

## Kasey Thomsen

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**From:** Amy Burton <aburtons@vt.edu>  
**Sent:** Monday, April 17, 2023 8:24 PM  
**To:** Kinsey O'Shea; Anne McClung; Randy Formica  
**Subject:** Fwd: Glade exhibit fixes  
**Attachments:** intersection Glade and Shadow Lake Rd.pdf

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

Fyi Correspondences from today. Thanks very much Anne and Randy for taking the time to meet with me today. As you can see, I have already put Randy's map to good use!

Kind regards,  
Amy Burton

----- Forwarded message -----

**From:** Amy Burton <[aburtons@vt.edu](mailto:aburtons@vt.edu)>  
**Date:** Mon, Apr 17, 2023 at 7:18 PM  
**Subject:** Re: Glade exhibit fixes  
**To:** Meredith Jones <[meredith@edenandassociates.com](mailto:meredith@edenandassociates.com)>  
**Cc:** Marla Kemsey <[marlakemsey1@gmail.com](mailto:marlakemsey1@gmail.com)>

Meredith,

Thanks so much for adding the two homes and correcting the addresses in the survey and the map. I also requested that the intersection at Glade and Shadow Lake be included for accuracy and point of reference as it is included in the TIA.

Are you able to update the graphics to include the Shadow Lake Glade intersection? See attached. The second image was shared by Randy Formica today in response to my question about the 500 ft distance. He also included the distance to Oriole Dr. That intersection is within 500 feet. I plan to use the same GIS tools in order to show options and relevant distances to the existing access properties and roads on Shadow Lake. Please let me know if the Glade Shadow Lake intersection is able to be added to the graphics and map.

Regards,  
Amy

On Mon, Apr 17, 2023 at 6:33 PM Meredith Jones <[meredith@edenandassociates.com](mailto:meredith@edenandassociates.com)> wrote:

Amy,

We got our surveyor to revise their information with your home and the correct addresses on Glade. See attached. We have also updated all of our graphics that used the survey as our base-mapping so they all now show it corrected as well. As we discussed on the phone, we are sorry that this error occurred. As we said, it was not intentional but we do appreciate you bringing it to our attention.

Regards,

Meredith

Meredith Jones, P.E., Vice President

Eden & Associates, P.C.

1700 Kraft Dr. Suite 2350

Blacksburg, VA 24060

540-250-6613

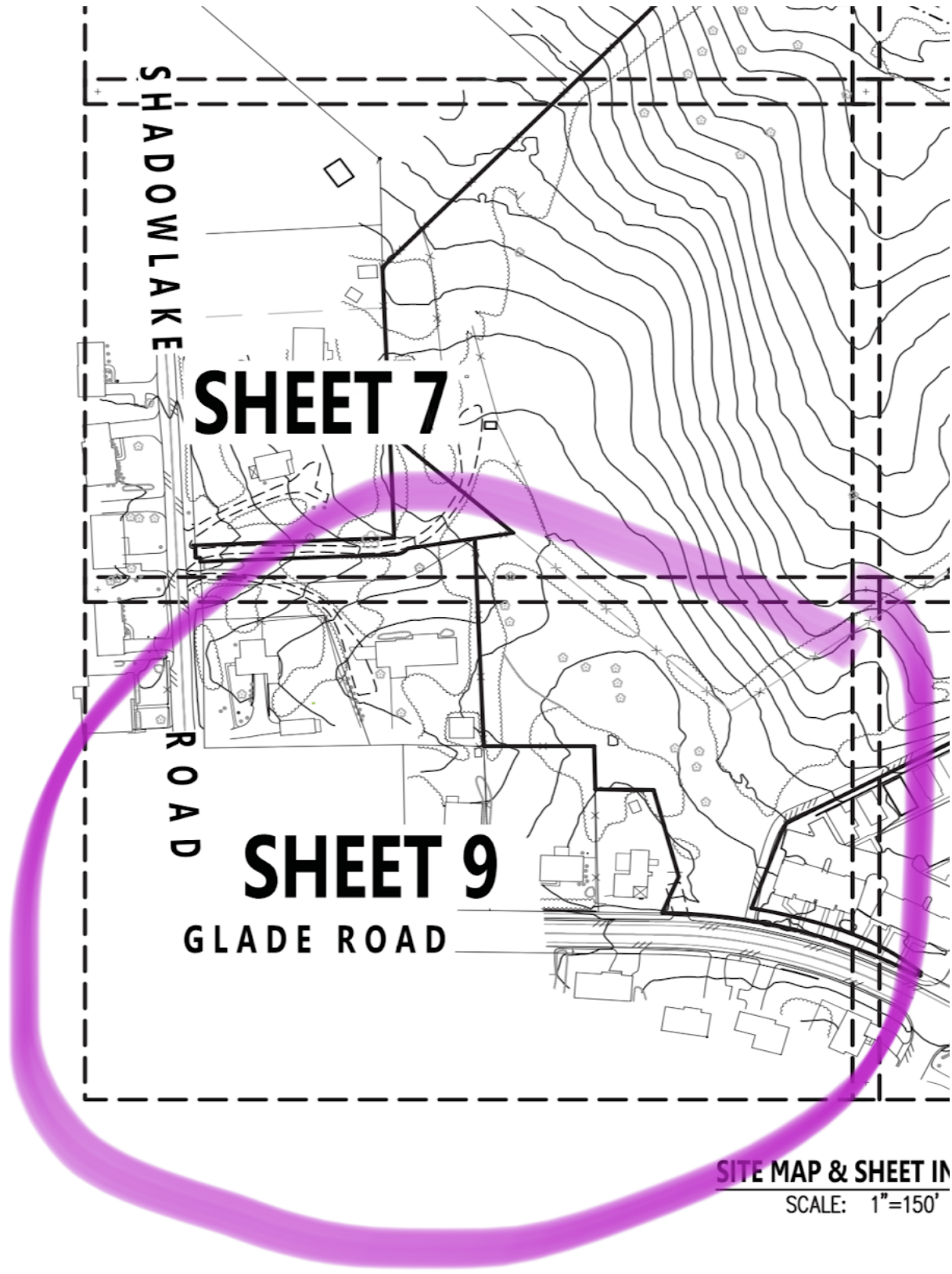
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**Amy Burton**

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**Amy Burton**

Please update to include the 4 leg intersection at Glade and Shadow Lake Rd.  
This intersection is part of the TIA and is needed for reference.

