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Blacksburg

1996 - 2046

COMPREHENSIVE PLAN

Administrative Manual

Blacksburg 2046<'Cf o kpm c v k g' O cpwcn' Vcdng'qhEqpvgpvu'

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Kpvt qf wevkqp"

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C0F go qi tcr j leu/ 'Ncpf 'Wug'Ucvkueu' "

30+ Vqy p"qh'Drcemudwti <4232'F go qi tcr j le'Rtqhkg'qh'I gpgtcn'Rqr wrvkqp"cpf 'J qwulpi "
Ej ctcevgtkueu"

40+ 4232'Egpuwu'S wlenHcevu"

c0 Vqy p"qh'Drcemudwti "

d0 Vqy p"qh'Ej tkukcpudwti "

e0 O qpv qo gt { 'Eqwv\ "

f0 Xki kpk"

50+ Vqy p"qh'Drcemudwti <Wtdcp'F gxgnr o gpv'Cfgcu."kpenf kpi 'r qr wrvkqp"guvko cvgu'hqt"4242"

60+ Ewttgpv'Ncpf 'Wug'O cr 'Ucvkueu"

70+ Hwwtg'Ncpf 'Wug'O cr 'Ucvkueu"

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For additional information about the Town of Blacksburg, please refer to the Town's website at www.blacksburg.gov.

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D0 Uwr rigo gpvcnEj cr vgt 'Kphqto cvkqp"

" Gpxlt qpo gpv'"

30+ O qpv qo gt { 'Eqwv\ 'Qr gp'Ur ceg IP cwtcn'Hgcwtgu/ 'E wwtcn'Hgcwtgu'O cr "

40+ Vqy p"qh'Drcemudwti 'Uwucpkcdk\ 'Cf o kpm c v k g'F k gev k gu"

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" Lqdu/ 'J qwulpi "

30+ Drcemudwti 'Kpf wutken'Rctm'O cr "

40+ Eqtr qtcvg'Tgugctej 'Egpgt'O cr "

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" Rctm/ 'Tget gcvkqp"

3+ Rctm'Ercuukhec vkqp'Ucpf ctf u"

4+ 4234'Tgi kqpcn'Rctm'"

5+ 4234'F kutev'Rctm"

6+ 4234'Ego o wkv\ 'Rctm"

7+ 4234'P gli j dqtj qqf 'Rctm"

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" Vt c pur qt wevkqp"

30+ I tggpy c { 'Eqputwevkqp'Rtkqtk\ 'Ej ctv'

40+ Uf gy cmi'Rtkqtk\ cvkqp'Ej ctv'

50+ Uf gy cmi'O cr '"

60+ Uf gy cmi'Eqputwevkqp'Rtkqtk\ 'Ej ctv'"

70+ Dkng'Tqwg'O cr '"

80+ Dkng'Tqwg'Eqputwevkqp'Rtkqtk\ 'Ej ctv'

90+ XF QV'Utggv'Ercuukhec vkqp'Ej ctv'

: 0+ Cng\ 'cpf 'Wpdwn'Tki j vqh/Y c { 'Xcecvkqp'Rtqegu"

; 0+ Cng\ 'cpf 'Wpdwn'Tki j vqh/Y c { 'Tgvgpvkqp'Tgeqo o gpfcvkqpu'"

Wklskgu'

30+ Y cvgt "Ugtxleg"Ci tggo gpv'O cr "
40+ Ugy gt "Ugtxleg"Ci tggo gpv'O cr "
50+ Vqy p "Ugy gtuj gf u'cpf "Uwd/Ugy gtuj gf u"
60+ Ego o wplecvkpu'Eqttkf qt "Rtkqtkv{ "Eqpuxwekqp"Ej ctv"

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Rwdnle'Uclgv{ "

30+ O qpvi qo gt { "Eqwpv{ "Go gti gpe { "Tgur qpug"Ctgcu"
40+ P gki j dqtj qqf "Etlo g"Y cvej "Ctgcu"

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Ncpf 'Wug'

30+ Vqy p"qh'Drcemudwti "Vqy p/Qy pgf "Rtqr gtvgu"
40+ Ur gekcnJ qwukpi "O cr "
50+ TgpvcnRgto kxkpi "Kpur gevkkp"F kntlevu"
60+ Qy pgt "Qeewr cpe { "d { "P gki j dqtj qqf "Rrcppkpi "F kntlev'O cr ""

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I qxgtpo gpv'Tgrevkpu'Ej cr vgt "

30+ Xkti kpk "Vgej "cpf "Xkti kpk "Vgej "Hqwpf cvkqp/Qy pgf "Rtqr gtvg{ "
40+ Gz wcvgttkqtkcnCtgcu"

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E0 Ej cpi gu'vq'yj g'Ego r tgj gpukxg'Rrcp.'4234/Hqty ctf "

30+ F gego dgt "33."4234."Vqy p "EqwpeknT guqnwkqp"Cf qr vki "yj g"4234"Wf f cvg"vq Blacksburg
2046
40+ Ugr vgo dgt "49."4234."Nqpi "Tcpi g"Rrcppkpi "Ego o kxkqp"Tgeqo o gpf gf "4234"Wf f cvg"vq"
Drcemudwti "4268"Uwo o ct { ""

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F0 Qdlgevkgu'cpf 'Rqrleku'Ego r krevkqp'cpf 'K6 r ngo gpvkvqp'Ucwwu'

30+ F gego dgt "33."4234ô Ego r krevkqp"qh'cm'Qdlgevkgu"("Rqrleku"

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G0 4234'Ego o wpkv{ 'Eqpxgtucvkkpu'Uwt xg{ 'T guwuu'/('Rwdnle'Kpr w'O ggkpi u'Uwo o ct lgu'

30+ 4233"Uco r ng"Uwt xg{ "
40+ P qxgo dgt "32."4233"Ego o wpkv{ "Eqpxgtucvkkp"Uwt xg{ "T guwuu"<
c0 Xkti kpk "Vgej "Wpf gti tcf wcvg{("I tcf wcvg"Uwf gpw"
d0 CCTRô Drcemudwti "Ej cr vgt"
e0 : yj "I tcf g"Ekxleu"Encuugu"cv"Drcemudwti "O kf f ng"Uej qqn"
f0 34yj "I tcf g"i qxgtpo gpv"Encuugu"cv"Drcemudwti "J ki j "Uej qqn"
50+ F gego dgt "37."4233Ego o wpkv{ "Eqpxgtucvkkp"Uwt xg{ "T guwuu"
c0 Xkti kpk "Vgej "Kpvgtpcvkqpcn"Uwf gpw"
60+ Lxpg"35."4234"Rwdnle'Kpr w'O ggkpi "qp"Ego r tgj gpukxg'Rrcp"Hwwtg"Ncpf "Wug"
Tgercuukhlecckp"Tgs wguu."Uwo o ct { "O ggkpi "P qvgu"
70+ Lwn{ "4234."Uwo o ct { "O ggkpi "P qvgu"qp"yj g"yj tgg"Rwdnle'Kpr w'O ggkpi u"qp"
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80+ Cwi wuv."4234."Uwo o ct { "O ggkpi "P qvgu"ltqo "yj g"hwat"Ego r tgj gpukxg'Rrcp"i gpgtcn"Qr gp"
J qwugu"
90+ Qexqdg"44/48."4234."Uwo o ct { "P qvgu"ltqo "yj g"Rwdnle'Kpr w'Gxgpw"qp"yj g"4234"
Ego r tgj gpukxg'Rrcp"Wf f cvg"
: 0+ Drcemudwti 4268B drcemudwti f qx"mji "cpf "go cku'tgegkxgf "yj tqwi j "Ugr vgo dgt "49."4234"

Blacksburg 2046'Cf o lƀkmt cvkxg'O cpwcn' **Kƀvt qf wevkqp''**

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Cf o kplmtcvk'g'O cpwcn'
Ugevkqp'C"

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F go qi tcrj leu'('Ncpf 'Wug'Uc vkmleu'

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DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.**Geography: Blacksburg town, Virginia**

Subject	Number	Percent
SEX AND AGE		
Total population	42,620	100.0
Under 5 years	1,085	2.5
5 to 9 years	1,010	2.4
10 to 14 years	920	2.2
15 to 19 years	8,218	19.3
20 to 24 years	17,496	41.1
25 to 29 years	3,583	8.4
30 to 34 years	1,811	4.2
35 to 39 years	1,292	3.0
40 to 44 years	1,112	2.6
45 to 49 years	1,102	2.6
50 to 54 years	1,040	2.4
55 to 59 years	976	2.3
60 to 64 years	840	2.0
65 to 69 years	612	1.4
70 to 74 years	495	1.2
75 to 79 years	389	0.9
80 to 84 years	317	0.7
85 years and over	322	0.8
Median age (years)	21.9	(X)
16 years and over	39,443	92.5
18 years and over	39,093	91.7
21 years and over	26,127	61.3
62 years and over	2,635	6.2
65 years and over	2,135	5.0
Male population	23,430	55.0
Under 5 years	547	1.3
5 to 9 years	525	1.2
10 to 14 years	481	1.1
15 to 19 years	4,444	10.4
20 to 24 years	10,108	23.7
25 to 29 years	2,148	5.0
30 to 34 years	1,045	2.5
35 to 39 years	698	1.6
40 to 44 years	588	1.4
45 to 49 years	555	1.3
50 to 54 years	499	1.2
55 to 59 years	481	1.1
60 to 64 years	388	0.9
65 to 69 years	293	0.7
70 to 74 years	233	0.5
75 to 79 years	159	0.4
80 to 84 years	139	0.3
85 years and over	99	0.2

Subject	Number	Percent
Median age (years)	22.0	(X)
16 years and over	21,796	51.1
18 years and over	21,620	50.7
21 years and over	14,580	34.2
62 years and over	1,152	2.7
65 years and over	923	2.2
Female population	19,190	45.0
Under 5 years	538	1.3
5 to 9 years	485	1.1
10 to 14 years	439	1.0
15 to 19 years	3,774	8.9
20 to 24 years	7,388	17.3
25 to 29 years	1,435	3.4
30 to 34 years	766	1.8
35 to 39 years	594	1.4
40 to 44 years	524	1.2
45 to 49 years	547	1.3
50 to 54 years	541	1.3
55 to 59 years	495	1.2
60 to 64 years	452	1.1
65 to 69 years	319	0.7
70 to 74 years	262	0.6
75 to 79 years	230	0.5
80 to 84 years	178	0.4
85 years and over	223	0.5
Median age (years)	21.9	(X)
16 years and over	17,647	41.4
18 years and over	17,473	41.0
21 years and over	11,547	27.1
62 years and over	1,483	3.5
65 years and over	1,212	2.8
RACE		
Total population	42,620	100.0
One Race	41,408	97.2
White	34,588	81.2
Black or African American	1,818	4.3
American Indian and Alaska Native	87	0.2
Asian	4,518	10.6
Asian Indian	1,108	2.6
Chinese	1,501	3.5
Filipino	199	0.5
Japanese	81	0.2
Korean	908	2.1
Vietnamese	212	0.5
Other Asian [1]	509	1.2
Native Hawaiian and Other Pacific Islander	17	0.0
Native Hawaiian	7	0.0
Guamanian or Chamorro	3	0.0
Samoan	3	0.0
Other Pacific Islander [2]	4	0.0
Some Other Race	380	0.9
Two or More Races	1,212	2.8
White; American Indian and Alaska Native [3]	124	0.3
White; Asian [3]	600	1.4
White; Black or African American [3]	190	0.4
White; Some Other Race [3]	70	0.2
Race alone or in combination with one or more other races: [4]		
White	35,670	83.7
Black or African American	2,113	5.0
American Indian and Alaska Native	278	0.7

