safe pedestrian access to Lark Lane Park. The Gladewood folks would have safe pedestrian access to the trails leading to Toms Creek.

It could also provide an opportunity to add pedestrian crosswalks with pavers similar to those used at Prices Fork and the Main St roundabout. This would help with stormwater, keep vehicles moving at 25 mph, and be safer than one right turn lane. Also it could add aesthetic value as a gateway of sorts to the town "Welcome to the town of Blacksburg".

These are just big picture ideas. If you have time to do a site visit, I would welcome the opportunity to brainstorm.

Kind regards,
Amy Burton

Amy B. Burton

1005 Glade Rd.
Blacksburg, VA 24060
(804) 339-9050
aburtons@vt.edu

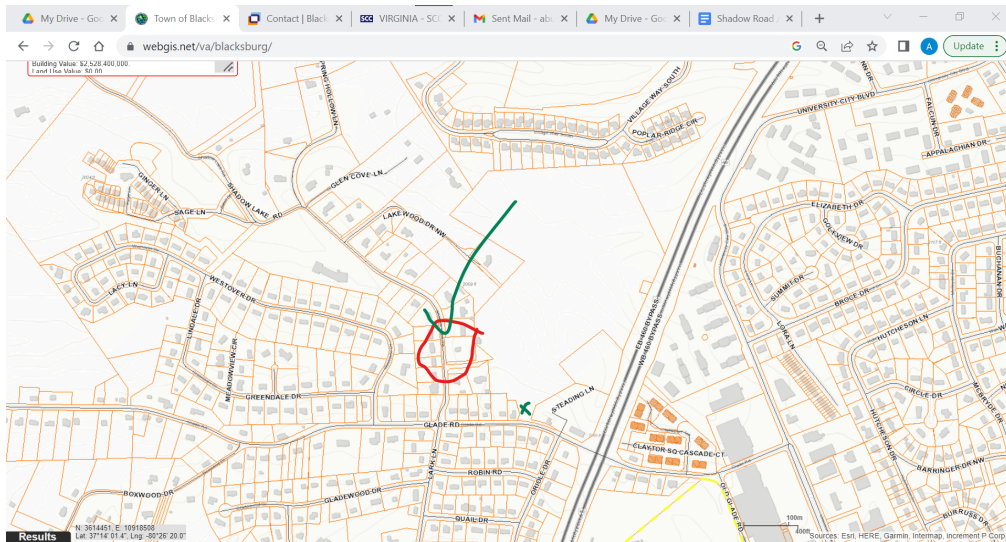
30 March 2023

Town of Blacksburg

400 S. Main St.
Blacksburg, VA 24060

Dear Town of Blacksburg,

Please require the developers of Glade Springs to utilize one of the existing access points to their property. Their property is currently accessed via Shadow Lake Road. Additionally, there are multiple adjacent properties owned by Mr. Hopper and or his LLCs available to use as an access road to his proposed development.



My home is located at 1005 Glade Rd. The current location of Street A is designed to create an additional vehicular access point onto Mr. Hopper’s property via Glade Rd.

This proposed new access road will make it impossible for me to exit my driveway onto Glade Rd. The amount of traffic and the excess speed on Glade Rd. is already a very real hazard for me on a daily basis. Adding an additional 1700 planned vehicular trips daily, directly across from my home, is simply not feasible, nor equitable. In fact, the owners of Glade Springs development have multiple pre existing access points available for their use. All of these access points are both safer and have access to the Lark Ln. interchange. This existing interchange has four pedestrian crossings, is wider, more visible, and has much less pedestrian density and traffic than the proposed additional Glade Rd. access point.

Creating an additional intersection onto Glade Rd. at the top of my driveway, which is also adjacent to lower income renter occupied dwellings (The Farm) is completely unwarranted and unnecessary. Further, it is also an act of Environmental Social Injustice. Adding this unnecessary access road to a lower income area of the neighborhood when there are existing access points owned by the developers in a higher income area is unethical, unwarranted, and unjust. As such, I urge the Town of Blacksburg to practice Environmental Social Justice in all of its developments, especially those which are intended to increase affordable housing and accessibility in accordance with the ARPA.

Please let me know when this change can be implemented. My home and the safety of my neighborhood are very important to me. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Amy B. Burton". The signature is written in a cursive style and is placed on a light blue rectangular background.