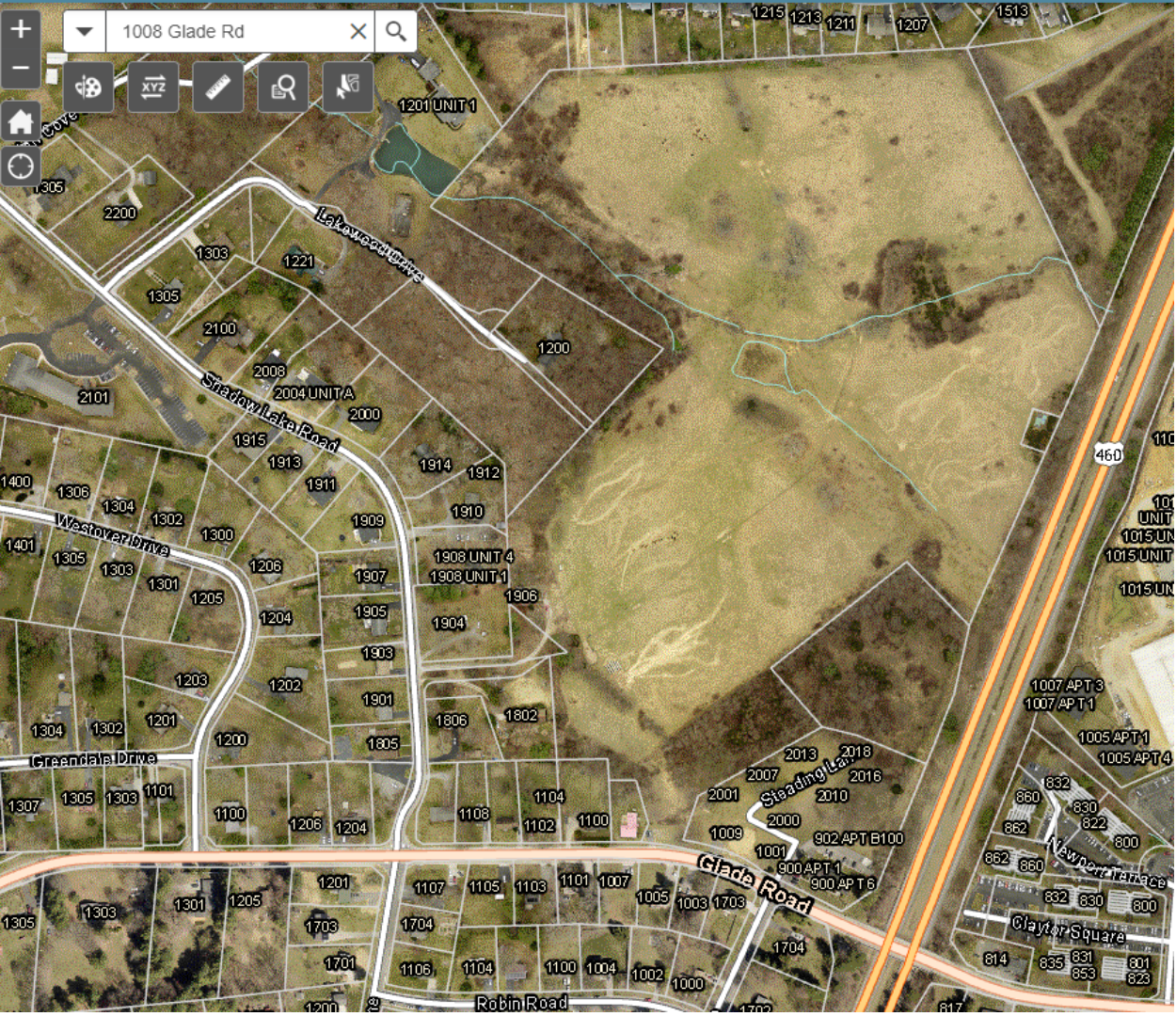


**SITE MAP & SHEET IN**

SCALE: 1"=150'







## Kasey Thomsen

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**From:** Amy Burton <aburtons@vt.edu>  
**Sent:** Thursday, April 6, 2023 1:27 PM  
**To:** Kinsey O'Shea  
**Subject:** Fwd: 1005, 1003 dwellings not included in proposal drawings

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fyi, I just sent this to TC

----- Forwarded message -----

**From:** Amy Burton <[aburtons@vt.edu](mailto:aburtons@vt.edu)>  
**Date:** Thu, Apr 6, 2023 at 1:22 PM  
**Subject:** 1005, 1003 dwellings not included in proposal drawings  
**To:** <[towncouncil@blacksburg.gov](mailto:towncouncil@blacksburg.gov)>

Dear Blacksburg Town Council,

I am writing to ask that my home, 1005 Glade Rd. and my neighbor's home, 1003 Glade Rd. both be included in the site application plans for Glade Springs Crossing.

The current application is missing both of these existing dwellings. According to the plans, Street A would create a new vehicular access across from a driveway and 2 empty lots. I ask that it be updated to accurately reflect all of the homes that it would impact, please.



The above image is not accurate because these 2 dwellings are not included. As I requested in my previous email (letter March 30) I would ask that the town require the developers to utilize one of their existing vehicular access points on Shadow Lake Road for their proposed development. 1006 Glade Rd is the ideal location for the proposed pedestrian and bike trails with the stated goal of promoting pedestrian and biker connectivity. This location would connect the proposed neighborhood to the existing sidewalks and bike paths on Glade Rd. It would increase walkability, proximity of access to public transportation, and safety. A new vehicular street would have the opposite impact.



Adding an additional street when and where it is not needed is a real safety concern. I need to be able to use my driveway. Left turns are among the highest causes of traffic collisions. Adding a planned left turn from Street A onto Glade Rd. to travel to Kroger/campus will increase collisions at my driveway on Glade Rd. It will also create an unnecessary pedestrian crossing on the existing sidewalk.



I am including images of my home, the view from my front porch and driveway to provide a visual of the existing conditions.









I would ask that the new traffic study include a vehicle speed component. The traffic on Glade Rd. exceeds 25 mph. I estimate that it is closer to 40 mph on average. When will the new study be completed? Also, what is the plan to address the existing safety concerns identified in the previous traffic study? That study counted 22k daily vehicular trips on Old Glade Rd. and found that a roundabout was recommended. It said that at a minimum a 3 way stop was already needed.

Please let me know that my safety concerns are being heard. I welcome the opportunity to meet or speak with someone to advocate for these needed safety issues to be addressed before adding to the traffic in the neighborhood. [I am also including images of the Shadow Lake and Lark Ln. intersection on Glade Rd. for proximity and reference](#) in this link.

I look forward to hearing from you and working together to make this development safe for the town.

Sincerely,  
Amy Burton  
(804)339-9050

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Amy Burton

## Kasey Thomsen

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**From:** Kinsey O'Shea  
**Sent:** Monday, April 24, 2023 4:10 PM  
**To:** Kasey Thomsen; Anne McClung  
**Subject:** Fwd: 4/23 Letter to TC: safety accuracy and equity concerns- Glade Rd

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

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**From:** Amy Burton <[aburtons@vt.edu](mailto:aburtons@vt.edu)>  
**Sent:** Monday, April 24, 2023 4:09:08 PM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Subject:** Fwd: 4/23 Letter to TC: safety accuracy and equity concerns- Glade Rd

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FYI

Correspondence for public info

----- Forwarded message -----

**From:** Amy Burton <[aburtons@vt.edu](mailto:aburtons@vt.edu)>  
**Date:** Mon, Apr 24, 2023 at 3:37 PM  
**Subject:** Re: 4/23 Letter to TC: safety accuracy and equity concerns- Glade Rd  
**To:** Susan Mattingly <[smattingly@blacksburg.gov](mailto:smattingly@blacksburg.gov)>

Susan,

Thanks so much for getting back to me. As a result of my request for the documents to be corrected, on April 17, I received an email regarding Glade exhibit fixes. Meredith shared that the errors had been fixed by adding the two missing homes and correctly numbering the house on Oriole Dr. that was previously mislabeled as 1003 Glade.

I appreciate that the corrections were made to include the two missing adjacent homes in those parts of the application. I thought that included all aspects of the proposal. However, the documents used in the April 2022 TIA study and the subsequent appendices were not corrected. My house needs to be included in all TIA studies as it is a part of the proposed new entrance on Glade.



I am so glad to learn that we are Glade Rd. neighbors. Seeing is definitely believing, especially in the case of understanding traffic speeds and volume on our road.

I am learning that there are multitudes of rules, regulations and documentation involved in legally verifying what one is able to understand and see. I am doing my best to follow the requirements in order to protect the safety of our neighborhood and my home.

My latest letter to TC (April 23) details the specifics regarding the errors and omissions that need to be corrected and addressed in the proposal and its associated surveys and studies.

I appreciate that you took the time to read my Apr. 23 letter and send an email reply. Please let me know if there are any other questions or concerns.

Very truly yours,

Amy Burton

On Mon, Apr 24, 2023 at 1:51 PM Susan Mattingly <[smattingly@blacksburg.gov](mailto:smattingly@blacksburg.gov)> wrote:

Amy,

Thank you for sharing your thoughts. I appreciate that you previously pointed out the error on the original application. Your house, and that of your neighbor, should have been shown. I live on Glade Road myself and feel like I have a pretty good understanding of the traffic issues on this stretch of road.