Subject	Number	Percent
Asian	5,250	12.3
Native Hawaiian and Other Pacific Islander	83	0.2
Some Other Race	516	1.2
HISPANIC OR LATINO		
Total population	42,620	100.0
Hispanic or Latino (of any race)	1,476	3.5
Mexican	375	0.9
Puerto Rican	192	0.5
Cuban	76	0.2
Other Hispanic or Latino [5]	833	2.0
Not Hispanic or Latino	41,144	96.5
HISPANIC OR LATINO AND RACE		
Total population	42,620	100.0
Hispanic or Latino	1,476	3.5
White alone	948	2.2
Black or African American alone	49	0.1
American Indian and Alaska Native alone	15	0.0
Asian alone	20	0.0
Native Hawaiian and Other Pacific Islander alone	5	0.0
Some Other Race alone	315	0.7
Two or More Races	124	0.3
Not Hispanic or Latino	41,144	96.5
White alone	33,640	78.9
Black or African American alone	1,769	4.2
American Indian and Alaska Native alone	72	0.2
Asian alone	4,498	10.6
Native Hawaiian and Other Pacific Islander alone	12	0.0
Some Other Race alone	65	0.2
Two or More Races	1,088	2.6
RELATIONSHIP		
Total population	42,620	100.0
In households	33,902	79.5
Householder	14,455	33.9
Spouse [6]	3,671	8.6
Child	4,002	9.4
Own child under 18 years	3,327	7.8
Other relatives	662	1.6
Under 18 years	121	0.3
65 years and over	96	0.2
Nonrelatives	11,112	26.1
Under 18 years	59	0.1
65 years and over	24	0.1
Unmarried partner	655	1.5
In group quarters	8,718	20.5
Institutionalized population	150	0.4
Male	42	0.1
Female	108	0.3
Noninstitutionalized population	8,568	20.1
Male	4,837	11.3
Female	3,731	8.8
HOUSEHOLDS BY TYPE		
Total households	14,455	100.0
Family households (families) [7]	4,668	32.3
With own children under 18 years	1,924	13.3
Husband-wife family	3,671	25.4
With own children under 18 years	1,480	10.2
Male householder, no wife present	337	2.3
With own children under 18 years	117	0.8
Female householder, no husband present	660	4.6
With own children under 18 years	327	2.3

Subject	Number	Percent
Nonfamily households [7]	9,787	67.7
Householder living alone	3,877	26.8
Male	2,083	14.4
65 years and over	146	1.0
Female	1,794	12.4
65 years and over	385	2.7
Households with individuals under 18 years	2,030	14.0
Households with individuals 65 years and over	1,444	10.0
Average household size	2.35	(X)
Average family size [7]	2.79	(X)
HOUSING OCCUPANCY		
Total housing units	15,342	100.0
Occupied housing units	14,455	94.2
Vacant housing units	887	5.8
For rent	400	2.6
Rented, not occupied	57	0.4
For sale only	133	0.9
Sold, not occupied	33	0.2
For seasonal, recreational, or occasional use	172	1.1
All other vacants	92	0.6
Homeowner vacancy rate (percent) [8]	3.1	(X)
Rental vacancy rate (percent) [9]	3.7	(X)
HOUSING TENURE		
Occupied housing units	14,455	100.0
Owner-occupied housing units	4,104	28.4
Population in owner-occupied housing units	10,097	(X)
Average household size of owner-occupied units	2.46	(X)
Renter-occupied housing units	10,351	71.6
Population in renter-occupied housing units	23,805	(X)
Average household size of renter-occupied units	2.30	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.
















[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

















Town of Blacksburg—2010 US Census QuickFacts

People QuickFacts	Blacksburg	Virginia
Population, 2011 estimate	42,600	8,096,604
Population, 2010 (April 1) estimates base	42,620	8,001,030
Population, percent change, April 1, 2010 to July 1, 2011	0.0%	1.2%
Population, 2010	42,620	8,001,024
Persons under 5 years, percent, 2010	2.5%	6.4%
Persons under 18 years, percent, 2010	8.3%	23.2%
Persons 65 years and over, percent, 2010	5.0%	12.2%
Female persons, percent, 2010	45.0%	50.9%
White persons, percent, 2010 (a)	81.2%	68.6%
Black persons, percent, 2010 (a)	4.3%	19.4%
American Indian and Alaska Native persons, percent, 2010 (a)	0.2%	0.4%
Asian persons, percent, 2010 (a)	10.6%	5.5%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	Z	0.1%
Persons reporting two or more races, percent, 2010	2.8%	2.9%
Persons of Hispanic or Latino origin, percent, 2010 (b)	3.5%	7.9%
White persons not Hispanic, percent, 2010	78.9%	64.8%
Living in same house 1 year & over, 2006-2010	51.5%	83.8%
Foreign born persons, percent, 2006-2010	13.8%	10.8%
Language other than English spoken at home, pct age 5+, 2006-2010	16.1%	14.1%
High school graduates, percent of persons age 25+, 2006-2010	95.3%	86.1%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	67.5%	33.8%
Mean travel time to work (minutes), workers age 16+, 2006-2010	13.8	27.1
Homeownership rate, 2006-2010	32.7%	68.9%
Housing units in multi-unit structures, percent, 2006-2010	55.0%	21.4%
Median value of owner-occupied housing units, 2006-2010	\$245,300	\$255,100
Households, 2006-2010	13,085	2,974,481
Persons per household, 2006-2010	2.31	2.56
People QuickFacts	Blacksburg	Virginia
Median household income 2006-2010	\$30,548	\$61,406
Persons below poverty level, percent, 2006-2010	42.1%	10.3%

Business QuickFacts	Blacksburg	Virginia
 Total number of firms, 2007	2,352	638,643
 Black-owned firms, percent, 2007	S	9.9%
 American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
 Asian-owned firms, percent, 2007	S	7.0%
 Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
 Hispanic-owned firms, percent, 2007	S	4.5%
 Women-owned firms, percent, 2007	26.4%	30.1%
 Manufacturers shipments, 2007 (\$1000)	D	92,417,797
 Merchant wholesaler sales, 2007 (\$1000)	20,669	60,513,396
 Retail sales, 2007 (\$1000)	212,386	105,663,299
 Retail sales per capita, 2007	\$5,114	\$13,687
 Accommodation and food services sales, 2007 (\$1000)	57,511	15,340,483
Geography QuickFacts	Blacksburg	Virginia
 Land area in square miles, 2010	19.89	39,490.09
 Persons per square mile, 2010	2,142.5	202.6
 FIPS Code	07784	51
Counties	Montgomery County	

Town of Christiansburg—2010 US Census QuickFacts

People QuickFacts	Christiansburg	Virginia
Population, 2011 estimate	21,030	8,096,604
Population, 2010 (April 1) estimates base	21,041	8,001,030
Population, percent change, April 1, 2010 to July 1, 2011	-0.1%	1.2%
Population, 2010	21,041	8,001,024
Persons under 5 years, percent, 2010	7.4%	6.4%
Persons under 18 years, percent, 2010	23.1%	23.2%
Persons 65 years and over, percent, 2010	12.2%	12.2%
Female persons, percent, 2010	52.1%	50.9%
White persons, percent, 2010 (a)	89.5%	68.6%
Black persons, percent, 2010 (a)	6.2%	19.4%
American Indian and Alaska Native persons, percent, 2010 (a)	0.3%	0.4%
Asian persons, percent, 2010 (a)	1.4%	5.5%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	Z	0.1%
Persons reporting two or more races, percent, 2010	1.9%	2.9%
Persons of Hispanic or Latino origin, percent, 2010 (b)	2.2%	7.9%
White persons not Hispanic, percent, 2010	88.3%	64.8%
Living in same house 1 year & over, 2006-2010	83.0%	83.8%
Foreign born persons, percent, 2006-2010	2.9%	10.8%
Language other than English spoken at home, pct age 5+, 2006-2010	4.5%	14.1%
High school graduates, percent of persons age 25+, 2006-2010	89.2%	86.1%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	31.3%	33.8%
Mean travel time to work (minutes), workers age 16+, 2006-2010	18.7	27.1
Homeownership rate, 2006-2010	64.5%	68.9%
Housing units in multi-unit structures, percent, 2006-2010	17.4%	21.4%
Median value of owner-occupied housing units, 2006-2010	\$172,700	\$255,100
Households, 2006-2010	8,852	2,974,481
Persons per household, 2006-2010	2.27	2.56
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$25,437	\$32,145
Median household income 2006-2010	\$49,543	\$61,406

 Persons below poverty level, percent, 2006-2010	11.5%	10.3%
Business QuickFacts	Christiansburg	Virginia
 Total number of firms, 2007	1,818	638,643
 Black-owned firms, percent, 2007	F	9.9%
 American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
 Asian-owned firms, percent, 2007	S	7.0%
 Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
 Hispanic-owned firms, percent, 2007	F	4.5%
 Women-owned firms, percent, 2007	27.9%	30.1%
 Manufacturers shipments, 2007 (\$1000)	394,901	92,417,797
 Merchant wholesaler sales, 2007 (\$1000)	49,706	60,513,396
 Retail sales, 2007 (\$1000)	746,109	105,663,299
 Retail sales per capita, 2007	\$39,004	\$13,687
 Accommodation and food services sales, 2007 (\$1000)	87,036	15,340,483
Geography QuickFacts	Christiansburg	Virginia
 Land area in square miles, 2010	14.38	39,490.09
 Persons per square mile, 2010	1,463.2	202.6
 FIPS Code	16608	51
Counties	Montgomery County	

Montgomery County, Virginia—2010 US Census QuickFacts

People QuickFacts	Montgomery County	Virginia
Population, 2011 estimate	94,342	8,096,604
Population, 2010 (April 1) estimates base	94,392	8,001,030
Population, percent change, April 1, 2010 to July 1, 2011	-0.1%	1.2%
Population, 2010	94,392	8,001,024
Persons under 5 years, percent, 2011	4.4%	6.3%
Persons under 18 years, percent, 2011	15.3%	22.9%
Persons 65 years and over, percent, 2011	10.1%	12.5%
Female persons, percent, 2011	48.2%	50.9%
White persons, percent, 2011 (a)	87.6%	71.3%
Black persons, percent, 2011 (a)	4.2%	19.8%
American Indian and Alaska Native persons, percent, 2011 (a)	0.3%	0.5%
Asian persons, percent, 2011 (a)	5.7%	5.8%
Native Hawaiian and Other Pacific Islander persons, percent, 2011 (a)	0.1%	0.1%
Persons reporting two or more races, percent, 2011	2.1%	2.5%
Persons of Hispanic or Latino Origin, percent, 2011 (b)	2.9%	8.2%
White persons not Hispanic, percent, 2011	85.3%	64.5%
Living in same house 1 year & over, 2006-2010	69.1%	83.8%
Foreign born persons, percent, 2006-2010	8.1%	10.8%
Language other than English spoken at home, pct age 5+, 2006-2010	9.8%	14.1%
High school graduates, percent of persons age 25+, 2006-2010	88.1%	86.1%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	39.4%	33.8%
Veterans, 2006-2010	5,432	749,609
Mean travel time to work (minutes), workers age 16+, 2006-2010	18.2	27.1
Housing units, 2011	38,979	3,387,654
Homeownership rate, 2006-2010	56.4%	68.9%
Housing units in multi-unit structures, percent, 2006-2010	27.6%	21.4%
Median value of owner-occupied housing units, 2006-2010	\$187,600	\$255,100
Households, 2006-2010	34,369	2,974,481
Persons per household, 2006-2010	2.34	2.56