Amy B. Burton

Kasey Thomsen

From: Amy Burton <aburtons@vt.edu>
Sent: Monday, April 3, 2023 5:08 PM
To: Kinsey O'Shea
Subject: Re: Trails map- additional trails information available?

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Hi Kinsey,

Thank you for this information, and following up with me. In looking at the documents on the web - March 10-Apr 3

I did not see my letter.

Could you please verify that it is correct?

Also, I'd like to make sure it is shared at the meeting tomorrow, April 4.

Thank you

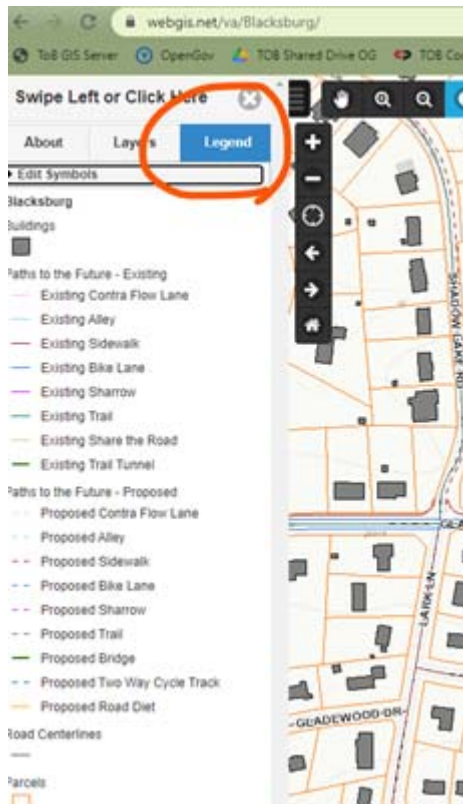
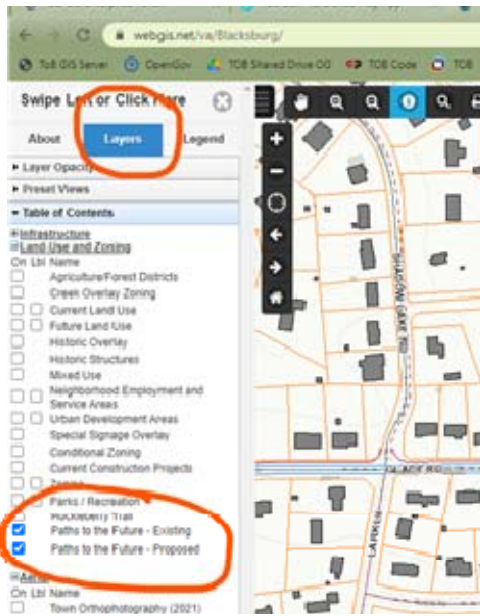
On Fri, Mar 31, 2023 at 10:51 AM Kinsey O'Shea <KOShea@blacksburg.gov> wrote:

Hi Amy,

I did get your letter, and we will include it in the packet we distribute to council, and post to the web.

We don't have a trails map per se, but our Paths to the Future map from the comprehensive plan is part of our webGIS layers.

If you go to webgis.net/va/Blacksburg, on the layer list, click on the Paths to the Future existing & proposed to see what existing facilities we have. The Legend tab tells you what each of the line colors refers to. This is a recently-created map that does include a pretty comprehensive catalog of existing bike, sidewalk, and trail facilities in Town.



Senior Planner, Current Planning & Development Administration

Town of Blacksburg Planning & Building Department

400 South Main Street

540.443.1300

www.blacksburg.gov

From: Amy Burton <aburtons@vt.edu>

Sent: Friday, March 31, 2023 9:37 AM

To: Kinsey O'Shea <KOShea@blacksburg.gov>

Subject: Re: Trails map- additional trails information available?

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Good morning Kinsey,

I'm circling back on this. Also, did you receive a copy or access to the letter I sent via email, yesterday?

I drove to the Shadow Lake access road and noticed that there are existing multi- housing units from the 60s/70s. They might be incorporated into the Glade Springs design, like Mr. Hopper did with the existing properties on the Farm project.

Please let me know if you got the 3/30 letter.

Kind regards,

Amy Burton

On Tue, Mar 28, 2023 at 11:26 AM Amy Burton <aburtons@vt.edu> wrote:

Good Morning Kinsey,

I am wondering if the town might have access to a map of other walking paths?

If the existing trails could be tied in to improve pedestrian access to UCB/Kroger and BT, it would greatly improve the safety and walkability of Glade Rd and the safety on Old Glade as well. University Place has a foot path to the non-traffic side of Kroger at the USPS. There are a few affordable homes in that complex.