Best regards,  
Susan Mattingly

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**From:** Amy Burton <[aburtons@vt.edu](mailto:aburtons@vt.edu)>

**Sent:** Sunday, April 23, 2023 9:31:25 AM

**To:** [towncouncil@blacksburg.gov](mailto:towncouncil@blacksburg.gov) <[towncouncil@blacksburg.gov](mailto:towncouncil@blacksburg.gov)>; Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Randy Formica <[rformica@blacksburg.gov](mailto:rformica@blacksburg.gov)>; Anne McClung <[amclung@blacksburg.gov](mailto:amclung@blacksburg.gov)>; Meredith Jones <[meredith@edenandassociates.com](mailto:meredith@edenandassociates.com)>; [mhanratty@blacksburg.gov](mailto:mhanratty@blacksburg.gov) <[mhanratty@blacksburg.gov](mailto:mhanratty@blacksburg.gov)>

**Subject:** 4/23 Letter to TC: safety accuracy and equity concerns- Glade Rd

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Good morning,

Please see the attached document and share it online. I ask that these concerns be considered and addressed by the Town Council.

Sincerely,

Amy Burton

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Amy Burton

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Amy Burton



## Kasey Thomsen

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**From:** Kinsey O'Shea  
**Sent:** Tuesday, April 25, 2023 8:53 AM  
**To:** Kasey Thomsen  
**Subject:** FW: Email re: Affordable Housing Formula for GSC

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

**From:** James Whitener <[whitenej@vt.edu](mailto:whitenej@vt.edu)>  
**Sent:** Monday, April 24, 2023 5:59 PM  
**To:** Matt Hanratty <[mhanratty@blacksburg.gov](mailto:mhanratty@blacksburg.gov)>  
**Cc:** John Bush <[jbush@blacksburg.gov](mailto:jbush@blacksburg.gov)>; Lauren Colliver <[lcolliver@blacksburg.gov](mailto:lcolliver@blacksburg.gov)>; Jerry Ford <[jford@blacksburg.gov](mailto:jford@blacksburg.gov)>; Michael Sutphin <[msutphin@blacksburg.gov](mailto:msutphin@blacksburg.gov)>; Leslie Hager-Smith <[LHager-Smith@blacksburg.gov](mailto:LHager-Smith@blacksburg.gov)>; Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Susan Mattingly <[smattingly@blacksburg.gov](mailto:smattingly@blacksburg.gov)>; S Anderson Math <[anderson@math.vt.edu](mailto:anderson@math.vt.edu)>; Planning Commission <[PlanningCommission@blacksburg.gov](mailto:PlanningCommission@blacksburg.gov)>  
**Subject:** Re: Email re: Affordable Housing Formula for GSC

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Matt,

Thanks for your response. Yes, you have explained HOW you do things. But, neither you nor the TOWN has explained why you do it this way, nor have you explained WHY there is no Utility component in the formula, as proposed. The inclusion of a Utility component would result in a lower monthly payment and and a lower sales price for the 24 AMI homes. These lower price points would make the homes more affordable for more families, but would also result in a lower profit margin for the Applicant/Builder. So, to just "zero out" all utilities and give them no

weight in the calculations is just ludicrous. And, the formula, as presented, also "zeros out" other utilities such as water, sewage and garbage. Completely ignoring these utilities in the formula limits the pool of those eligible to apply, and imho, undermines the intent of affordable housing. And, as you have previously stated, the Applicant/Builder would have to sell these 24 homes pursuant to the formula, not market value.

While I understand your exasperation with my questions, this response does nothing but identify the *status quo*. These responses do not explain/refute what I perceive, only that you disagree with my characterization. In short, does the exclusion of the Utilities component artificially, and unrealistically, keep the monthly payment and sales price of the AMI homes higher than if they were included? And, would not a Utilities component include more than just gas/electric?

I see the formula includes HOA dues, Land Trust fees, interest rate, etc. So, why are Utilities excluded? Is the explanation that "it's just too difficult?" And, as you say, " I've already answered your questions as to why we do things the way we do so I'm not going to rehash that at this point other than to say for homeownership projects this is how we have chosen to deal with utilities. This has also been the case with other affordable housing projects we have partnered on with Habitat for Humanity and Community Housing Partners so this is not outside the norm" By "...why we do things,..." I assume the "we" means the Town, not the applicant. So, the Town has, unilaterally, decided to just ignore the Utilities component, and thus artificially keep inflated the monthly payments and sales prices? And, while I deplore being redundant, this reference to H4H and CHP just restates the status quo, it does not provide an explanation for the exclusion.

Perhaps the TC can provide an explanation at the next public hearing, or will the explanations just be more *pro forma* silence?

Jim Whitener

On Mon, Apr 24, 2023 at 4:10 PM Matt Hanratty <[mhanratty@blacksburg.gov](mailto:mhanratty@blacksburg.gov)> wrote:

Jim,

I've already answered your questions as to why we do things the way we do so I'm not going to rehash that at this point other than to say for homeownership projects this is how we have chosen to deal with utilities. This has also been



the case with other affordable housing projects we have partnered on with Habitat for Humanity and Community Housing Partners so this is not outside the norm.

In regards to homeownership projects for ARPA and other federal programs Blacksburg uses the affordable housing definition you are referring to is not the standard that is used to calculate affordability for a homeownership project. ARPA funds in Blacksburg's case are being treated just like HOME funds from HUD. Treasury has allowed the presumption that any project eligible for funding under certain housing programs (of which the HOME program is) is an eligible use of ARPA funds. With this presumption, with a few exceptions, we have to follow the HOME rules which are administered by HUD. If you would like to look at the details as to what those rules are for homeownership you can find them on HUD's websites. Below is a direct link to the part of the rule that applies, starting on page 10 of the pdf for rental and page 12 for homeownership. There are four main parts to the homeownership requirements which GSC and all of our projects meet.

[https://www.hud.gov/sites/documents/19576\\_PARTA.PDF](https://www.hud.gov/sites/documents/19576_PARTA.PDF)

Also please note there are high and ultra-high efficiency toilets, faucets, showerheads, etc. that do reduce the amount of water consumed by households which will reduce ones water and sewer bill. Not so much with trash unless folks want to compost, but that's not something that can be incorporated into the interior of the house.

Thanks,

Matt

**Matthew T. Hanratty**

Assistant to the Town Manager

Town of Blacksburg

303 Wilson Avenue

(540) 443 - 1611

[mhanratty@blacksburg.gov](mailto:mhanratty@blacksburg.gov)

<http://www.blacksburg.gov>

**From:** James Whitener <[whitenej@vt.edu](mailto:whitenej@vt.edu)>

**Sent:** Monday, April 24, 2023 11:41 AM

**To:** Matt Hanratty <[mhanratty@blacksburg.gov](mailto:mhanratty@blacksburg.gov)>; John Bush <[jbush@blacksburg.gov](mailto:jbush@blacksburg.gov)>; Lauren Colliver

<[lcolliver@blacksburg.gov](mailto:lcolliver@blacksburg.gov)>; Jerry Ford <[jford@blacksburg.gov](mailto:jford@blacksburg.gov)>; Michael Sutphin <[msutphin@blacksburg.gov](mailto:msutphin@blacksburg.gov)>; Leslie Hager-Smith <[LHager-Smith@blacksburg.gov](mailto:LHager-Smith@blacksburg.gov)>; Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Susan Mattingly <[smattingly@blacksburg.gov](mailto:smattingly@blacksburg.gov)>; S Anderson Math <[anderson@math.vt.edu](mailto:anderson@math.vt.edu)>; Planning Commission <[PlanningCommission@blacksburg.gov](mailto:PlanningCommission@blacksburg.gov)>

**Subject:** Email re: Affordable Housing Formula for GSC

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Salutations to you all,

A few weeks ago, I wrote to you all re: the calculations of AMI prices for the GSC proposed project. Mr. Hanratty was kind enough to respond to my questions regarding the formula for determining sales prices. Fortunately, for me, his calculations were analogous to mine.

Mr. Hanratty, said in part, “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.”

Mr. Hanratty continued by writing, “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.”