❏ Per capita money income in past 12 months (2010 dollars) 2006-2010	\$22,040	\$32,145
❏ Median household income 2006-2010	\$43,229	\$61,406
❏ Persons below poverty level, percent, 2006-2010	22.6%	10.3%
Business QuickFacts	Montgomery County	Virginia
❏ Private nonfarm establishments, 2010	1,989	193,042 ¹
❏ Private nonfarm employment, 2010	26,032	2,998,278 ¹
❏ Private nonfarm employment, percent change, 2000-2010	7.8	3.3 ¹
❏ Nonemployer establishments, 2010	4,668	510,297
❏ Total number of firms, 2007	6,877	638,643
❏ Black-owned firms, percent, 2007	S	9.9%
❏ American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
❏ Asian-owned firms, percent, 2007	S	7.0%
❏ Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
❏ Hispanic-owned firms, percent, 2007	S	4.5%
❏ Women-owned firms, percent, 2007	24.0%	30.1%
❏ Manufacturers shipments, 2007 (\$1000)	838,137	92,417,797
❏ Merchant wholesaler sales, 2007 (\$1000)	97,297	60,513,396
❏ Retail sales, 2007 (\$1000)	1,102,647	105,663,299
❏ Retail sales per capita, 2007	\$12,350	\$13,687
❏ Accommodation and food services sales, 2007 (\$1000)	148,286	15,340,483
❏ Building permits, 2011	216	23,297
Geography QuickFacts	Montgomery County	Virginia
❏ Land area in square miles, 2010	387.01	39,490.09
❏ Persons per square mile, 2010	243.9	202.6
❏ FIPS Code	121	51
❏ Metropolitan or Micropolitan Statistical Area	Blacksburg-Christiansburg-Radford, VA Metro Area	

Virginia—2010 US Census QuickFacts

People QuickFacts	Virginia	USA
Population, 2011 estimate	8,096,604	311,591,917
Population, 2010 (April 1) estimates base	8,001,030	308,745,538
Population, percent change, April 1, 2010 to July 1, 2011	1.2%	0.9%
Population, 2010	8,001,024	308,745,538
Persons under 5 years, percent, 2011	6.3%	6.5%
Persons under 18 years, percent, 2011	22.9%	23.7%
Persons 65 years and over, percent, 2011	12.5%	13.3%
Female persons, percent, 2011	50.9%	50.8%
White persons, percent, 2011 (a)	71.3%	78.1%
Black persons, percent, 2011 (a)	19.8%	13.1%
American Indian and Alaska Native persons, percent, 2011 (a)	0.5%	1.2%
Asian persons, percent, 2011 (a)	5.8%	5.0%
Native Hawaiian and Other Pacific Islander persons, percent, 2011 (a)	0.1%	0.2%
Persons reporting two or more races, percent, 2011	2.5%	2.3%
Persons of Hispanic or Latino Origin, percent, 2011 (b)	8.2%	16.7%
White persons not Hispanic, percent, 2011	64.5%	63.4%
Living in same house 1 year & over, 2006-2010	83.8%	84.2%
Foreign born persons, percent, 2006-2010	10.8%	12.7%
Language other than English spoken at home, pct age 5+, 2006-2010	14.1%	20.1%
High school graduates, percent of persons age 25+, 2006-2010	86.1%	85.0%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	33.8%	27.9%
Veterans, 2006-2010	749,609	22,652,496
Mean travel time to work (minutes), workers age 16+, 2006-2010	27.1	25.2
Housing units, 2011	3,387,654	132,312,404
Homeownership rate, 2006-2010	68.9%	66.6%
Housing units in multi-unit structures, percent, 2006-2010	21.4%	25.9%
Median value of owner-occupied housing units, 2006-2010	\$255,100	\$188,400
Households, 2006-2010	2,974,481	114,235,996
Persons per household, 2006-2010	2.56	2.59
Per capita money income in past 12 months	\$32,145	\$27,334

(2010 dollars) 2006-2010		
Median household income 2006-2010	\$61,406	\$51,914
Persons below poverty level, percent, 2006-2010	10.3%	13.8%
Business QuickFacts	Virginia	USA
Private nonfarm establishments, 2010	193,042 ¹	7,396,628
Private nonfarm employment, 2010	2,998,278 ¹	111,970,095
Private nonfarm employment, percent change, 2000-2010	3.3 ¹	-1.8
Nonemployer establishments, 2010	510,297	22,110,628
Total number of firms, 2007	638,643	27,092,908
Black-owned firms, percent, 2007	9.9%	7.1%
American Indian- and Alaska Native-owned firms, percent, 2007	0.5%	0.9%
Asian-owned firms, percent, 2007	7.0%	5.7%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	0.1%	0.1%
Hispanic-owned firms, percent, 2007	4.5%	8.3%
Women-owned firms, percent, 2007	30.1%	28.8%
Manufacturers shipments, 2007 (\$1000)	92,417,797	5,338,306,501
Merchant wholesaler sales, 2007 (\$1000)	60,513,396	4,174,286,516
Retail sales, 2007 (\$1000)	105,663,299	3,917,663,456
Retail sales per capita, 2007	\$13,687	\$12,990
Accommodation and food services sales, 2007 (\$1000)	15,340,483	613,795,732
Building permits, 2011	23,297	624,061
Geography QuickFacts	Virginia	USA
Land area in square miles, 2010	39,490.09	3,531,905.43
Persons per square mile, 2010	202.6	87.4
FIPS Code	51	

URBAN DEVELOPMENT AREA (UDA) MANDATE

In 2007, the General Assembly added Section 15.2-2223.1 to the Code of Virginia requiring high growth localities to designate Urban Development Areas in their comprehensive plans by July 1, 2011 (counties under 130,000 in population) and July 1, 2012 (cities and towns and counties over 130,000 in population). Designated Urban Development Areas (“UDA”) are to be areas of reasonably compact development that can accommodate 10 to 20 years of projected growth. In 2010, the State legislation was amended to establish density and design criteria for UDA and to improve the coordination between transportation and land use.

The UDA legislation defines high growth localities as having either a population of at least 20,000 and a 5% growth rate, or a growth rate of 15% or more, between the most recent decennial censuses (§15.2-2223.1 B). According to data currently available from the U.S. Census Bureau, the Town of Blacksburg grew from 34,590 people in 1990 to 39,573 in 2000, representing a growth rate of 14.4%. Based on the growth rates and population thresholds outlined in the state legislation, the Town is therefore required to amend its Comprehensive Plan to incorporate at least one Urban Development Area that will allow for development at a density of at least four single-family residences, six townhouses, or 12 apartments, condominium units, or cooperative units per developable acre, and a floor area ratio of at least 0.4 per acre for commercial development, or any proportional combination thereof.

Calculating UDA

Urban Development Areas must be large enough to meet projected residential and commercial growth for at least 10 years, but not more than 20 years.

Population projections to determine UDA are required to be based upon estimates of the Weldon Cooper Center for Public Service, the Virginia Employment Commission or the US Census. In the table below, 2000 and 2010 Census data results are provided for each locality listed. At the time of adoption by Council in 2011, the Virginia Employment Commission has not updated the County’s new population projection based upon the 2010 Census results. Additionally, the VEC only provides estimates for counties and cities, but not towns. Thus Renaissance Planning Group has estimated the Town of Blacksburg’s projected population for 2020 and 2030. The methodology used to determine the Town’s population is derived from the County’s total VEC population projection, combined with the Census data for each Town. Population projections were proportioned between the two Towns based upon Montgomery County’s Comprehensive Plan policy statement that the Town of Blacksburg and the Town of Christiansburg will accommodate two-thirds of the County’s growth. This has resulted in the following forecasts:

Population by Locality	2000	2010	2020	2030
Montgomery County Total	83,629	94,392	99,991	106,667
Blacksburg	39,573	42,620	45,148	48,162
Christiansburg	16,947	21,041	22,289	23,777
Unincorporated County Areas	27,109	30,731	32,554	34,727

Note: Virginia Tech students living on and off campus are included in these projection figures.

Urban Development Areas must include developable acreage. The state legislation defines developable acreage as land that does not include:

- existing parks,
- rights-of-way of arterial streets,
- railways and public utilities, or
- other existing public lands and facilities.

Additionally by Town choice, the following areas or land classifications have been excluded from the Town's UDA calculations:

- Located in the Creek Valley Overlay District
- Located in the Town's Agricultural and Forestry District
- Common property dedicated to a home owner association
- Known land conservation easements detailed below:
 - **Hidden Valley Conservation Easement**
 - Conservation easement is between Hidden Valley Partnership (Grantor) and Virginia Outdoors Foundation (Grantee).
 - Consisting of an aggregate 144.626 acres within the Tom's Creek Watershed.
 - Tax Map No.: 195-A 1, 165- A 7, 165-A 10, 166- A 1
 - **Hoge Conservation Easement**
 - Conservation easement is between Katherine Estes Hoge (Grantor) and the Town of Blacksburg (Grantee)
 - Consists of 31.775 acres of land located near the Town's public golf course, the Hill
 - **Simpkins Conservation Easement**
 - Conservation easement is between the Simpkins' (Grantor) and Virginia Outdoors Foundation (Grantee)
 - Consists of 53 acres in Town and adjacent land in Montgomery County which lies within the Tom's Creek Watershed.
 - Tax Map No.: 194-A 1 (parcel #017458) and 164-A 1A (parcel #017459)
 - **West Conservation Easement**
 - Conservation easement is between Lindsey and David West and the Virginia Department of Historic Resources (Grantee).
 - Consisting of 3.25 acres at 607 Giles Road.
 - Tax Map No.: 226-A313 (parcel# 020643)

Town Of Blacksburg Urban Development Area Requirements: March 3, 2011

Based upon State legislation requirements, the methodologies noted above, and the math detailed below, the Town must designate between 156 and 342 acres on the Comprehensive Plan Future Land Use Map to accommodate anticipated growth and needs for the next 10 to 20 years.

Table 1 - Population Projections					
	1990	2000	2010	2020	2030
Blacksburg	34,590	39,573	42,620	45,148	48,162
% Growth by Decade		14.4%	7.7%	5.9%	6.7%
Notes:					
<ul style="list-style-type: none"> • 1990 & 2000 Census Results • 2010-2030 VEC Population Projections extrapolated for the Town by Renaissance 					

Table 2 - Future Housing and Commercial Square Footage Projections					
New Population		New Housing Units		Commercial Sq Feet Needed @ 60 per capita	
10 Years	20 Years	10 Years	20 Years	10 years	20 Years
2,528	5,542	1,011	2,217	151,680	332,520
Notes:					
<ul style="list-style-type: none"> • Commercial sq. ft. needed @ 60 per capita standard being used by multiple localities to establish UDA • Average Household Size of 2.5 utilized which is the average of the 2000 Census Average Household Size of 2.37 and Average Family Size of 2.79 in Blacksburg 					

Table 3 - UDA Requirements – Calculated assuming an even split of residential densities; 25% at 4 Dwelling Units per Acre (DUA) for single family homes, 25% at 6 DUA for townhomes and 50% at 12 DUA for Multifamily Housing Units, with Commercial FAR 0.4						
Locality	Residential Acres needed @ mix of 4, 6 and 12 DUA		Employment Acreage Needed @ 0.4 FAR		Total Acreage Needed (Housing mix of 4, 6, 12 DUA; Commercial at 0.4 FAR)	
	10 years	20 Years	10 years	20 Years	Next 10 years	Next 10-20 Years
Blacksburg	147	323	9	19	156	342
Notes:						
<ul style="list-style-type: none"> • UDA State Legislation Requires <ul style="list-style-type: none"> ○ 4 single-family residences, ○ 6 townhouses, or ○ 12 apartments, condos, or cooperative units per acre ○ Minimum FAR of 0.4 for commercial development ○ Or any proportional combination thereof. • Employment Acreage Calculated at (Commercial Sq. Ft./43,560 sq. ft. per acre)*2.5 						

Town of Blacksburg Urban Development Area Detailed Maps: March 3, 2011

As calculated on the previous page, 156 to 342 acres are needed to accommodate growth and development needs according to the 10 to 20 year growth projections as defined by the UDA legislation. 323.71 acres have been designated and highlighted on the following detailed Urban Development Area Maps as well as highlighted on the Town's Land Use Map Series B.