I really like a roundabout to help with speed management and pedestrian traffic as well.

My goal is to put all of the ideas together in a letter/pitch to the council. I don't want to just complain about the negative impact on my house, I want to offer viable solutions that would benefit the community.

In the little research that I have done, there seems to be a few groups that want to develop green space and walkability.

I would like to add the existing trails in the vicinity to this map.

Would you please share a trail map if the town has one? Or direct me on the best way to gather the data?

Thank you,

Amy Burton

--

Amy Burton

--

Amy Burton

Kasey Thomsen

From: Kinsey O'Shea
Sent: Thursday, March 30, 2023 8:39 AM
To: Kasey Thomsen
Subject: FW: Glade Spring Crossing - RZN 22-0004 Zoning Request - Town Council Meeting of 3/28/2923
Attachments: 2023-03-06 - GSC proffers.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Kinsey O'Shea, AICP
Senior Planner, Current Planning & Development Administration

Town of Blacksburg Planning & Building Department
400 South Main Street
540.443.1300
www.blacksburg.gov

From: Lisa Acciai <lisa.acciai@gmail.com>
Sent: Wednesday, March 29, 2023 8:16 PM
To: Town Council <TownCouncil@blacksburg.gov>
Cc: Kinsey O'Shea <KOShea@blacksburg.gov>
Subject: Glade Spring Crossing - RZN 22-0004 Zoning Request - Town Council Meeting of 3/28/2923

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Honorable Mayor and Town Council –

I sincerely appreciate your reading our collective Tom's Creek Sustainability Coalition (TCSC) correspondence (we do realize it's a lot to keep up with) and as stated before we welcome you to come out to VATC and see firsthand, the parcel and topography in question.

Over the past several weeks, we've discussed land usage, road safety, and of course - my personal favorite – variances. In this note, I would like look at the other side of the coin, and speak about Proffers. – As we understand a PRD, it's a series of tradeoffs from the town granting allowances to existing zoning laws, and developer in turn, granting Proffers or promises of what they will do with the land. – Ideally, the positive impacts of the proffers make up for the exemptions that town is granting – We understand that it's a series of tradeoffs. – And, per the latest revised proffer statement from the developer, they are offering a seemingly meaningful 14 proffers to the town. The most important of those these, are #8 & #9 as they address the key affordable housing details.

In my opinion, things go downhill (pun intended) from there - in terms of benefits to the town. Some of these proffers are simply legalize, stating the developer will follow the PRD, and establish an HOA. Some speak that there will be single family homes on the north end, and the timeline of two phases. Some seem to simply codify the variances requested – Such as

- 1) Trails that aren't paved
- 2) Limited attempts to mitigate safety concerns about a lack of sidewalks with a 15MPH speed limit
- 3) Landscaping details that don't match the town's requirements
- 4) Construction plans to not use the VWS connector road, that no longer exists
- 5) And finally, discussions about a pump station that may/may not be in the floodplain).

Please reread these proffer statements carefully (See attached)

With the exception of the affordable housing Proffers, there really isn't much benefit to the town. And given the discussions around this is a "gem of property, next to key amenities" – It certainly feels like a rather one-sided arrangement – The town contributes \$2M for affordable housing, \$800K for stormwater management, and another \$600K for sewer improvements. – Approximately \$3.4MM of public funds to get 24 affordable houses, create and overly dense development on a hill and to damage Tom's creek. **Quite simply, the town can do better, and as suggest by several PC members, could possibly create more "affordable housing" units by refurbishing homes within established neighborhoods.** As stewards of the town, we implore you to get more benefits, beyond just 24 units, from this project, given the costs in dollars & variances. Or find another project of merit.

The concept of the "square peg and the round hole" comes to mind. With enough force and money, the peg can indeed be jammed into any hole - that certainly doesn't mean it's a good idea, or will lead to a long-term positive outcome.

Thanks for your time and consideration, and the current list of Proffers is attached for your convenience.

Guy & Lisa Acciai
1221 Village Way South
(540) 951-5352

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, Glade Spring Crossing LLC (managing member: Cary Hopper), the owner of the property that is the subject of this Application (Tax Parcel # 225-(A)-3, 225-(A)-4, and 224-(A)-57), will develop the property in accordance with the following voluntarily proffered conditions.