All this, at first glance, seems reasonable, but I reviewed these things again in conjunction with the formula, and I am still at a loss to understand why the Applicant’s formula excludes Utilities,

but the federal formula for AMI includes Utilities. As noted above, Mr. Hanratty tries to explain why the Town did a “tradeoff” and “...decided to make programmatically for longer term gains in addition to lowering our carbon footprint...” In short, the Town has agreed to the exclusion of the Utilities portion from the federal formula. This leads me to the question, has the Town gotten approval from the federal government (i.e., the Dept of Treasury) for this exclusion?

Mr. Hanratty also bolsters his explanation by using energy efficiency as a rationale. That is a reasonable explanation, but Utilities includes more than just electricity and/or gas. What about water, sewage, garbage pickup, etc. I checked with my spouse, who assures me that these utilities are things we pay for, and I assume any potential buyer of an AMI home in GSC will pay these utilities also. The rationale of “energy efficiency” will in no way mitigate these utilities. So, again, why was the Utility component excluded from the formula for calculating monthly payment and sales price?

It would seem to me, that the only result of excluding the Utilities component from the formula is to keep the monthly payment and sales price artificially higher than it should be, which was apparently not the intention of the HUD and the federal government. And, the only benefit of the exclusion of the Utilities component accrues to the Applicant, not the Town nor the potential buyers of AMI homes in GSC. It would seem, that if the Utilities component was included in the formula, the monthly payment and ultimate sales price would be considerably lower.

So, has the Town gotten approval for this change from the federal government formula? Or does the Town anticipate getting forgiveness after the fact?

Jim Whitener



## Kasey Thomsen

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**From:** Anne McClung  
**Sent:** Monday, April 24, 2023 12:43 PM  
**To:** Kasey Thomsen; Kinsey O'Shea  
**Subject:** Fw: Email re: Affordable Housing Formula for GSC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** James Whitener <whitenej@vt.edu>  
**Sent:** Monday, April 24, 2023 11:40 AM  
**To:** Matt Hanratty; John Bush; Lauren Colliver; Jerry Ford; Michael Sutphin; Leslie Hager-Smith; Kinsey O'Shea; Susan Mattingly; S Anderson Math; Planning Commission  
**Subject:** Email re: Affordable Housing Formula for GSC

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So, has the Town gotten approval for this change from the federal government formula? Or does the Town anticipate getting forgiveness after the fact?

Jim Whitener

Dear Blacksburg Town Council,

23 April 2023

The Town Council cannot make an informed decision about the proposed Glade Spring Crossing project without accurate and complete information. To date, there are a number of important inaccuracies and omissions in the submitted documents that need to be addressed before the scheduled vote on May 9, 2023.

1. The maps are not accurate. My home and my neighbor's home are missing. As the most negatively impacted property owner under the proposal, I deserve at least the courtesy of being accurately documented in the official record.

Turns from my driveway are not included in the TIA. It is directly across from the proposed entrance intersection.

Sunset is a street listed in one of the addendums. Where is that street?

2. The traffic data in the TIA is not current and uses rough estimates of 0.5% annual increases. The Farm traffic was estimated on April 6, 2022 before it was completed, and is now out of date. Before approving this new intersection, the data from a new actual study in April or May of 2023 needs to be collected, analyzed and considered. An addendum to a year old study is not current. The data in the study needs to be accurate and not an estimate.
3. The TIA considers traffic delays, but not safety, which should be of paramount concern. Using the posted speed limit of 25 mph is not ethical because no vehicles drive 25 mph on Glade Rd. The delta between 25 and reality is significant.

Actual speed is an important factor because it is used in all of the formulas and tables to determine both spacing requirements and the ratings A-E.

I ask the town to hire a 3rd party independent firm to complete a current assessment of all traffic conditions, to include actual speed on Glade Rd. not the posted 25 mph.

This 2023, 3rd party independent study needs to include vehicular speed data in addition to the other TIA data points collected in the original April 6-7, 2022 survey.

I have asked for a speed study via the town police department. I request that a new speed study be completed before approval of this proposed entrance. Ethically the data needs to be accurate and transparent, not estimated especially given that there is a valid safety concern.

What are the results of the most recent speed study on Glade Rd.?

When was the most recent speed study on Glade Rd. completed?

Current and accurate vehicle speeds need to be included in the analytics metrics.

This is necessary to determine the real safety impacts to my home at 1005 Glade Rd. and to the thousands of citizens of Blacksburg and Montgomery county that drive this major collector road daily.

It is necessary that council use the actual speed that exists on Glade when making the decision to allow this extra entrance. I am concerned for safety and equity.

4. The original Glade Springs proposal indicated two connecting roads, one on Glade Rd and the other on Village Way. This updated proposal eliminates the Village Way connection and puts all traffic onto Glade Rd.

There is undoubtedly a housing crisis in Montgomery County and the nation at large. But when building new housing, any negative consequences should be shared by all current property owners. This current proposal shifts the burden away from all property owners -on to a few, specifically non-resident owners - or one resident owner on Glade Rd.

Nothing in this proposal considers the effects of this development will have on my or my neighbors' property in regards to stormwater runoff, noise pollution, light pollution, or traffic safety.

Existing design for the proposed entrance increases carbon dioxide emissions at my home and in the area.

It increases light pollution from car headlights pointed at my home. Many studies exist regarding the negative impacts of hazardous levels of light emitted from new headlights.

It increases water and other liquid storm water runoff into my home generated from all the daily left turns at my driveway.

It increases danger and noise pollution resulting from the creation of a new unnecessary intersection at my home. This proposed intersection is designed to create close to 1000 uncontrolled/unprotected left turns at my driveway and into my yard when they collide. It is unsafe, unequitable and unethical to design and approve such an entrance. I do not deserve to have my home, yard, street, and driveway intentionally and by design made to be unsafe. Especially when there are other safer access points available. The developer does not want to use the other existing points. I do not want the safety and integrity of my home damaged simply to satisfy their financially motivated wants.



If a single entrance at Glade Rd is being considered, it should be compared to a single entrance at other points in terms of safety. Mere aesthetic concerns with other entrances should not outweigh safety.

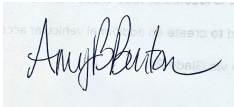
Current VDOT design standards state that a roundabout be considered first in new intersection construction. Given the double lots owned by the developers at both Shadow Lake and Glade, there is space for this best practice intersection.

The choices of the developers and the town with regard to the construction of this dangerous (within warrants) proposed entrance are options. These monetary and self serving interests can not ethically be prioritized above the safety interests of the citizens and residents of Blacksburg and Montgomery County.

Just because a person can do something, that does not make it right. Might does not equal right.