The Urban Development Areas include:

- Existing Mixed Use Areas A through G identified on the 2010 Future Land Use Map
- The Hospital Corridor area because of its proximity to the proposed Montgomery County UDA to be designated on U.S. 460 Business between the Towns of Christiansburg and Blacksburg.

Urban Development Area parcels include eligible vacant and underutilized parcels based upon a methodology that acknowledges the impact of having a major university located within the Town limits. The presence of 30,000+ full-time students at Virginia Tech impacts the economy, transportation, residential housing market, and land use development patterns in Town.

The re-developable acreage of contributing UDA acreage is based on a building value to land value and was calculated from Montgomery County tax assessed values as of January 1, 2011. Any acreage that was less than a 2 (Building Value) to 1 (Land Value) ratio was considered as having re-development potential. Any acreage greater than or equal to a 2:1 ratio is considered developed and not included in the potential UDA calculations at this time.

Current Land Use Statistics--How Property Is Being Used Today				
September, 2012				
Land Use Category	Acres	%	Code	Notes
Very Low Density Residential	1,780	14.1	8200	Agricultural with Residential, Private & Tech
Low Density Residential	2,645	21	1110	Detached Single Family Units
Medium Density Residential	324	2.6	1120/1140	Duplexes, Rental Units, Townhouses
High Density Residential	473	3.8	1200	Apartment Complexes, Condos, Multiple Stories
Mobile Homes	66	0.5	1150	Mobile Home Parks
Other Residential	12	0.1	1160	Greek Housing
Total Residential:	5,300	42		
Public Assembly	166	1.3	3000	Churches, Government Offices, Indoor Rec, Large Assembly
				Schools, Medical Offices, Hospital, Public Safety, Museum, Library, Cemetary, Funeral Home, Assisted Living. Take all of 4000 minus 4220 University so
Institutional Assembly	369	2.9	4000	University can be it's own category
University	1108	8.8	4220	Tech Campus
Low Impact Commercial	77	0.6	2110/2120	Offices, Banks
High Impact Commercial	147	1.2	2200/2500/2700	All commercial, large shopping complexes, rental storage units
Mixed Use	63	0.5	2300/2400	Combinations of Commercial, Office, Residential
Light Industrial	94	0.7	2610	Offices, Shipping, Large Equipment - non manufacturing
CRC	367	2.9	2130	Corporate Research Center
Airport	260	2	5600	VPI Airport Parcel
Industrial	215	1.7	2620	Manufacturing, VPI Quarry
Parkland/Open Space	762	6	9200	Open Space, Parks
Transportation	872	6.9	5100/5200	Roads, ROW's, Parking Lots. After all calcs, add the leftovers for ROW
Utilities	54	0.4	6000	Water, Sewer, Electric, Telephone, Solid Waste
Agriculture	1,808	14.3	8100	Ag only, farming, hay fields
Vacant	945	7.5	9100	Not being used, over grown
Total Non-Residential:	7,307	58		
Total Town Wide	12,607	100		
Total Undeveloped Area	2,753	21.8		Ag & Vacant
Total Developed Area	9,854	78.2		Everything else
Data from Town of Blacksburg GIS Department				

Town of Blacksburg
Future Land Use Map Statistics
December 11, 2012

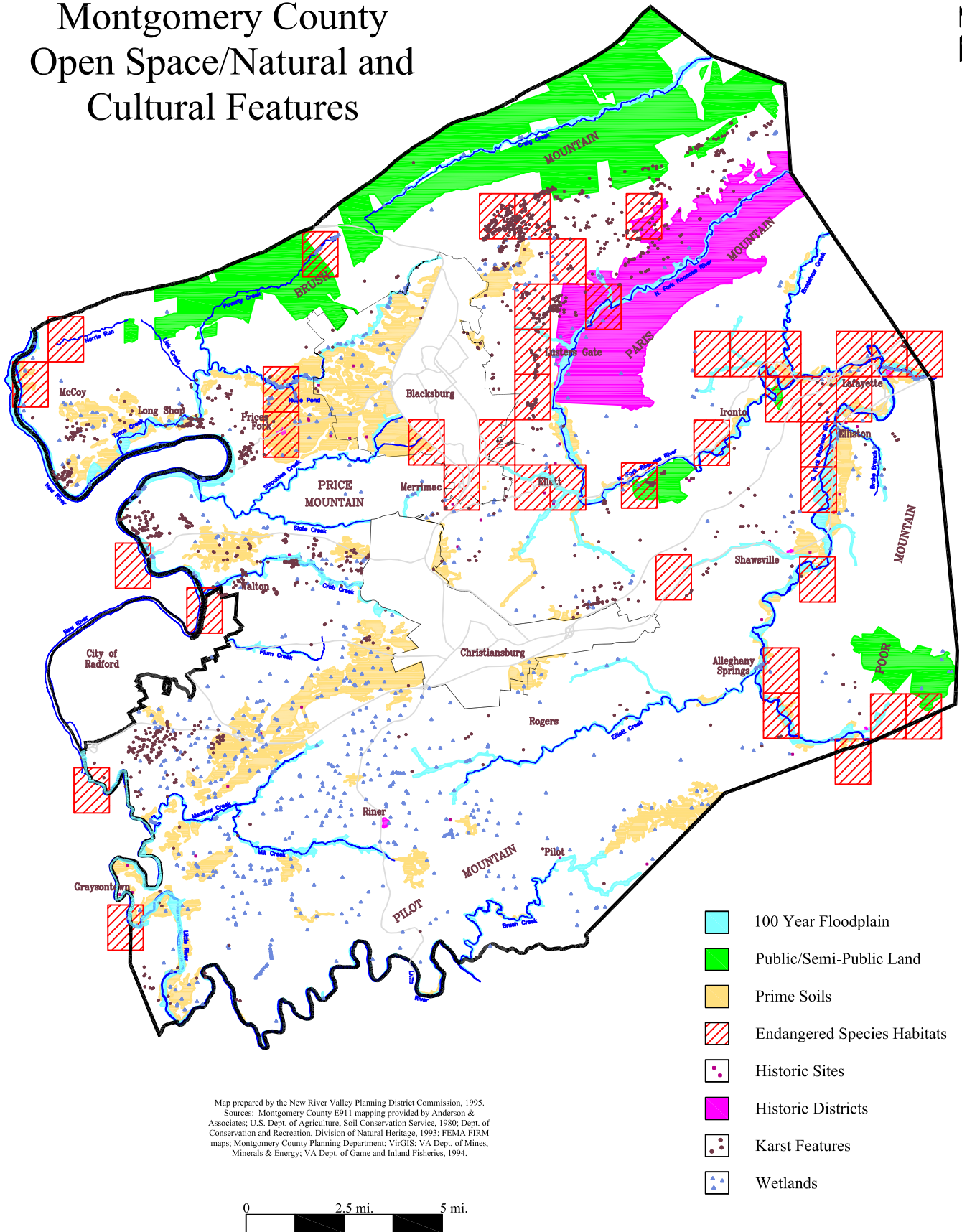
Classifications	Acres	%
Park Land/Open Space/Resource Protection	770	6.1%
Very Low Density Residential	3,449	27.3%
Low Density Residential	3,079	24.4%
Medium Density Residential	735	6%
High Density Residential	754	6%
Civic	408	3.2%
Low Impact Commercial	110	1%
High Impact Commercial	580	4.6%
Research / Development	961	7.6%
Industrial	357	2.8%
Airport	288	2.3%
University	772	6.1%
US 460 Bypass	344	2.7%
Total Town Wide	12,607	100%
Mixed Use Overlay Areas	537	

Data from Town of Blacksburg GIS Department

**Blacksburg 2046:
Administrative Manual
Section B**

Supplemental Chapter Information

Montgomery County Open Space/Natural and Cultural Features



Administrative Directive

Title: Town of Blacksburg Recycling Program		Index Number: 00003-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 1 of 1

Purpose

This policy is established to formalize a long standing internal recycling program within all Town government operated facilities.

Directive

Applicability

1. This policy shall apply to all facilities owned and operated by the Town of Blacksburg.
2. This policy shall require the placement of containers for the recycling of all mixed paper (cardboard, printing/copy paper, notepads, envelopes, magazines, newspaper, etc), co-mingled containers (plastic, aluminum, glass, etc.), toner cartridges, portable electronics (cell phones and pagers) and batteries (rechargeable and alkaline) in all facilities.
3. This policy shall also require the recycling of all computers and large electronics equipment used in all facilities.

Goals & Targets

1. The goal of this policy is to facilitate the reduction of waste and toxins generated from the use of ongoing consumable products by building occupants and building operations that are hauled to and disposed of in landfills.
2. The Target of this policy is to re-use or recycle 50% of the ongoing consumables waste stream.

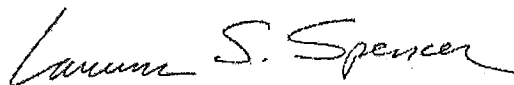
Procedure to Accomplish Directive

1. All town buildings and facilities currently have in place the recycling containers required by this policy.
2. The Environmental Manager shall conduct a waste stream audit of each building's entire ongoing consumables waste stream. The audit's results shall be used to establish a baseline that identifies the types of waste making up the waste stream and the amounts of each type by weight or volume.
3. The Environmental manager shall conduct an annual recycling audit at each building to verify diversion performance.

Responsibility and Authority


The Environmental Manager shall be responsible for administering all aspects of the internal recycling program.

Approved as to Legal Sufficiency:


Town Attorney

09/30/2008
Date

Approved:


Town Manager

09/30/2008
Date

Administrative Directive

Title: LEED		Index Number: 00004-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 1 of 2

Purpose

This policy is established to adopt the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System as a requirement for new construction and major renovations of Town of Blacksburg owned facilities.

Directive

Applicability

1. This policy shall apply to all new construction and major rehabilitations to existing town buildings whenever the gross occupied area of the building is equal to or greater than five thousand (5,000) square feet.
2. The policy shall require that all qualifying projects shall achieve LEED-NC Silver certification, or higher.

Qualifications of Design Professionals

1. Design and project management teams for all qualifying projects shall include a LEED accredited professional (LEED-AP) which is involved directly in the day-to-day management of the project.
2. Criteria for choosing designers, architects, construction managers, and consulting teams shall include demonstrated knowledge of sustainable building practices in their specific fields, and as applicable, a familiarity and experience with life cycle cost analysis (LCCA) and LEED Green Building Rating Systems.