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled, “Glade Spring Crossing Planned Residential District and Rezoning” dated November 30, 2022 (the “Application”), last revised March 3, 2023.
2. A Property Owner’s (the “Association”), as defined by Virginia Code § 55.1-1800, shall be established by the owner that will enforce proffers, and application requirements.
3. Open Space shall be in substantial conformance with the Open Space Management Land Use Exhibit, and will include the following elements:
 - a. A minimum of 35% of the district shall be provided as open space.
 - b. Private grass trails, public sidewalk, or paved public trails will connect each street to the recreational areas as shown on the Pedestrian Circulation and Trail Exhibit.
 - c. All open space will be owned and maintained by the Association, unless otherwise stated in the development agreement, and shall contain the elements shown on the “Open Space Management Land Use Exhibit”.
 - d. The Association shall hire a person holding relevant qualifications such as a biologist, master naturalist, ecologist, natural resource manager, or person with similar credentials to annually visit, review, analyze and make recommendations for the continued maintenance of the Managed Successional areas. The Association shall implement any recommendations provided as a result of the review within the timeframe suggested by the professional. The Association will be required to establish a log that will be presented at its annual meeting and therefore on record for review by the Town if requested. The log shall include the managed successional area review recommendations, results, and shall account for the action the Association has taken toward following the recommendations. This shall commence within 1-year after conclusion of the phase 2 infrastructure approval by the Town.
4. Landscaping shall be installed throughout the development in substantial conformance with the Open Space Landscaping Exhibit and the Open Space Management Land Use Exhibit, with the following elements:
 - a. Canopy coverage: minimum of twenty (20) percent total coverage comprising the following areas and calculated as described below:
 - i. By Area (square footage): Managed Successional, Existing Woodlands Retained, and Pond Edge Shade Tree Successional area shall be calculated by the area as designated on the Open Space Management Land Use Exhibit.
 - ii. By Tree Canopy Coverage (square footage): Professionally Managed Landscape Areas, Street Trees, Recreational Areas, and Yard Landscaping as designated on the Open Space Management Land Use Exhibit.

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- b. Street trees: Trees shall be planted either within the right-of-way or on a private lot within 10' of the right-of way edge to avoid root interference with sidewalks and limbs with housing. If planted on a private lot the Association shall require the tree be replaced if removed by the homeowner within a year of notifying the owner in writing.
 - i. South area: one (1) street tree for every one hundred (100) feet of street frontage and each tree shall have a minimum mature canopy of 177 square feet at 20 years.
 - ii. North area: one (1) street tree for every eighty (80) feet of street frontage and each tree shall have a minimum mature canopy of 177 square feet at 20 years.
 - c. Managed Successional
 - i. Planting suitable trees (indicator status Facultative – FAC- National Wetland Plant list) in the riparian corridor area (as shown on the Open Space Management Land Use Exhibit) approximately one every fifty (50) feet along a 890 linear foot corridor of stream with a minimum mature tree canopy of 250 square feet at 20 years.
 - ii. Planting trees at a rate of two trees per quarter (0.25) acre with a minimum mature 20-year canopy of 177 square feet as shown in the managed successional areas on the Open Space Management and Land Use Exhibit. The exact area will be provided and specific number of trees calculated during the preliminary plat stage of development.
 - d. Pond edge shade trees in the Successional area will be planted at a rate of 1 shade tree per fifty (50) linear feet with a minimum 20-year tree canopy of 250 square feet at 20 years.
 - e. Yard Landscaping:
 - i. South Area: A minimum of one (1) tree, either in the front yard, side yard, or rear yard, to include street trees, shall be planted on each lot. If in the front yard, the tree shall be placed within 10' of the right-of-way edge but no closer than 5' from the sidewalk. Plantings for the community include trees with a 100 square foot minimum mature canopy coverage at 20 years. Lots shall also contain a minimum of two (2) shrubs or trees.
 - ii. North Area: A minimum of one (1) tree, including street trees shall be planted in the front yard within 10' of the right-of-way edge. Plantings include trees with a 100 square foot minimum mature canopy coverage at 20 years. Lots shall also contain a minimum of four (4) shrubs or trees.
 - f. Timing:
 - i. A minimum of 25% of the total canopy coverage required shall be achieved by calculating existing woodlands retained and actual new plantings within 3 years after the first certificate of occupancy in Phase 1.
 - ii. A minimum of 35% of the total canopy required shall be achieved within 3 years after the first certificate of occupancy in phase 2. The calculation includes all existing trees and actual new plantings including those in managed successional areas and existing forested areas for both phases.
 - iii. Managed Successional areas shall be planted and begun management by the Association within 1-year after the conclusion of phase 2 infrastructure approval by the Town.
 - g. All trees planted at Glade Spring Crossing shall conform to Zoning Ordinance § 5429 Tree Species or as approved by the Zoning Administrator.
5. Recreational Amenities shall be installed by the owner as identified on the Open Space Management Land Use Map Exhibit:
- a. Active:

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- i. A primary playground with play equipment will be installed within the community on either Recreational Area B or C in phase 2.
 - ii. A secondary playground with play equipment will be installed in the Recreational Area labeled A in phase 2.
 - b. Passive: A community gathering area along Street A will be installed in phase 1. This area will contain an amenity such as benches, hardscape, or gazebo to promote community.
6. The owner shall construct trails in substantial conformance with the Glade Spring Crossing Pedestrian Circulation and Trail Exhibit as follows:
 - a. 10' wide paved multiuse trail connecting to the existing trail at the Village at Tom's Creek, Parcel ID 035966, and to the existing trail on this property adjacent to development Parcel ID 006038.
 - b. 10' wide paved multiuse trail internal to the development in the open space along the creek area connecting from Street A west to the adjoining Parcel ID 012579.
 - c. 10' wide paved multiuse trail along the west connecting Shadow Lake Road to Street B.
 - d. 10' wide paved multiuse trail connecting Street E to the "North/South Connector Trail"
 - e. Additional open space connection will be provided by grass trails from Street B, C, and to A for alternate connections to the open space and recreational areas. Signage will be installed at the entrance to these trails notifying residents of their existence.
7. Construction vehicles shall only be permitted to enter and exit the site on Glade Road for all phases of the development. The owner shall install barricades at the entrance on Village Way South during Phase 1 of construction until Street A is opened and accepted by the Town. Once the road is opened, the owner shall prohibit construction traffic to use Village Way South through contractual obligations with vendors/contractors and written notice shall be posted.
8. The owner shall construct the following 24 units (Hereinafter referred to as the "affordable units").
 - a. Ten (10) units will be sold to households with incomes no more than 80% of the Area Median Income (AMI) in the first phase of the development in the South area. A minimum of five (5) units shall be single-family detached.
 - b. Ten (10) units that will be sold to households with incomes no more than 100% of the Area Median Income (AMI). These may be built during any phase and shall be mixed throughout the development within the South area. Streets A, B, C, and D shall include a minimum of two (2) each of these type units on each Street. A minimum of five (5) units shall be single family detached.
 - c. Four (4) units that will be sold to households with incomes no more than 120% of the Area Median Income (AMI). These may be built during any phase and shall be mixed throughout the development within the South area. Streets A, B, C, and D shall include one of these type units on each street. A minimum of two (2) units shall be single family detached.
 - d. All 24 affordable units will meet minimum energy standards as outlined in the Affordable Housing Development Fund Request for Proposal (1142-22) issued by the Town of Blacksburg on October 24, 2022. If choosing not to pursue EarthCraft certification, these homes will undergo a plan review by the New River Home Trust and must meet a third-party tested HERS rating of 55 or better.