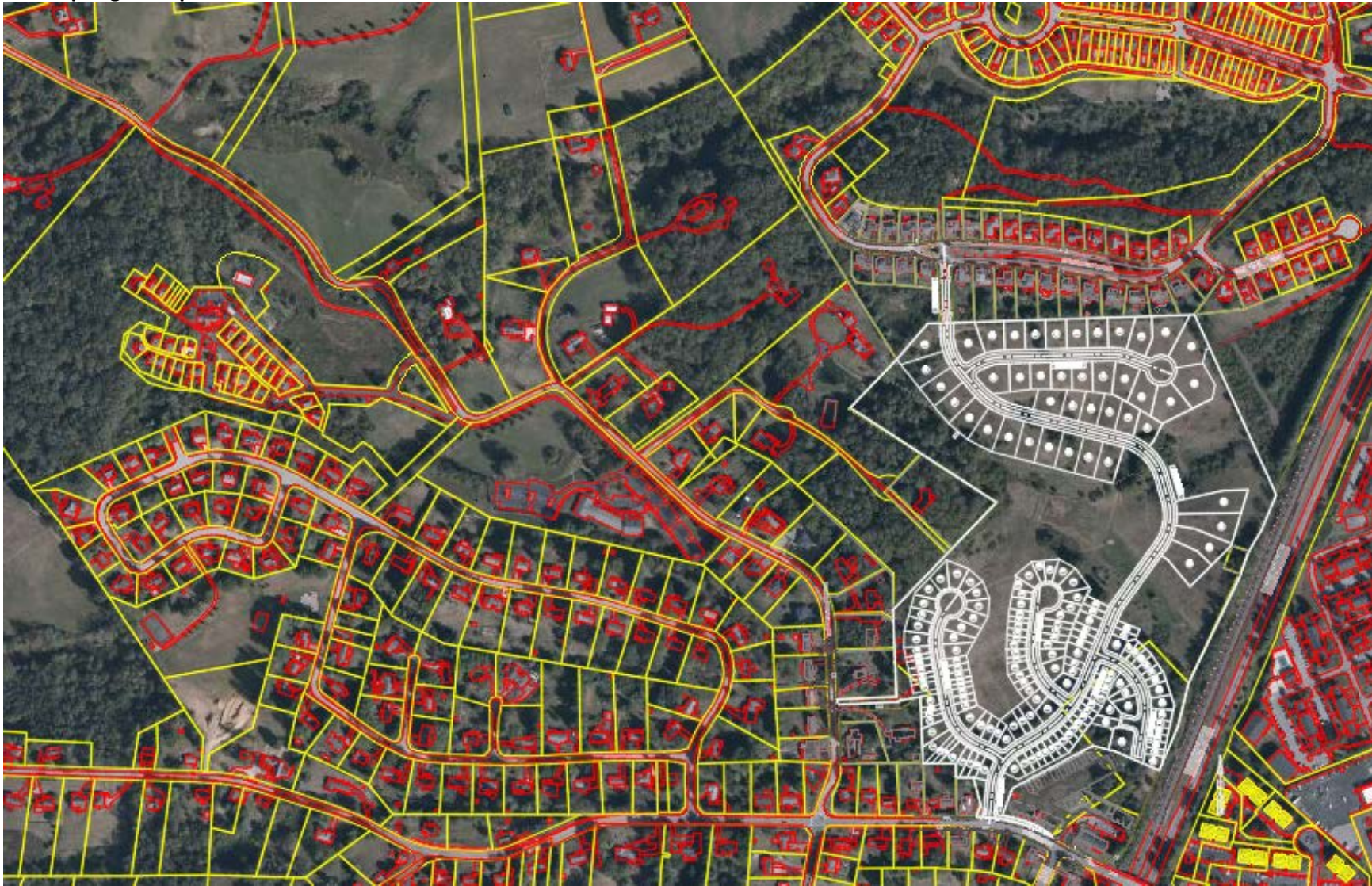
I look forward to hearing from you. Please let me know if you have any questions or concerns.

Very truly yours,

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

Amy B. Burton

## Glade Springs Comparisons



### 1. Existing tree canopy:

Glade Springs requesting to develop on a parcel that is currently used as pasture land and has been used a pasture land for many years. Over time, this land has been compacted by animals. All of the adjacent parcels have significant existing tree coverage. The Glade Springs parcel does not and the density of rooftops, roads, driveways and other impervious surfaces will be exposed. The Glade Springs proffers only propose the initial planting of 5% of the required 20% tree canopy. This is not adequate to shade the impervious surfaces. A managed successional growth plan over 20 years will not help the environment today.



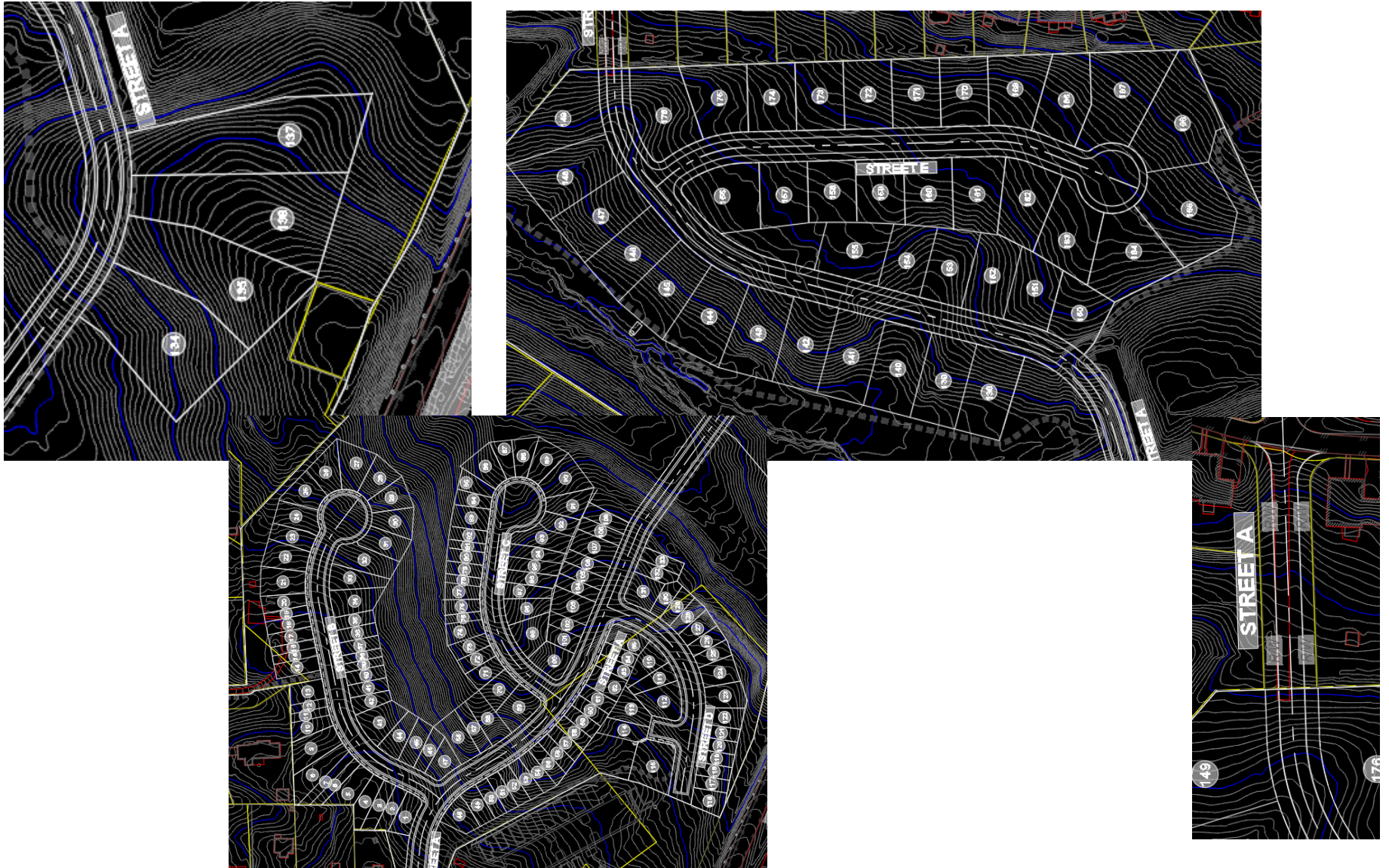
## Glade Springs Comparisons

2. **Wooded Area Comparison:** In the Planning Commission session, the developer was asked to clearly state the amount of wooded area that is 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 and coverage in favor of a landscaping plan that is inadequate at best. It is not a sustainable practice to remove the wooded area on over 10% of the site and certainly not when there is no immediate plans for replacement of this wealth of natural resources. This analysis does not include the removal of mature trees on other parts of the project.