Performance Measurement & Verification

1. Projects achieving LEED-NC certification under this policy shall include requirements for monitoring applicable equipment and systems to ensure they are installed properly and perform according to the design intent. This equipment performance monitoring shall be achieved by requiring enhanced building commissioning during the design, construction and initial operation period (10-months) by an independent commissioning authority.
2. Projects achieving LEED-NC certification under this policy shall include requirements for monitoring building energy performance for a period of no less than one year of post-construction occupancy. This energy performance monitoring shall be achieved through the development and implementation of a building energy Measurement & Verification (M&V) Plan.

Procedure to Accomplish Directive

All Requests for Proposals for professional A/E services for new construction and major building renovations greater than five-thousand (5,000) square feet in gross occupied area shall 1) include the requirement for the project to achieve LEED-NC certification rating at the Silver level; 2) include the requirement for the A/E to have a LEED-AP on their staff; 3) include qualifications and experience requirements for demonstrated knowledge of sustainable design practices; 4) include a requirement for enhanced building commissioning from design through the initial operation period; and 5) shall include a requirement for a building energy Measurement & Verification (M&V) Plan.

A team approach to design and construction shall be established to assure the development and implementation of an integrated building and site design that aligns with and enhances the sustainable building design ideals of each project. The team philosophy shall successfully combine the talents of the various team members to reach the common goals of the project. The Project Team shall be inclusive of all applicable building design, construction and operations staff who shall be directly involved in all aspects of the project from initial conception through occupancy.

Title: LEED		Index Number: 00004-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 2 of 2

Responsibility and Authority

The Town Manager shall be responsible for the administration of this directive through the appointment of a Project Manager. The Project Manager shall be responsible for establishing the Project Team in accordance with the team approach and ensuring that all sustainable building project requirements are met in the execution of the project.

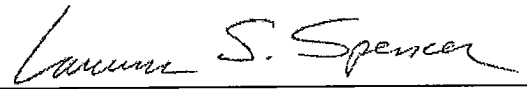
Definitions

The LEED Green Building Rating System refers to the most recent version of the LEED for New Construction and Major Renovations (LEED-NC).

Exceptions


The Blacksburg Town Council may make a determination that such certification is not in keeping with the use or purpose of the building or is otherwise inappropriate.

Approved as to Legal Sufficiency:


Town Attorney

09/30/2008
Date

Approved:


Town Manager

09/30/2008
Date

Administrative Directive

Title: Green Fleet Policy		Index Number: 00005-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 1 of 3

Purpose

This Green Fleet policy is established to promote environmentally friendly vehicle purchases and vehicle operating practices.

Directive

Applicability

1. This policy shall require a review of every new vehicle purchase request to ensure that the requested vehicle is appropriately sized for the duty requirements with an emphasis placed on purchasing smaller more energy efficient vehicle as is appropriate.
2. This policy shall require, to the maximum extent practicable, the purchase of Green Vehicles (low-emitting, fuel efficient, hybrid, electric, or that use an alternative fuel) for all new vehicle purchases, as appropriate to the duty requirements of each vehicle.
3. This policy shall adopt an Anti-Idling policy prohibiting Town of Blacksburg employees from idling Town owned or operated vehicles for an excessive period of time. This provision shall not apply to fire apparatus during a fire suppression operation, other emergency vehicles at an emergency scene or police vehicles conducting traffic stops or other emergency police operations. This Anti-Idling policy shall require the following:
 - a. No Town owned or operated vehicle or piece of equipment shall be idled in a non-emergency situation.
 - b. For diesel powered engines, vehicles may be idled for the purpose of start-up for a period of five (5) minutes when the ambient temperature is more than 32 degrees F.
 - c. If the outside temperature is between 32 degrees F and minus-10 degrees F, idling to operate defrosters and heaters is permitted for no longer than fifteen (15) minutes.
 - d. There is no time restriction on idling if the temperature is below minus-10 F.
 - e. Idling is permitted if it is necessary to operate defrosters, heaters, air conditioners or other equipment for safety and health considerations.
 - f. Idling is permitted if it is necessary to verify that a vehicle is in safe operating condition as part of the daily pre-trip vehicle inspection, or as otherwise required for maintenance purposes.
 - g. Idling is permitted if it is necessary to keep a vehicle or a piece of equipment running to perform a job function, such as waiting in a cue at the landfill/recycling area, emergency lights at work zones, or running construction equipment. Employees shall use common sense and recognize when the vehicles and equipment should be turned off.
4. This policy shall promote the importance of Good Driver Habits to keep vehicles in optimal operating condition and to operate vehicles efficiently.

Monitoring of the Green Fleets Policy

This policy shall require the formation of Fleet Management Review Committee to monitor compliance with the provisions of the Green Fleet policy. The Town Manager shall appoint members of this Review Committee, with representations, to include but not be limited to, the following:

- Public Works Operations Superintendent
- Public Works Fleet Operations Supervisor

Title: Green Fleet Policy		Index Number: 00005-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 2 of 3

- Public works Environmental Manager
- Purchasing Agent
- Police Department
- Fire Department
- Rescue Department
- Parks & Recreation Department
- Blacksburg Transit

Procedure to Accomplish Directive

1. The Fleet Management Review Committee shall review all new vehicle purchase requests for conformity to the Green Fleet policy and shall make a recommendation to approve the purchase, or reject the purchase and provide a recommended alternative.
 - a. An appeals process shall be established that includes a requirement for appeals to be made in writing to the Review Committee accompanied by appropriate documentation. Valid reasons for an appeal include:
 - i. The appropriate Green Vehicle is not in stock and cannot be purchased within a reasonable time frame.
 - ii. The incremental cost of the available Green Vehicle significantly exceeds the full life-cycle savings that would accrue from the acquisition of the Green Vehicle.
 - iii. The vehicle's operational duty requirements cannot be met with a Green Vehicle.
 - b. Decisions of the Review Committee may be appealed to the Town Manager for final administrative determination.
2. The Town of Blacksburg Biodiesel Implementation Plan - Converting from Petrodiesel to B20 Blend Fuel, dated April 11, 2007, shall be a part of this policy by reference. This plan requires the use of B20 blend biodiesel fuel in all diesel fueled vehicles assigned to the Public Works department and the Parks & Recreation department. This plan also addresses a demonstration project using two Blacksburg Transit vehicles operating with B20 biodiesel fuel. The Fleet Management Review Committee shall investigate the expansion of the Biodiesel Implementation Plan to include the remainder of diesel fueled vehicles in the Town fleet.
3. The Fleet Management Review Committee shall promote Good Driver Habits that address "driving green" tips and general maintenance tips to improve efficiency and mileage. These Good Driver Habits shall be provided to all Town of Blacksburg employees required to operate a Town owned or operated vehicle.

Responsibility and Authority

1. The Fleet Management Review Committee shall be responsible for the administration of this Green Fleet policy and communicating the requirements of this policy to all Town departments, in coordination with the Environmental Manager.
2. Department Heads shall be responsible for complying with this Green Fleet policy for all vehicle purchase requests and ensuring that all employees assigned to their department comply with the Anti-Idling policy.
3. The Financial Services department shall be responsible for bringing all vehicle purchase requests to the attention of and for review by the Fleet Management Review Committee.

Definitions

- | | |
|-------------------------|--|
| Green Vehicle: | Vehicles that are low-emitting, fuel efficient, hybrid, electric, or that use an alternative fuel. |
| Low-emitting vehicle: | Vehicles classified as zero-emission vehicles (ZEV) by the California Air Resources Board. |
| Fuel efficient vehicle: | Vehicles that have achieved a minimum green score of 40 on the American Council for an Energy Efficient Economy annual vehicle-rating guide. |

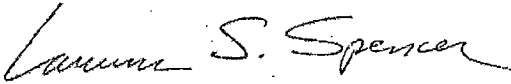
Title: Green Fleet Policy		Index Number: 00005-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 3 of 3

Hybrid Vehicle: Vehicle that is propelled by two or more sources of power, usually a battery and an internal combustion engine.

Electric Vehicle: Vehicle that operates solely on electricity.

Alternative Fuel Vehicle: For the purpose of this policy, any vehicle operated using fuel that is substantially non-petroleum in nature (typically E85 ethanol, or B100 biodiesel) or partially non-petroleum in nature (typically B5 or higher biodiesel).


Approved as to Legal Sufficiency:


Town Attorney

09/30/2008

Date

Approved:


Town Manager

09/30/2008

Date

Administrative Directive

Title: Green Commuting		Index Number: 00006-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 1 of 2

Purpose

This policy is established to promote Green Commuting opportunities for Town of Blacksburg employees and to provide incentives for employees to participate.

Directive

Eligibility

1. All Town of Blacksburg employees, both full-time and part-time, are eligible to participate in this policy.
2. For the purpose of this policy, Green Commuting opportunities include carpooling, walking, biking, taking public transportation, and commuting in a Green Vehicle.

Goals & Targets

1. The goal of this policy is to encourage employees to use Green Commuting opportunities to reduce the impact on the environment, reduce employee transportation costs, and promote employee health and fitness.
2. The Target of this policy is for a minimum of 20% of the eligible workforce participate in Green Commuting opportunities by the end of calendar year 2010.

Benefits Program

1. Public Transportation: This policy authorizes Blacksburg Transit to provide unlimited ridership year-round on all Blacksburg Transit routes to all eligible Town of Blacksburg employees displaying a valid Town of Blacksburg employee badge.
2. Carpooling and Green Vehicles: This policy authorizes the establishment of priority parking spaces at all Town government facilities for employees who carpool to work with other Town of Blacksburg employees and for employees who commute to work in a Green Vehicle.
3. Walking/Biking to Work: This policy authorizes the issuance of rewards for employees walking and/or biking to work as a part of the existing employee "BeTuff" program.

Procedure to Accomplish Directive

1. Blacksburg Transit shall coordinate with the Human Resources office and the Financial Services department to establish the procedures necessary to financially account for the transportation services provided to eligible Town of Blacksburg employees.
2. The Human Resources office and Blacksburg Transit shall establish procedures in support of a Town of Blacksburg Employee Carpooling program or shall work with the regional Planning District Commission (PDC) to coordinate Town participation in the PDC's existing Rideshare Program. Signage granting priority parking for Carpool Vehicles and Green Vehicles displaying a TOB issued hang tag shall be placed at designated employee parking areas at all Town facilities, where appropriate. In instances where signage is not appropriate, the TOB issued hang tags may be used to authorize personal vehicles to park in spaces reserved for official town vehicles and/or the public.

Title: Green Commuting		Index Number: 00006-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 2 of 2

3. The Human Resources office shall include employee benefits for walking and/or biking to work as part of the existing "BeTuff" program. This incentive program shall address frequency of walking/biking to work requirements and shall stipulate program rewards.

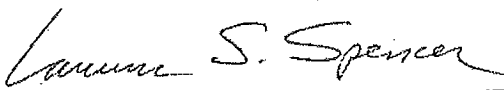
Responsibility and Authority

1. Each Department Head shall be responsible for communicating this Green Commuting policy to departmental employees and reporting participation figures to the Environmental Manager on or about September 1st of each year.
2. Blacksburg Transit shall be responsible for administering all aspects of the Public Transportation program for Town of Blacksburg employees.
3. The Human Resources office and Blacksburg Transit shall be responsible for administering the Carpooling program.
4. The Human Resources office shall be responsible for administering the walking/biking to work incentive program as part of the existing Be Tuff program.