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- e. These 24 affordable units will be sold directly to income eligible buyers. Upon sale, the lots will be transferred to the New River Home Trust to ensure their permanent affordability.
 - f. The final sales price of all 24 affordable units will be determined at the time of market readiness and based on the formula outlined in the Affordable Housing Development Agreement using updated income limits published by HUD annually, and interest rates and fees as agreed upon by the New River Home Trust 60 days prior to the Certificate of Occupancy.
 - g. The ten (10) homes affordable to households earning up to 80% AMI will be completed and sold in accordance with the Town's American Rescue Plan Act deadline. The remaining fourteen (14) homes affordable to households earning between 80%-120% AMI will be completed at the following minimum rate: for every thirty-two (32) certificates of occupancy issued by the Town, at least four (4) shall be affordable units.
9. South area mixed-income housing requirements:
- a. Single-family detached units shall comprise a minimum of 20% of the units on each of Streets A, B, C, and D
 - b. Individual Two-family attached units shall comprise a minimum of 20% of the units on each of Streets A, B, C, and D
 - c. Individual Townhouse units shall comprise a minimum of 20% of the units on each of Streets B, and C.
 - d. At the issuance of the initial Certificate of Occupancy for any new dwelling, the maximum permitted gross floor area shall be:
 - i. 1,500 square feet if the dwelling is constructed without a finished basement, or
 - ii. 2,250 square feet if the dwelling is constructed with a finished basement.
10. North area housing requirements:
- a. North area shall contain only single-family detached units comprising 100% of the units on Streets A and E.
11. Two phases for the project described as follows:
- a. Phase one is generally shown on the Development Phasing Exhibit to include Street A and lots currently shown as 48-65, 66-68, 100-109, 132-149, 150-155, with frontage and necessary supporting infrastructure. Included in the first phase is the sewer pump station, force main, and gravity mains supporting lots; water systems to support the lots, and waterline replacement; all three stormwater management facilities and storm systems required for Street A; trail along the creek from Street A to the western property Parcel ID 012579 and portions of the trail paralleling Street A shown on the map in phase 1. The passive recreational area will be installed in phase 1.
 - b. Phase two is generally described as the remainder of development lots including the cul-de-sac streets and remaining infrastructure. This includes sewer mains, water mains, storm drain and ditches, road infrastructure to serve the remaining lots; multi-use and grass trails shown on the plan in the phase 2 area. One active recreational area will be completed prior to the first CO in phase 2. The second active recreational area will be completed within one year after the first CO in phase 2.

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

12. The Glade Spring Crossing Covenants and Restrictions shall govern rental of the dwellings. Rental to a single family shall be allowed for a limited periods only. The Covenants shall not permit any homeowner to sublease the home, except as described in the provisions below:
 - a. The term of a conventional lease shall not be less than twelve (12) months or more than twenty-four (24) months. Property may be rented no more than twenty-four (24) months in any consecutive six (6) year period.
 - b. Short-term leases of one (1) week or less are limited to four (4) per calendar year, and shall not coincide with conventional leases, shall prohibit subleasing, and is subject to the regulations in the Town of Blacksburg homestay program.
 - c. The Association shall
 - i. reserve the right to remove the privilege of home rentals and
 - ii. take measures to enforce these leasing provisions.

13. The owner shall re-calculate the 100-year floodplain elevations to include trail and pump station grading prior to the preliminary plat approval. Owner understands that under Zoning Ordinance §3247 (f), Flood Hazard Overlay, no-rise is permitted in post-developed 100-year elevations as compared to pre-development elevations. If that is unachievable through other grading solutions, the owner agrees to relocate the pump station and trail outside of the 100-year floodplain to meet the Town standard.

14. The owner shall install 15 mph signage on all streets inside the Glade Spring Crossing development.

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, that the proffers contained in this statement are not “unreasonable” as that term is defined by Virginia Code 15.2-2303.4, and that the proffers are entered into voluntarily.

Should any provision of this proffer statement be determined to be invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remainder of the provisions in this document.

Glade Spring Crossing, LLC

By: _____ Date: _____

Cary W. Hopper
Managing Member

State of Montana

County of Flathead

Acknowledged before me this _____ day of _____, 2023

Notary Public

My commission expires:

Registration No.:

Kasey Thomsen

From: James Whitener <whitenej@vt.edu>
Sent: Monday, March 27, 2023 4:39 PM
To: Planning Commission; Matt Hanratty; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Jerry Ford; Michael Sutphin; Kinsey O'Shea
Subject: Email re: Affordable Housing Formula for GSC (RZN22-0004)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

I just spent a few additional hours reviewing the GSC proposal, with particular attention to the formulae for maximum monthly payment and maximum sales price. The formulae to be utilized, as per the proposal, are as follows:

Step One- Determine Maximum Monthly Mortgage Payment limit

$$PMT = (GAI / 12)(HR) - (PT / 12) - (HI / 12) - (CLTGL / 12) - (HOA / 12)$$

GAI = gross annual income (use HUD defined 60%, 80%, or 100% AMI for 4- person household for current year)

HR = Housing Ratio as a decimal (30% of your gross monthly income devoted to housing expenses excluding utilities)

PT = Annual property tax

HI = Annual homeowners' insurance

CLTGL = Annual community Land Trust Ground Lease Fee

HOA = Annual Homeowner's Association Fee

• Step Two- Determine Maximum Sales Price

$$P0 = PMT (1 - (1 + r/n)^{-nt}) (r/n)$$

P0 = Maximum Sales Price

PMT = Maximum Monthly Mortgage Payment Limit r = Interest Rate as a Decimal

n = Number of Compounds Per Year (12 months) t = Length of Loan in Years (30 years)

It is difficult to arrive at a figure for PMT without some clarification, inasmuch as I have only heard one reference to possible maximum sales price, and that was an off-handed remark by a representative of Eagle Builders. GAI for a family of four at 80% is \$68,950. The HR of 30% excludes utilities, but the exact same formula on the HUD website includes utilities in the calculation. Why are utilities not included in the proposal's formula?