## 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.





## Kasey Thomsen

---

**From:** Kinsey O'Shea  
**Sent:** Monday, April 24, 2023 8:17 AM  
**To:** Kasey Thomsen  
**Subject:** FW: GSC and the lack of documentation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Friday, April 21, 2023 1:41 PM  
**To:** Jerry Ford <[jford@blacksburg.gov](mailto:jford@blacksburg.gov)>  
**Cc:** Leslie Hager-Smith <[LHager-Smith@blacksburg.gov](mailto:LHager-Smith@blacksburg.gov)>; Planning Commission <[PlanningCommission@blacksburg.gov](mailto:PlanningCommission@blacksburg.gov)>; S Anderson Math <[anderson@math.vt.edu](mailto:anderson@math.vt.edu)>; John Bush <[jbush@blacksburg.gov](mailto:jbush@blacksburg.gov)>; Lauren Colliver <[lcolliver@blacksburg.gov](mailto:lcolliver@blacksburg.gov)>; Susan Mattingly <[smattingly@blacksburg.gov](mailto:smattingly@blacksburg.gov)>; Michael Sutphin <[msutphin@blacksburg.gov](mailto:msutphin@blacksburg.gov)>; Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Subject:** Re: GSC and the lack of documentation

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Jerry,

Thank you for your respectful response. I can appreciate how laborious this project has been but still offer that residents are disadvantaged in being able to have their own sufficient time to digest, question, react, and respond to the proposal and for such to have an impact on the public and private considerations of Town Council. I would love to know how the project is improving so I could trust that input is being considered and standards are being upheld but I just don't have any information.

Susan Anderson was kind enough to send me the timeline of when to expect items to be available and I will make sure other residents are aware.

Robin

On Fri, Apr 21, 2023 at 8:52 AM Jerry Ford <[jford@blacksburg.gov](mailto:jford@blacksburg.gov)> wrote:

Robin:

I appreciate your frustration with the ever-evolving proposal. The long time line involved with this proposal, both at the planning commission and town council level, creates a long and laborious process for staff to manage and post accordingly.

I don't know the specific deadlines but in the past, it seems that revisions from the time of a work session until the time of a public hearing was pretty short; for instance, a revision must be received NLT the Friday of a work session week so that staff may review, post, and provide a staff report NLT the Friday prior to the public hearing week. That's my limited understanding/observation of the timelines when it's a two week turnaround.

So, I think that means we have two weeks before the public hearing week.

Another key point, in my mind. The revisions to this proposal are evolving and improving. It would be very concerning if it was going in the opposite direction but I think it's getting better due to citizen concerns being voiced by myself and others during the work sessions.

I'm confident in the timeline and process in that a final product to consider and vote on will be available with sufficient time for both Town Council to think about privately as well as for citizens to consider before the public hearing. No one wants an 11th hour proposal to consider or rush to a vote.

Respectfully yours,  
Jerry

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**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>

**Sent:** Friday, April 21, 2023 7:36:48 AM

**To:** Leslie Hager-Smith <[LHager-Smith@blacksburg.gov](mailto:LHager-Smith@blacksburg.gov)>

**Cc:** Planning Commission <[PlanningCommission@blacksburg.gov](mailto:PlanningCommission@blacksburg.gov)>; S Anderson Math <[anderson@math.vt.edu](mailto:anderson@math.vt.edu)>; John Bush <[jbush@blacksburg.gov](mailto:jbush@blacksburg.gov)>; Lauren Colliver <[colliver@blacksburg.gov](mailto:colliver@blacksburg.gov)>; Jerry Ford <[jford@blacksburg.gov](mailto:jford@blacksburg.gov)>; Susan Mattingly <[smattingly@blacksburg.gov](mailto:smattingly@blacksburg.gov)>; Michael Sutphin <[msutphin@blacksburg.gov](mailto:msutphin@blacksburg.gov)>; Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>

**Subject:** Re: GSC and the lack of documentation

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Mayor Hager-Smith,

So my concern was not addressed in your response- I am prohibited from participating in the process because documentation of changes, updates, minutes, correspondence, etc are not available to the public. Can you or anyone else on this email specifically address this? I'd like to trust the process but lack of consistency and information makes that difficult.

And I met with Mr. Ford and Ms. Mattingly (during the planning commission period) and then Ms. Colliver before the council began detailed work sessions on this project. I don't recall a decline from you- your responses just didn't acknowledge the invitation. Conversations are not one and done. As the project evolves so

should the dialogue. However, I can neither support or question all or parts of the application because I cannot confirm its status. This doesn't seem unreasonable.

Any others want to chime in?

Robin

**Below is my 1st and second email to you. I share this too so all can see in context.**

**On Tue, Mar 21, 2023 at 1:50 PM Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)> wrote:**

**Mayor Hager-Smith,**

**I've done lots of emailing - some on behalf of our group and some personally and I wondered if you might be amenable to meeting in person. I would love to hear more about the path forward for the GSC application and how to engage in positive, productive ways with its ongoing evolution. You know I'll have questions, but perhaps you also have some?**

**Would this be something you would be interested in doing?**

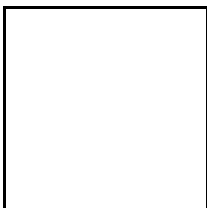
**I'd be happy to buy you a cup of coffee or meet at a location of your choosing. Thanks in advance for your consideration.**

**Robin**

**INSERT YOUR RESPONSE ABOVE**

**Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>**

**to Leslie**



**Mayor Hager-Smith,**

**I guess if connectivity wasn't required at all, the variances for it would be moot. Which I guess that's your call to make since it's for the town not the actual GSC development. My concerns are with variances allowed to reduce developer costs (not permitted by town standards- examples- curb and gutter, sidewalks, cul de sac vs. branch, driveway 20ft vs. 50ft, and PUE), those that compromise safety, or landscaping ordinances.**

**Maybe it would be more prudent to allow the small lot development zoning classifications to be developed and town standards updated before allowing a new proposal to set the tone?**

**I'm still open to meeting.**

**Robin**

On Thu, Apr 20, 2023 at 9:56 PM Leslie Hager-Smith <[LHager-Smith@blacksburg.gov](mailto:LHager-Smith@blacksburg.gov)> wrote:

Robin: I understand that you do not trust the process; however, it has been expanded to take much longer than usual, so that council has plenty of time for consideration, and so that the public can follow along. Your understanding is correct – the connection you object to has been eliminated from the plans. We will not enter into a formal agreement until we have that proffer in writing.

I declined your invitations to meet [you've met with the majority of council members]; but it is untrue that I've failed to acknowledge your interest in meeting. Following is my last message . . . I sent it on March 27 to you individually, but I share it now so that all of the correspondents you have included can see:

*No, Robin, [your invitation] is not lost. It is in my GSC email file, and I have ~ 8 others over your signature. As I'm sure you'll appreciate, that's quite a lot from one address, and I cannot respond to each message I get.*

*Your most recent message is addressed to the entire council, and it makes reference to the total number of variances that the current proposal asks for. I am compelled to point out that the compromise road connection would require two additional variances . . . I'm guessing those would be acceptable?*

*I want to offer another way to think about the idea that this development is too ambitious, too different, or too at odds with our current zoning ordinance: The number of variances in the current proposal is not necessarily a measure of how aberrant the project is, so much as it is a measure of how outdated our zoning classifications are. Just last month, we hired a consultant to recommend a model for small lot subdivisions, for example. We hired a consultant because we don't have the bandwidth on staff. And by that I truly mean bandwidth – not talent.*

*After years of major projects -- Mid-Town, the Northend Center, annexations pushed forward by the MVP settlement, redevelopment of Terrace View and Sturbridge -- we have managed to keep up, but not to perform the ideal level of "housekeeping" documentation. Toss in the pandemic and associated loss of labor force, and we are hard-pressed to make edits to our subdivision or zoning ordinances. It's flattering that the general public seems to assume our docs are always in order, always in line with current best practices. The Town certainly does enjoy a deserved reputation for its quality of resident services. This may be the exception that proves the rule. And yet, you have seen for yourself how carefully the Planning Commission and Town Council are working to arrive at a good result for all parties.*

*I appreciate your taking part in the public dialogue. As you observe, what we get from Planning Commission is not always where we land. They are an advisory board to the Town Council, technicians who receive special training to perform assessments based on various codes. Once a project gets to Town Council, a myriad of additional concerns may be factored in.*