Definitions

- Green Vehicle: Vehicles that are low-emitting, fuel efficient, hybrid, electric, or that use an alternative fuel.
- Low-emitting vehicle: Vehicles classified as zero-emission vehicles (ZEV) by the California Air Resources Board.
- Fuel efficient vehicle: Vehicles that have achieved a minimum green score of 40 on the American Council for an Energy Efficient Economy annual vehicle-rating guide.
- Hybrid Vehicle: Vehicle that is propelled by two or more sources of power, usually a battery and an internal combustion engine.
- Electric Vehicle: Vehicle that operates solely on electricity.
- Alternative Fuel Vehicle: For the purpose of this policy, any vehicle operated using fuel that is substantially non-petroleum in nature (typically E85 ethanol, or B100 biodiesel) or partially non-petroleum in nature (typically B5 or higher biodiesel).


Approved as to Legal Sufficiency:


Town Attorney

09/30/2008

Date

Approved:


Town Manager

09/30/2008

Date

Administrative Directive

Title: Alternative Work Schedule		Index Number: 00007-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 1 of 2

Purpose

This policy is established to promote general work efficiencies by permitting departments to allow designated employees an alternative work schedule (AWS) instead of the traditional work schedule where all employees work an identical time schedule and/or all employees work an eight (8) hours per day forty (40) hours per week shift.

Directive

Eligibility

1. All full-time benefit employees required to work forty (40) hours per week, two thousand eighty (2080) hours per year are considered eligible employees for the purpose of this policy.
2. Part-time employees working less than eight (8) hours per day, forty (40) hours per week, or two thousand eighty (2080) hours per year may participate at the discretion of the department head.

Goals & Targets

1. The goal of this policy is to enable employees to have work schedules that help the employee balance work and family or personal responsibilities, and reduce individual vehicle commutes.
2. The Target of this policy is for a minimum of 20% of the eligible workforce participate in alternative work schedules by the end of calendar year 2010.

Procedure to Accomplish Directive

1. Department Heads shall designate positions within their department where the implementation of alternative work schedules would not adversely impact departmental operations/services and advise employees in these positions that they are eligible to participate in alternative work schedules.
2. An alternative work schedule plan shall be developed by each department identifying the designated positions and the alternative work schedule for each. Where applicable, departmental plans shall identify the "Core Hours" and the "Flexible Hours" for the alternative work schedules.
3. On an annual basis, Department Heads shall provide the Environmental Manager with the number of employees participating in alternative work schedules within their department. This communication shall be on or about September 1st of each year.

Responsibility and Authority

The Department Head shall be responsible for the administration of this directive within their department.

Definitions

AWS:	Alternative Work Schedule
Core Hours:	The designated period of the day when all employees must be at work.
Flexible Hours:	Part of the work day when employees may choose their time of arrival and departure.
Eligible Work Force:	Total number of full-time benefit employees working for the Town of Blacksburg.

Title: Alternative Work Schedule		Index Number: 00007-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 2 of 2

Approved as to Legal Sufficiency:

Lauren S. Spencer
Town Attorney

09/30/2008
Date

Approved:

M. Val
Town Manager

09/30/2008
Date

Administrative Directive

Title: 30% Post Consumer Recycled Content Paper		Index Number: 00008-08
Date of Adoption: 09/30/2008	Date of Revision:	Page 1 of 1

Purpose

This policy is established to require a minimum post-consumer recycled content for office paper use, consistent with current federal government policy.

Directive

Applicability

1. This policy shall apply to everyday office paper use in all Town of Blacksburg government facilities.
2. All office paper subject to this policy shall be a minimum 30% post-consumer recycled content.

Goals

The goal of this policy is to help create a demand for post-consumer waste paper, to support markets for recyclables, to lessen the town's impact on the environment, and to help preserve the earth's natural resources.

Procedure to Accomplish Directive

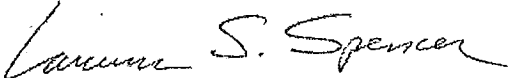
1. The Environmental Manager will coordinate with the Purchasing Agent to identify everyday office paper products meeting the 30% post-consumer recycled content requirement.
2. All purchases of everyday office paper made after the effective date of this policy shall be restricted to the products meeting the 30% post-consumer recycled content requirement.
3. The Purchasing Agent shall certify in a report to the Environmental Manager that all everyday office paper use purchased and stocked in the Purchasing Warehouse during the previous year met the 30% post-consumer recycled content requirement. This certification shall be made on or about September 1st of each year.

Responsibility and Authority

The Purchasing Agent shall be responsible for ensuring that all of the purchases of everyday office paper use stocked in the Purchasing Warehouse meet the 30% post-consumer recycled content requirement.

Department Heads shall be responsible for communicating the 30% post-consumer recycled content requirement to all of their departmental employees for all direct purchases of everyday office paper use.


Approved as to Legal Sufficiency:


Town Attorney

09/30/2008

Date

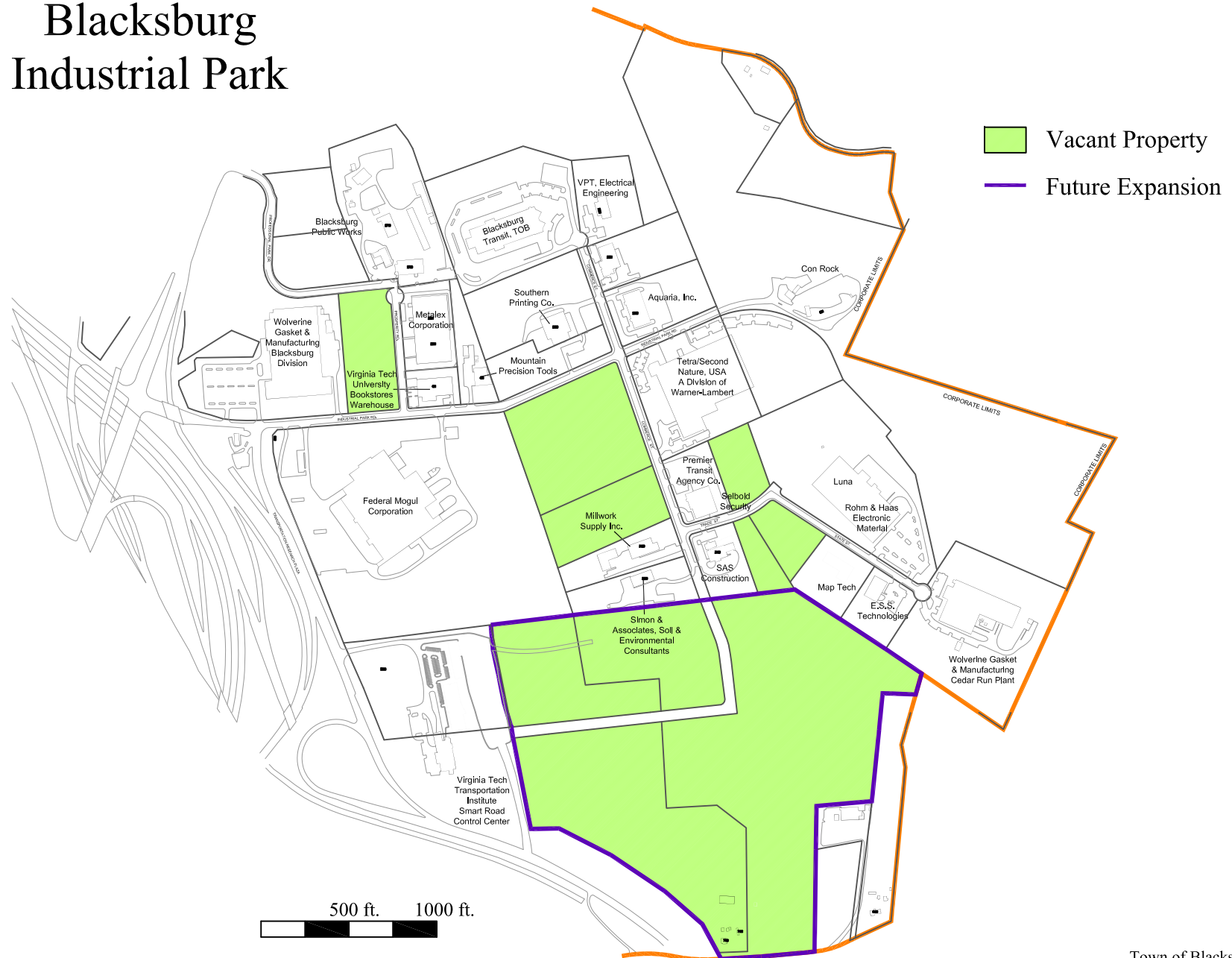
Approved:


Town Manager

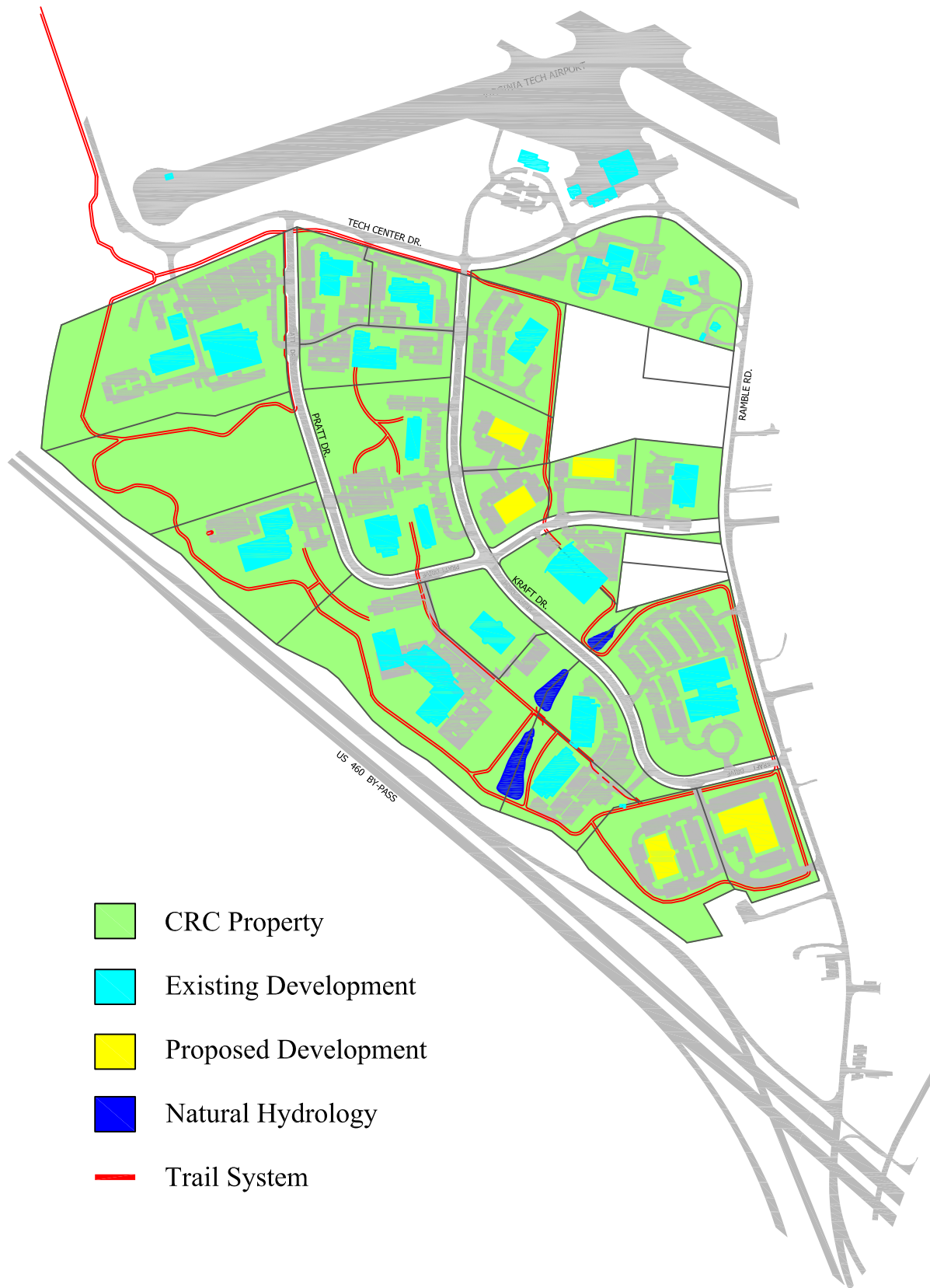
09/30/2008






Date

Blacksburg Industrial Park



Corporate Research Center Master Plan



-  CRC Property
-  Existing Development
-  Proposed Development
-  Natural Hydrology
-  Trail System

0 .5 mi. 1 mi.

