



BALZER
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August 21, 2023

Kinsey O'Shea
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: Habitat for Humanity – Airport Road Townhomes PRD - Revisions

Dear Kinsey,

We are providing the following updates to address comments discussed in the Staff Report and at the Planning Commission Work Session on August 15, 2023.

Revisions included are:

- 1) The square footage of each open space area has been shown (Sheet Z4).
- 2) An exception for the units facing the common greenspace has been included in that letter attached with these revisions.
- 3) An exception for the project not including a specific active amenity area has been included in that letter attached with these revisions.
- 4) The trail connection from the project to the Dehart Street Playground has been revised to be 10' wide (Sheet Z3).
- 5) A parking space for a future car charging station has been shown on Sheet Z4. The station shall not be installed at the time of construction but infrastructure to allow for a future station will be installed and shown on the final site plan. This is noted in the application text as well.
- 6) The bike parking spaces have been revised to indicate they will be covered (Sheet Z3).
- 7) An evergreen shrub buffer planting has been proposed along the northern property line adjacent to the Brown property (Sheet Z4). As this is a public utility easement area, no trees will be planted.
- 8) No project signage is proposed. The signage section in the application text has been removed.
- 9) The public sidewalk proposed along Airport Road has been extended to the property lines as requested (Sheet Z3).
- 10) The stormwater concept plan has been updated and resubmitted to the Town Engineering department.
- 11) We have provided an additional sheet to show the proposed public utility easements and the proposed stormwater easements (Sheet Z6).
- 12) Sanitary sewer adjustments have been made as requested in the staff report (Sheet Z3).



- 13) Language in proffer #2 has been revised to read "*Only residents earning less than 80% of the Average Median Income (AMI) will be qualified...*".
- 14) After the discussion at the meeting and hearing staff comments, we are not proposing a future trail easement along the northern property line adjacent to the Brown property.

Thank you for reviewing this supplemental information and if you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Steve Semones', with a long horizontal flourish extending to the right.

Steven M. Semones
Executive Vice President