*With kind regards,*

**Leslie Hager-Smith**

**Mayor**

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>

**Sent:** Thursday, April 20, 2023 7:40 PM

**To:** Planning Commission <[PlanningCommission@blacksburg.gov](mailto:PlanningCommission@blacksburg.gov)>; Leslie Hager-Smith <[LHager-Smith@blacksburg.gov](mailto:LHager-Smith@blacksburg.gov)>; S Anderson Math <[anderson@math.vt.edu](mailto:anderson@math.vt.edu)>; John Bush <[jbush@blacksburg.gov](mailto:jbush@blacksburg.gov)>; Lauren Colliver <[lcolliver@blacksburg.gov](mailto:lcolliver@blacksburg.gov)>; Jerry Ford <[jford@blacksburg.gov](mailto:jford@blacksburg.gov)>; Susan Mattingly <[smattingly@blacksburg.gov](mailto:smattingly@blacksburg.gov)>; Michael Sutphin <[msutphin@blacksburg.gov](mailto:msutphin@blacksburg.gov)>; Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>

**Subject:** GSC and the lack of documentation

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All,

Each of you has asked the community to participate in the town's normal process in regards to the GSC rezoning application, but we are hindered in doing so since almost no current application documents are publically available. I cannot locate any new documentation regarding the status and changes to the



application or updated maps of the development since the application came to Council's desk and three work sessions have been held. Meeting minutes for the last two work sessions are also not available to the public. And any correspondence received after March 10 (past noon) - April 3 has also not been posted. Can anyone tell me why this obligation and responsibility has not been upheld?

How is the public to participate in the process without information? How can we even trust that the agreement to remove the connector road is real since nothing is in writing that says it is so? And just because the applicant says something is true, or in, or out, doesn't mean that it is if neither data nor documentation is required.

The PC land use vote (recommendation of denial by 5-2) was on March 7. The decision not to post since then creates much distrust between the public and the town and applicant. And it holds no one accountable.

**I propose that the rezoning vote be delayed so that members of the community are afforded the opportunity to participate as fully as the applicant and town in the process. Without full participation of all parties, the process will never be fully legitimate.**

Also- Mayor Hager-Smith- I requested to meet with you twice and neither invitation was acknowledged. My offer stands.

Robin Jones

1224 Village Way S.

PS-I heard from attendees of the last work session that it was recommended that the vote be divided. That was surely a tell of where this is headed.

Hello. My name is Marcus Weaver-Hightower, and I'm also a resident of Village Way South, where we have lived for 3 years. I also am opposed to this development plan for a range of reasons, most of which have already been addressed tonight by others. I am going to use my time to provide some visuals to bolster points others are making.

1. The first image on the handout you have is to scale and shows a density comparison. The proposed Glade Springs development is here compared to other neighborhoods in 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, which is not usable for recreation. The South section of approximately 15 acres is essentially building at 8-10 homes per acre, which is far too dense for this environmentally fragile site to support.

2. The second image provides a comparison of wooded areas. This drawing shows the south side of the proposed development overlaid on an aerial photograph of the site. The area in the right lower corner is now The Farm development.

When the developers for The Farm proposed it, there was significant concern about the increased density, but some on the Planning Commission and Town Council voted for it because of protections that were in place for residents of the area, including the large treed buffer area between The Farm and neighborhoods to the North and West. The developer is now taking out that buffer.

The image highlights in the bold green lines the woods to be removed, which is approximately 4.5 acres of existing hardwood that stabilizes the slopes, provides buffering, minimizes stormwater runoff and provides shade and cooling.

The new proposal removes all of these mature trees in favor of an inadequate landscaping plan. It would reduce street trees from 1 per 30' to 1 per 100' and instead planting only a fraction of the required tree canopy, leaving the rest to the HOA to supplant the developer's responsibilities. It is not ecologically sound to remove the wooded area on over 10% of the site and replace it with 35 lots with minimal landscaping.

3. The third image shows how challenging the topography of the site is. Increasing the density of homes on the land makes the 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. I invite everyone on the Commission to come stand in my back yard and you will see instantly just how treacherously steep this plot is. Sheep running down this hill get going very fast; I can scarcely imagine a wheelchair or child on a bicycle traversing this safely.

Clustering the houses together with no driveways on this slope will create significant traffic safety issues as well. Imagine yourself backing out of a parking space at Kroger. Now increase the speed in the aisle to 25 mph. Now imagine tipping that at a 12% slope where you cannot see around the car beside you because it is now uphill of you. The Commission should consider the safety of the residents there as one of the primary reasons that the many variances asked for should be denied.

Thank you for your time.

## Kasey Thomsen

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**From:** Anne McClung  
**Sent:** Wednesday, April 26, 2023 8:35 AM  
**To:** Kinsey O'Shea; Kasey Thomsen  
**Subject:** Fw: Public Comment 4/25

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

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**From:** Amy Burton <aburtons@vt.edu>  
**Sent:** Tuesday, April 25, 2023 10:24 PM  
**To:** Anne McClung; Jerry Ford; Kinsey O'Shea; Leslie Hager-Smith; Susan Mattingly; S Anderson Math; John Bush; Lauren Colliver; Michael Sutphin; Planning Commission; Town Council  
**Subject:** Public Comment 4/25

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

Dear Blacksburg Town Council,

Please see the text below as the written record from my citizen comments during the 4/25/23 meeting.

Good Evening

There is undoubtedly a housing crisis in Blacksburg, Montgomery County, and the nation at large. But when building new housing, any negative consequences should be shared by all current property owners.

In this case, the developers themselves are current property owners of 5 different adjacent parcels to their 44 acre proposed development. These additional properties are not included for use in the development of the 44 acre GSC proposal. None of these properties are being negatively impacted by their proposals.

In fact, their most recent additions(July and Oct 2022) have been rented out, generating more revenue for the developers. 1008 Glade Rd. is rented to members of a VT student fraternity organization. This does not seem like a good fit for the entrance to a work force, owner- occupied family neighborhood which is designed to increase connectivity and a sense of community for residents.

Any of these existing parcels and dwellings could be converted to affordable housing units, slowing the frenetic pace to approve this unsafe proposal. One of the properties is a small brick apartment building. It is well suited to become owner occupied affordable units.

Alternatively, any of these properties could also be used as a safer entrance to the development rather than shifting all of the negative environmental impacts onto 2 parcels on Glade Rd. and all of the pedestrians and bike riders who travel on Glade Rd.

The existing outbound(west) bike lane under this proposed entrance would need to navigate a new right turn lane and cross paths with any of the left turning traffic from the development.

The only sidewalk on Glade Rd will also be demolished and negatively impact pedestrian safety during the years of construction. Once construction is completed, any pedestrians will need to cross at a new uncontrolled intersection.

There is only sidewalk on the north side of Glade Rd. This design decreases pedestrian and bike rider connectivity.

Adding the pedestrian path and bike lanes onto Glade Rd. would actually improve connectivity to mass transit and shopping. This is both safer and more inclusive than the proposed new intersection and path locations.

Current VDOT design standards state that a roundabout be considered first in new intersection construction. Given the double lots owned by the developers at both Shadow Lake and Glade, there is ample space for this best practice intersection.

The choices of the developers and the town with regard to the construction of this dangerous (within warrants) proposed entrance are options.

The warrants of this entrance is based on data collected in a TIA from April 6-7, 2022. This was before The Farm was completed. The traffic from this high density development was estimated. The TIA considers traffic delays, but not safety, which should be of paramount concern. Using the posted speed limit of 25 mph is not ethical because no vehicles drive 25 mph on Glade Rd. The delta between 25 and reality is significant. Actual speed is an important factor because it is used in all of the formulas and tables to determine both spacing requirements and the ratings A-E.

*I ask the town to hire a 3rd party independent firm to complete a current assessment of all traffic conditions, to include actual speed on Glade Rd. not the posted 25 mph.*

This 2023, 3rd party independent study needs to include vehicular speed data in addition to the other TIA data points collected in the original April 6-7, 2022 survey. Please consider the safety and quality of all life residents. Value safety and environmental justice over monetary gains.