Park Classification Standards

Regional Park

Regional parks typically provide a wide variety of activities for the greater community, and also present opportunities for non-traditional recreation. These parks are often funded, developed, or operated as multi-jurisdictional facilities. Nature and community centers, festival grounds, extensive trail systems, and water activities are features that can typically be found in regional parks. To accommodate their unique amenities, regional parks span a minimum of 100 acres and have a service radius of approximately 25 miles. Additionally, the typical acreage/population ratio for regional parks is four to five acres per 1,000 persons. The Heritage Park & Natural Area (169 acres) is a regional park due to its attraction of specific users from well beyond the town's boundaries. Features proposed for the Heritage Park & Natural Area include a lake, wetlands enhancement and preservation, a nature center, several miles of paved and unpaved trails, a national forest connection, a small amphitheater, and other family-oriented recreational amenities.

District Park

District parks serve a wide variety of community interests and include intensively developed areas for active recreation, as well as supporting infrastructure. Typical active recreational amenities include playgrounds; athletic fields for soccer, baseball/softball, and for multi-use; tennis and volleyball courts; and trails. Typical infrastructure may include restrooms, concession stands, benches, picnic areas, shelters, and parking areas. Access to district parks should be along or near a major road, and access should be multi-modal in nature. District parks are a minimum of 50 acres in size and have a service radius of approximately five miles. Blacksburg does not have a district park but, based on population projections for 2010 and on a typical acreage/population ratio at four acres per 1,000 persons for district parks, needs one with approximately 180 acres. Current park acreage including Kipps Park, Kipps Elementary School and the Blacksburg Middle School totals just over 70 acres.



Heritage Park

Community Park

Community parks serve several neighborhoods within a community. They typically provide active recreation facilities for neighborhoods, but otherwise they act as oversized neighborhood parks. Typical recreational amenities found in community parks are similar to those provided in district parks; however, differences include varying scales, more traditional neighborhood park amenities like horseshoes, basketball courts, recreation centers, and similar amenities unique to the community. Community parks are usually a minimum of 20 acres in



***Municipal Park
Hand-in-Hand Playground***

size and have a service radius of approximately one-mile. Access should be along, or near, a major road that is multi-modal in nature. A typical acreage/population ratio for community parks is three to four acres per 1,000 persons. For the Town of Blacksburg this ratio translates into 125 – 175 acres of park land, including the Municipal Park. The only community park in Town, the Municipal Park is Blacksburg's main recreational facility, and serves as an undersized district park. The 35-acre facility includes a lighted ball field, a multi-use field, two playgrounds, five shelters, eight tennis courts, a roller hockey court, a skate park, an aquatic center, a community center and the Parks and Recreation administrative offices.

Neighborhood Park

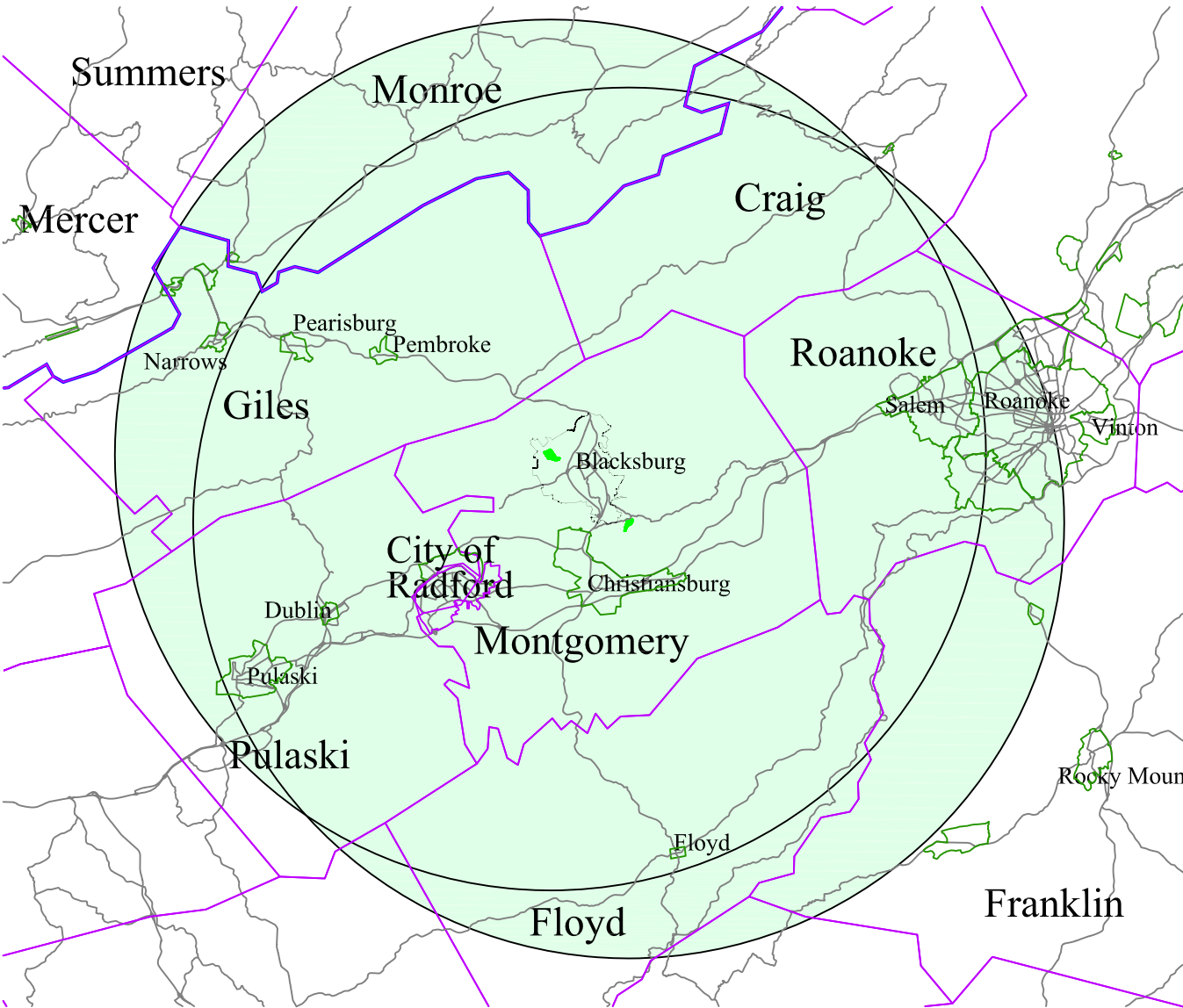
Neighborhood parks are located within walking distance of adjacent neighborhood(s) and serve the area's specific recreational interests. A neighborhood park usually does not provide parking or restrooms, but depending on service level demand, a park may offer such facilities. Typical neighborhood park amenities include playgrounds, shelters, trails, and multipurpose fields. School parks may also be considered functional neighborhood

parks. Neighborhood parks span a minimum of five acres and have a service radius of one-half mile. A typical acreage/population ratio for neighborhood parks is three acres per 1,000 persons. Tom's Creek and Nellie's Cave Park are both neighborhood parks that function as community parks and include facilities for athletics.



Nellie's Cave Park

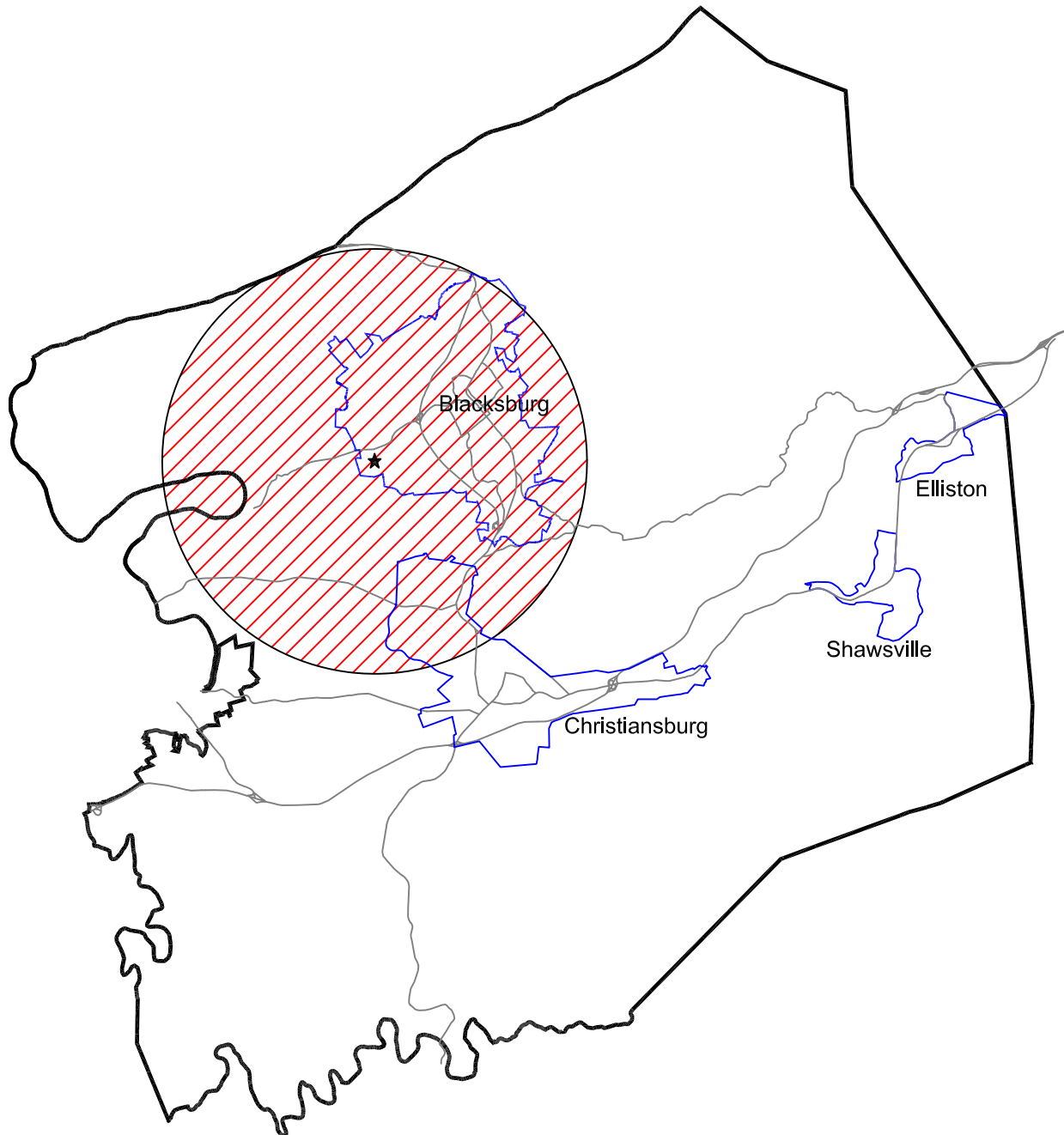
Regional Parks



- Existing Parks
(25 Mile Service Area)
- Park Properties
- Major Roadways
- Town Limits
- County Limits
- State Line

0 10 mi. 20 mi.