I am assuming the annual property tax on the property will be the 1.15% that is used throughout the Town. Researching the HI on the internet reveals that HI in Blacksburg runs between \$52 and \$72 per month. In my cursory calculations I split the difference at \$62 per month.

In calculating the CLTGL, will the fee to the Land Trust be equal to the 1.15% tax rate times the value of the land (\$83,333/lot)? If not, what will the CLTGL fee be? Finally, what will the HOA fees be? Should I use the rate at VATC, inasmuch as the GSC proposal repeatedly compares GSC to VATC? Or, will the HOA fee be higher, because of the successional planting proposed by the Applicant. Surely, by now, there should be some idea of what the HOA fees will be.

I have heard very little discussion re: the sales price of the affordable housing, except one vague estimate from the rep from Eagle Builders. Could someone please provide me some clarification, inasmuch as it is very difficult to see just how affordable the affordable housing will be? I am including Mr. Hanratty on distribution for this email, since, to me at least, he would be the person most knowledgeable in this instance.

I look forward to hearing from you,

Jim Whitener

Kasey Thomsen

From: Anne McClung
Sent: Monday, April 3, 2023 3:11 PM
To: Kinsey O'Shea; Kasey Thomsen
Subject: FW: Glade Rd Springs

From: Javad Torabinejad <jtorabinejad@yahoo.com>
Sent: Monday, April 3, 2023 2:32 PM
To: Town Council <TownCouncil@blacksburg.gov>
Cc: Randy Formica <RFormica@blacksburg.gov>; Anne McClung <amcclung@blacksburg.gov>; John Boyer <JBoyer@blacksburg.gov>; Chris Lawrence <clawrence@blacksburg.gov>; Marc Verniel <MVerniel@blacksburg.gov>; Planning Commission <PlanningCommission@blacksburg.gov>
Subject: Glade Rd Springs

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Dear Town Council members,

I hope you are doing well. Like what I mentioned related to the CUP 22-0007 neighborhood meeting, unfortunately, the notes taken by the staff on this development also did not reflect my comments and in some cases misstated what I said and also omitted a major point I argued against the development! Here are several issues I mentioned during the neighborhood meeting:

1) Hearing the developer's argument for the minimum-input/low invasive system of landscaping and leaving part of the property to "managed succession" process, as an ecologist, as a Master Gardener who does most of the site visits on behalf of the extension program in Montgomery County, and as an owner of a landscaping business in town, I argued with the developer that the method would not be successful as claimed and it would take a very long time for a forest to establish. It is interesting that the developer failed to mention this fact from a publication that has the exact succession figure the developer presented! That is why I mentioned that a lending hand was necessary to establish a meaningful urban landscape.

Later during one of the meetings of the Planning Commission, I was happy to hear that Ms McClung asked the developer to present relevant data; my expectation was that the developer would present scientific data and facts to argue for and back up the process of "managed succession". Unfortunately, in a subsequent meeting a landscape architect mentioned a hodgepodge of several local examples. I'm sure if you leave the land to itself, certain plant species will grow and a system will establish and evolve with mostly weeds. Although managing weeds is a positive point, it is the introduction of the adequate number of native species that is lacking and very troubling. The developer is arguing for a couple of trees per 0.25 acre! You may check the literature for yourself or talk with an ecologist about the success of such programs and the time it will take to establish a meaningful outcome. We need tens of folds more than that density! Using the afforestation process by succession, the number of introduced trees are hundreds fold! Although I believe this is not a

major deal breaker for this project, I'm afraid that you are setting a very bad precedent for the establishment of a wrongfully applied landscaping method carrying a scientific jargon! Unfortunately, this has occurred in the past. Blacksburg deserves better.

Other comments:

2) I was also wondering what the town's tree regulations were.

3) I expressed my appreciation for the fact that the affordable units would be mixed with other units. Later, I learned, although on the surface this is true, the interior of those units are different and very likely made cheaper.