Thank you

--

**Amy Burton**



My name is Rebecca Weaver-Hightower, and I can only imagine what you must think of me. I'm a privileged homeowner who doesn't want my view spoiled, right? You're not entirely wrong. I love the fact that I currently have sheep and deer as neighbors. But I hope you can also see that I wouldn't be so insistent that you listen to me and my *human* neighbors if this weren't about more than that.

I have spent hundreds of hours gazing over this space and thinking about what could be built there. And I will spend the rest of my life looking at the neighborhood you plan to build there. Selfishly, I want it to be a place that I know is safe, both for the human inhabitants of the future neighborhood and for the land itself. I'm here because at every stage your own people have said we need to put on the brakes with this development, that it's not sustainable for the space and that we need to rethink some key elements to make sure that this development is the best addition to Blacksburg that we can have. I'm here because I am concerned that you're not hearing that message.

So, I'm here to publicly request three things:

1. I ask that the town council, as a self-described "partner" in this development project, consult *objective* experts about the environmental impact of this development and share that information with the public. At the planning commission final meeting, the question was asked about why the developer's experts are painting a picture about the environmental impact so different from experts from Virginia Tech. The developer had no answer. And I think that alone should be a reason to pause and get a neutral third party involved and to provide to the public the documentation of research and changes to the plan.

2. I ask that you pause in the rush for this development to consider the changes to the zoning laws that you say need to be made. The developer is asking for an unprecedented number of deviations from the code that right now everyone else has to follow. Let's change the code *first* based on science and then make decisions about individual developments. The rush to decision and then the rush to build really concerns me. I realize that you have put years into partnering with this developer, but the impact of a badly planned and poorly executed build will last for centuries. (And if you think they've asked for corners to be cut now, just imagine what they are going to want to change once the clock is ticking.)

3. I ask that you consider how the town can be meaningfully involved in this process. I understand that a meeting was held years ago where the public was invited. I was not aware of that meeting (I don't think I even lived here then) and did not attend and neither did the many town citizens who are concerned about development in the Toms Creek basin, with whom I've been discussing this project. Please understand that this is a moment to build *trust* between the town council and the community by sharing revised plans, listening to our concerns (and not just poo pooing them), and working with the voters who elected you to make this into a development of which we can all truly be proud.

You are the elected stewards of Blacksburg, its human and non-human animals and its land.  
Please do the right thing for all of us.

## Kasey Thomsen

---

**From:** Anne McClung  
**Sent:** Wednesday, April 26, 2023 8:35 AM  
**To:** Kinsey O'Shea; Kasey Thomsen  
**Subject:** Fw: TC Meeting Public Comments re GSC Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Robin Jones <robindavisjones@gmail.com>  
**Sent:** Tuesday, April 25, 2023 9:06 PM  
**To:** Planning Commission; Town Council; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Jerry Ford; Susan Mattingly; Michael Sutphin; Kinsey O'Shea; Anne McClung  
**Subject:** TC Meeting Public Comments re GSC Rezoning

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Here are my citizen comments from the 4.25.23 Town Council meeting.

-Robin Jones

I'm Robin Jones- 1224 Village Way S.

Thanks, Kacie, for really summing up what we as a Coalition believe is the correct course of action at this point in time. We have asked both the Planning Commission and now Town Council to consider these Town Codes while evaluating the GSC application and have been met with different reactions. As we know, the Planning Commission voted NOT to Recommend this rezoning for many reasons including the high volume and impact of the variances requested. When Town Council is confronted with these same conflicts, the response is that variances aren't that relevant because of how, and I quote, "outdated our zoning classifications are." If the codes are outdated for such a proposal, do the work and update the codes so that this and any future application can be considered fairly and equitably. The town has hired consultants to help make recommendations for modernizing classifications and have been presented with some best practices. Seems like the timeline is out of order and these recommendations and new practices should inform new classifications rather than allow a current application to force our hand.

And speaking of process, I'd also like to call out publicly that each of you has asked the community to participate in the town's normal process in regards to rezoning applications, but we are hindered in doing so since almost no current application documents are publicly available. As of this morning, I still cannot locate any new documentation regarding the status of and changes to the application or updated maps of the development since the application came to Council's desk and three work sessions have been held. Meeting minutes for the last two work sessions are also not available to the public. And any correspondence received after March 10 - April 3 has also not been posted. Though I have since been told when this information will be available, I haven't been told why this obligation and responsibility has not been upheld. And though this should be enough to at least justify a delay in the proceedings, the vote is on schedule.

Approving this project without due process, current standards, or regard to the effects will constrain future planning commission and town council members to do their job effectively. And it has the potential to compromise the Town of Blacksburg's many environmental awards and accolades.

You have options- denial in its current state seems to be most appropriate. However, you can also create good standards and codes to measure it by and/or you can send it back to the expertise of the Planning Commission for evaluation, especially if it is a significantly different application.

Members of this community, some of whom are present and will speak tonight, are among the approximately 225 residents who signed a petition in opposition to the GSC project. We oppose this project not only for the violations in process described above but because the variance requests push the development significantly out of the current or future land use standards. Those who follow will speak to concerns relative to safety, livability, and environment.

## Kasey Thomsen

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**From:** Amy Burton <[aburtons@vt.edu](mailto:aburtons@vt.edu)>  
**Sent:** Tuesday, April 18, 2023 8:27 AM  
**To:** Randy Formica; Meredith Jones; Anne McClung; Kinsey O'Shea; Town Council  
**Subject:** Re: Vdot innovative intersections  
**Attachments:** glade road.pdf; shadow lake.pdf; steading lane.pdf; wide view.pdf

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

Good morning,  
Please see the attached images highlighting the parcels with existing access points. I am asking for one of these parcels on Shadow Lake to be used in lieu of creating an additional unnecessary side street entrance onto Glade. If access is desired on the East/South side, there is a parcel that connects to the existing Steading Ln Oriole Dr. intersection.

On Mon, Apr 17, 2023 at 9:03 PM Amy Burton <[aburtons@vt.edu](mailto:aburtons@vt.edu)> wrote:

These designs may be applicable in helping to be creative and improve connectivity at Glade and Shadow Lake. That existing intersection could accommodate a "collector road" sized roundabout. The pedestrian friendly features would also facilitate access to Lark Lane Park for the new residents of our community.

It also includes designs to incorporate the two existing access roads on Shadow Lake that could improve traffic flow, greenspace conservation, and increase connectivity.

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Amy Burton

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Amy Burton



# ParcelLand Viewer

-  Corporate Line
-  Tax Parcels
-  Major Roads

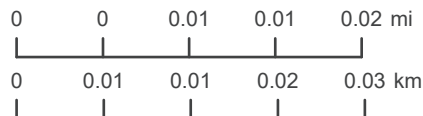


VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Montgomery County VA, FEMA, USFWS, USGS

Map by Montgomery County VA web map viewer 4/18/2023




\*For reference purposes only. Not to be used as an official legal document.

Scale: 1:564



# ParcelLand Viewer



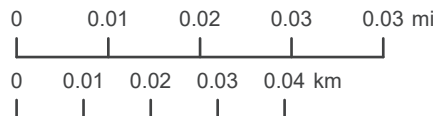
-  Corporate Line
-  Tax Parcels
-  All Other Roads

VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Montgomery County VA, FEMA, USFWS, USGS

Map by Montgomery County VA web map viewer 4/18/2023





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Scale: 1:1,128





# ParcelLand Viewer

-  Corporate Line
-  Tax Parcels
-  All Other Roads
-  460 Bypass



VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Montgomery County VA, FEMA, USFWS, USGS

Map by Montgomery County VA web map viewer 4/18/2023










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Scale: 1:1,128



# ParcelLand Viewer



-  Corporate Line
-  Tax Parcels
-  Shaded Zone X, 0.2% Annual Chance Flood Hazard
-  Blacksburg Hydrography
-  All Other Roads
-  Major Roads
-  460 Bypass

VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Montgomery County VA, FEMA, USFWS, USGS

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Scale: 1:9,028

