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May 2, 2024

Kinsey O'Shea
Senior Planner
Town of Blacksburg
400 S. Main Street
Blacksburg, VA 24060

RE: Old Blacksburg High School – Planned Residential Amendment

Dear Kinsey,

Per your request, below is a list of the relevant changes between our current PRD amendment submittal and the original approved PRD from 2019.

- 1) General layout of the project has changed. Units are oriented primarily along the loop road and are serviced from the road versus alley loaded garages. Building Type III units are serviced by an alley. The layout change also pulled residential units further away from the Elliott Drive neighborhood.
- 2) Overall density has decreased. Maximum Unit count has dropped from 100 to 73 and maximum bedroom count has dropped from 319 to 284. The 284 bedroom count is if every possible unit converts their loft area to a 4th bedroom.
- 3) Building footprints have changed to allow for more units to have a master bedroom and bath on the first floor. 68 of the 73 units have this feature.
- 4) While the Colonial and Craftsman styles have been retained, the architectural design has changed. Individual units are more clearly distinctive in the current proposal. There are also fewer three story units now proposed.
- 5) Interior street layout has been revised. Interior streets will now be privately owned and maintained versus public streets previously. Less on street parking has been provided on the interior streets.
- 6) Bike parking has been greatly increased. 319 are proposed with the current plan – 219 in garages with provided hanging racks and 100 outdoor spaces. A total of only 80 bike spaces were provided previously.
- 7) Trail and Sidewalk alignments have changed based on the new layout. The multi-use trail now extends from the Price Street intersection to the Grove park along the Grove Avenue paper right of way versus the south side of the property. A nature trail is now shown on the south side.
- 8) The impervious area of the current plan is lower than the previously approved plan. Calculations based on the lower impervious area results in stormwater management no longer being required for the project.



- 9) Open space configuration has changed based on the layout change. Onsite Area #2 open space has been slightly reduced from 21.6% to 20.9%.
- 10) The Central Park space shown on the previous concept in Area 2 has been removed and replaced with Grove Park on Area 3 that would be accessible to any town resident.
- 11) Dailly trip generation has reduced by approximately 280 trips per day. This is based on the reduction of units and the updated ITE Manual requirements.
- 12) Water and Sewer usage has been reduced due to the reduction of units and bedrooms.
- 13) The proffer statement has been revised.
 - Previous Proffer #3 relating to excess stormwater management nutrient removal credits has been removed due to the project no longer requiring stormwater management based on the significant decrease in impervious area.
 - Previous Proffer #4 has been modified to state the current number of proposed units as 73.
 - Previous Proffer's #2 and #7 relating to encouragement of owner occupancy and providing leasing requirements have been modified based on changes to state fair housing regulations and legal opinion.

Feel free to let me know if you have any questions.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President