4) I also asked whether the retention pond would be adequate to capture all the nutrients.

5) My comment about the issues of algal bloom, mosquito, tires, and shopping carts (due to the retention pond was related to the Givens Ln pond and not the present one in this area).

6) I did ask about the total Town's assistance to this project including the annual charges by the CHP. Considering both tangible and intangible costs to the town, the value would be much more than what the staff mentioned during that meeting.

7) Finally at the end of the meeting, I argued that the development does not fit the PRD criteria! This is the most important factor for this development. Please do the calculations. Unfortunately, the staff completely missed mentioning my comment in its neighborhood meeting notes.

The other important issues are:

A) The so-called regional stormwater facility, depending on how it is handled, very likely can have legal ramifications for the town!

B) The issue of connectivity. It is very interesting and disheartening to hear the collective view of the Town Council members to disallow a viable through traffic to the Village of Toms Creek. This is against the staff recommendation and I believe against the town code, etc. But from what I have seen from our current Town Council, I'm not surprised by that view. My advice to you is to hire an impartial engineering/urban planner group for its opinion. In fact, we need such an entity to address the developments in the entire west side of the town. We need a viable master plan. Unfortunately little by little you are creating parcels devoid of a true long range plan sometimes even against the Comprehensive Plan!

I hope the Town Council makes the right decision.

Regards,

Javad

p.s. I appreciate the no-vote of the five members of the Planning Commission.

Kasey Thomsen

From: Kinsey O'Shea
Sent: Thursday, March 30, 2023 8:38 AM
To: Kasey Thomsen
Subject: FW:
Attachments: Talk about GSC #3.docx

Follow Up Flag: Follow up
Flag Status: Completed

Kinsey O'Shea, AICP
Senior Planner, Current Planning & Development Administration

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From: Vikki Fix <vikkifix@gmail.com>
Sent: Wednesday, March 29, 2023 9:46 PM
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Subject:

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Dear Town Council members and city staff,

I am all for reducing the mowing on common areas of the Glade Spring Crossing development. However, I hope city staff and Town Council members will find ways to make sure the managed succession areas will be given a good start by the developer so that the HOA has a reasonable chance of making this type of landscaping work. It might make sense to use something other than tree canopy to evaluate these areas before they are turned over to the HOA.

Attached are the comments I made on Tuesday, March 28 about landscaping and open space in the Glade Spring Crossing plan.

Sincerely, Vikki Fix

My name is Vikki Fix and I live at 1301 Village Way South, Blacksburg

The Blacksburg Comprehensive plan indicates the town should maintain or increase its 30.2% tree canopy coverage. To help accomplish this, the Blacksburg municipal code requires replacement of existing trees that are removed and 1 street tree for every 30 feet. GSC is keeping very little of the existing woodlands and they ask for a variance to plant only 1 street tree for every 80 feet in the north part and 1 street tree for every 100 feet in the south area. In the south area, they have so much asphalt for parking in front of the homes that there is not room for many trees. Rather than the pleasant front yards with plenty of trees that you were shown in the Small Lots presentation a few weeks ago, these homeowners will have a few trees in a sea of pavement.

Solar heating of the wet pond will very likely increase the temperature of water downstream. Substantial canopy over the wet pond and the spring and stream areas would help combat this. GSC is promising 1 tree every 50 feet. Is that substantial canopy? The pond is so wide that this canopy will miss much of the center area of the pond. Toms Creek is likely to be further impaired.

The developers showed a picture of an area of Village at Toms Creek with what they called managed succession landscaping. The area they showed is near the stream that flows through the Village and the soil there was likely never disturbed during the construction phase. Unlike this Village area, I believe the soil in many parts of the managed succession areas of GSC will be disturbed and compacted by bulldozing and other work to level the ground. Compacted soil requires a minimum of 10 years to recover. Invasives thrive on compacted soil.

GSC is promising to plant 2 trees for every quarter acre in the managed succession areas. The developer is not promising to get rid of the invasives that have grown on the property during the years of his ownership. He is not promising to do any initial planting in managed succession areas where the soil has been bulldozed or disturbed. Who will be dealing with this? The development plan says it is the responsibility of the HOA.

The HOA will have an expert come in once a year to tell them what invasives need to be removed. The plan says nothing about the costs to the HOA for having those invasives removed and for dealing with areas in which the soil was disturbed and where only invasives and the 2 trees per quarter acre are growing.

These homeowners deserve better.

Thank you for your time.