District Park



Future District Park Needed
(5 Mile Service Area)



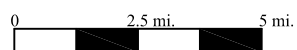
Major Roadways



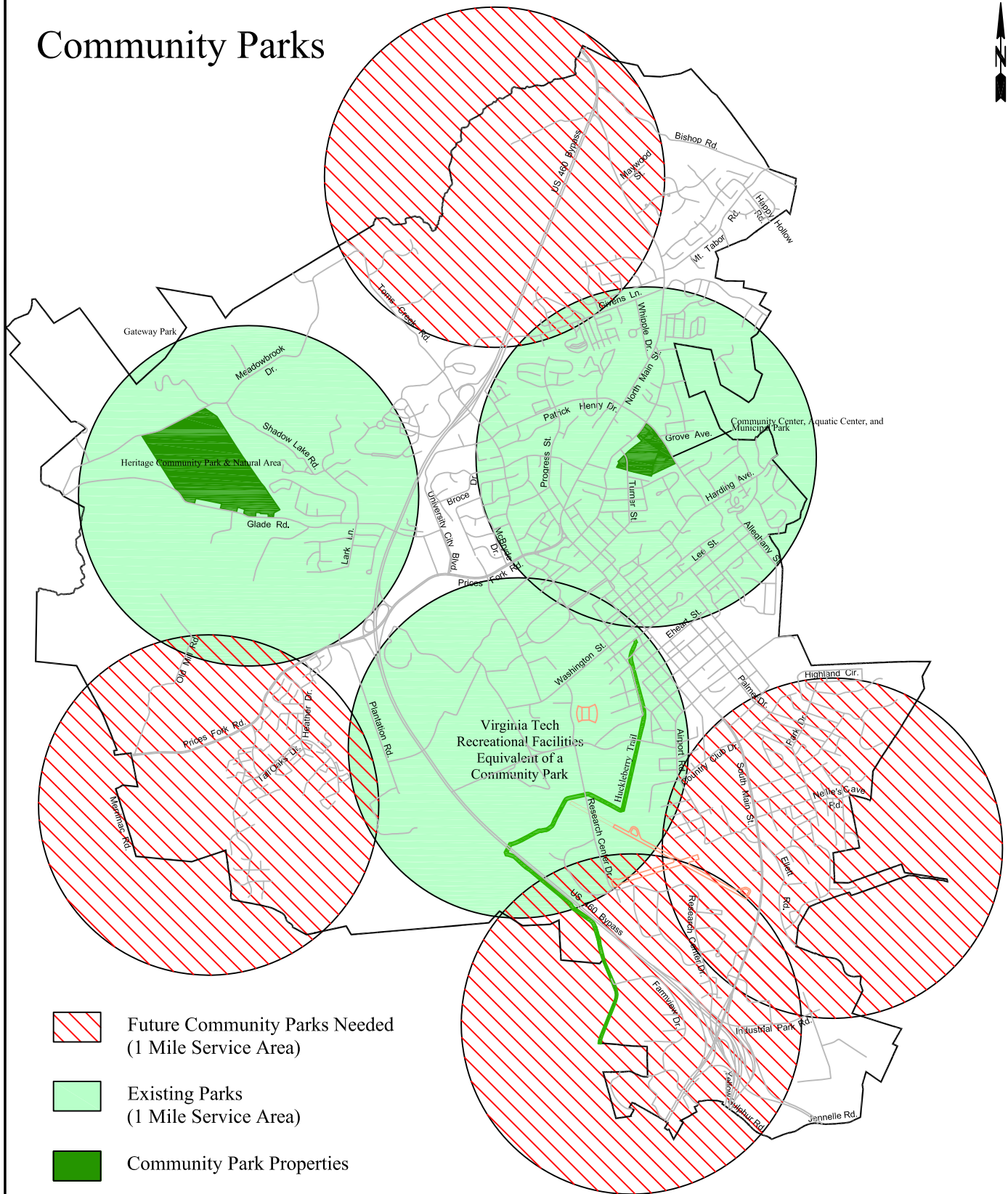
Town Boundries






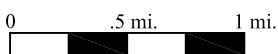
County Boundries

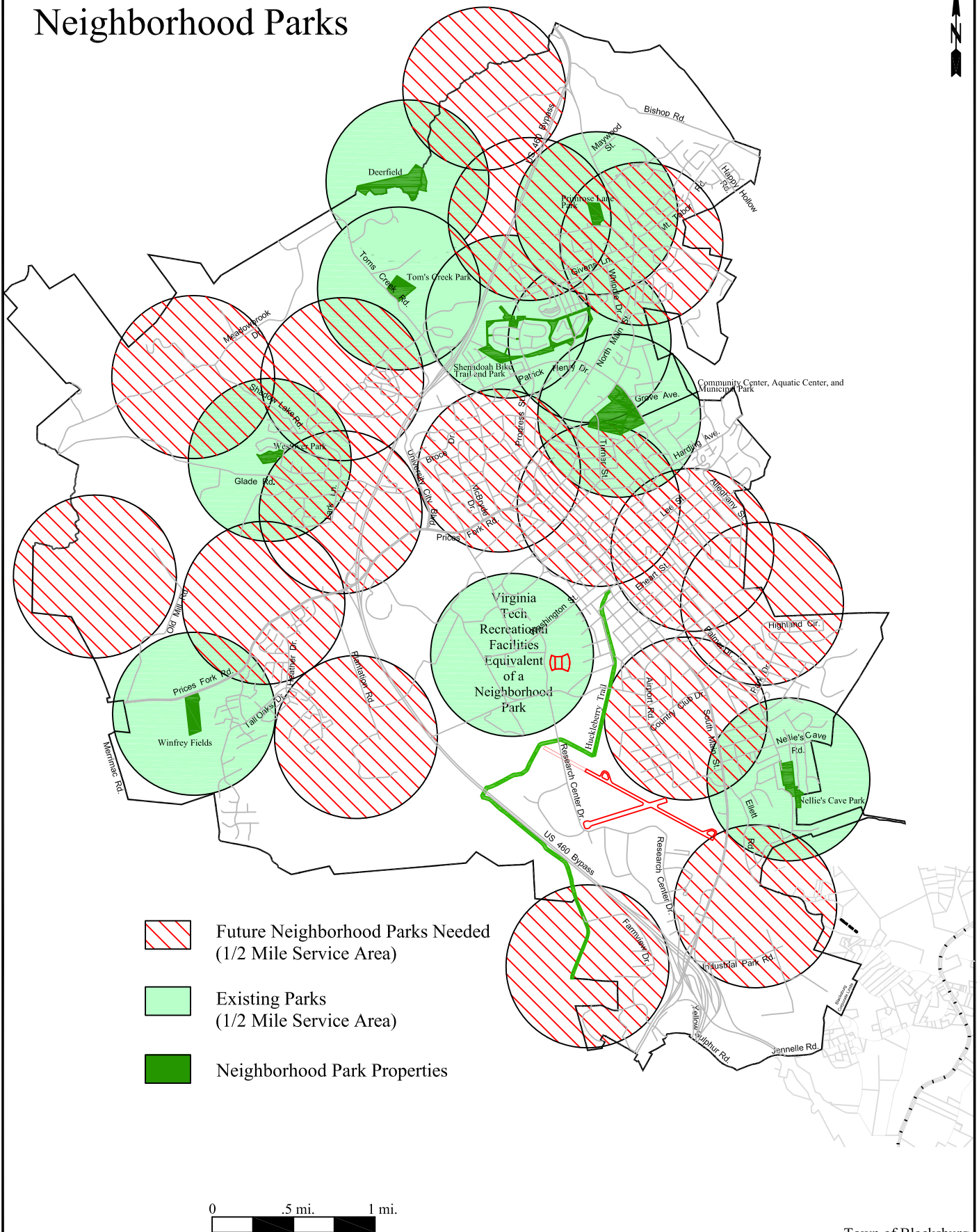


Community Parks



-  Future Community Parks Needed
(1 Mile Service Area)
-  Existing Parks
(1 Mile Service Area)
-  Community Park Properties





Greenway Priority Construction Chart

Trail Name	Location	Status
High Priorities		
National Forest Connector	Meadowbrook Drive to National Forest	Complete
Huckleberry Trail Extension	Existing Trail west of Rt. 460 Bypass to Hethwood and Heritage Park	Master Planned
North Main St. Connector	Patrick Henry Drive to Wyatt Farms	Construct Summer 2004
Central Blacksburg Greenway	Bicentennial Trail from College Avenue to Community Center	Master Planned
Corporate Research Center (CRC) Connector	Complete southwest segment of Airport Loop	
South Main Greenway	Ramble Road to Margaret Beeks Elementary School	
Margaret Beeks Trail	Margaret Beeks School to Hubbard Street and Cedar Run Creek	
Cedar Run Greenway	Ellett Road at Main Street via Cedar Run Creek to Industrial Park Drive	Master Planned
Tom's Creek Greenway	Extending the length of the stream	
North-South Connector	Prices Fork Road at Plantation Road, along Rt. 460, north to Brush Mountain Road	
Ellett Loop Trail	Cedar Run Greenway by Blacksburg Transit to Ellett Park via Ellett Road, parallel to the RRX in the park to the Smart Road ROW into town	Master Plan Proposed
Medium Priorities		
Stadium Trail	Behind Lane Stadium (on campus) from Washington St. to Southgate Drive	TEA-21 Request VT
Hethwood Trail Extension	Plantation Rd. to Duck Pond Dr. north of Stroubles Creek	TEA-21 Request VT
University Trail System	Trails throughout campus per the University Master Plan	
Patrick Henry Trail	High School to North Main	
Givens Trail, Section A	Shenandoah Trail system to Givens Lane, Wyatt Farms, and Bishop Road	
Givens Trail, Section B	From the Shenandoah Loop following the abandoned Givens Lane right-of-way	
Stroubles Creek Greenway	West from the existing Hethwood trail to the corporate limits	
Wharton Street Connector	Huckleberry Trail at library via former BMS and Wharton Street to Harding Elementary	
Hubbard Street Trail	Connects the South Main Trail with the Huckleberry Trail; NE segment of airport loop	
Shadow Lake Road Trail	Parallel to Shadow Lake Rd. from Glade Road to Meadowbrook Dr.	
Other Priorities		
Mary Draper Ingles Trail	Duck pond via Glade/Shadow Lake Roads to Tom's Creek Greenway and the National Forest east of Laurel Ridge	
Nellie's Cave Road Trail	Grissom Lane to Luster's Gate Road	
Municipal Golf Course Trail	Middle School to the Golf Course	
North Main Trail	Wyatt Farms to US 460 Bypass	
CRC Loop		
Harding to Main Connector	Harding Avenue to North Main Street	
U.S. Bicentennial Bikeway Connector	Connects the town's trail system to the Bicentennial Bikeway (Rt. 76) with connections to Roanoke County	
Old Stagecoach Road Trail	Follows un-built Roanoke Street right of way and makes a connection to Apperson Drive	
Blacksburg Outer Loop	Arterial trail system around the entire Town	

SIDEWALKS

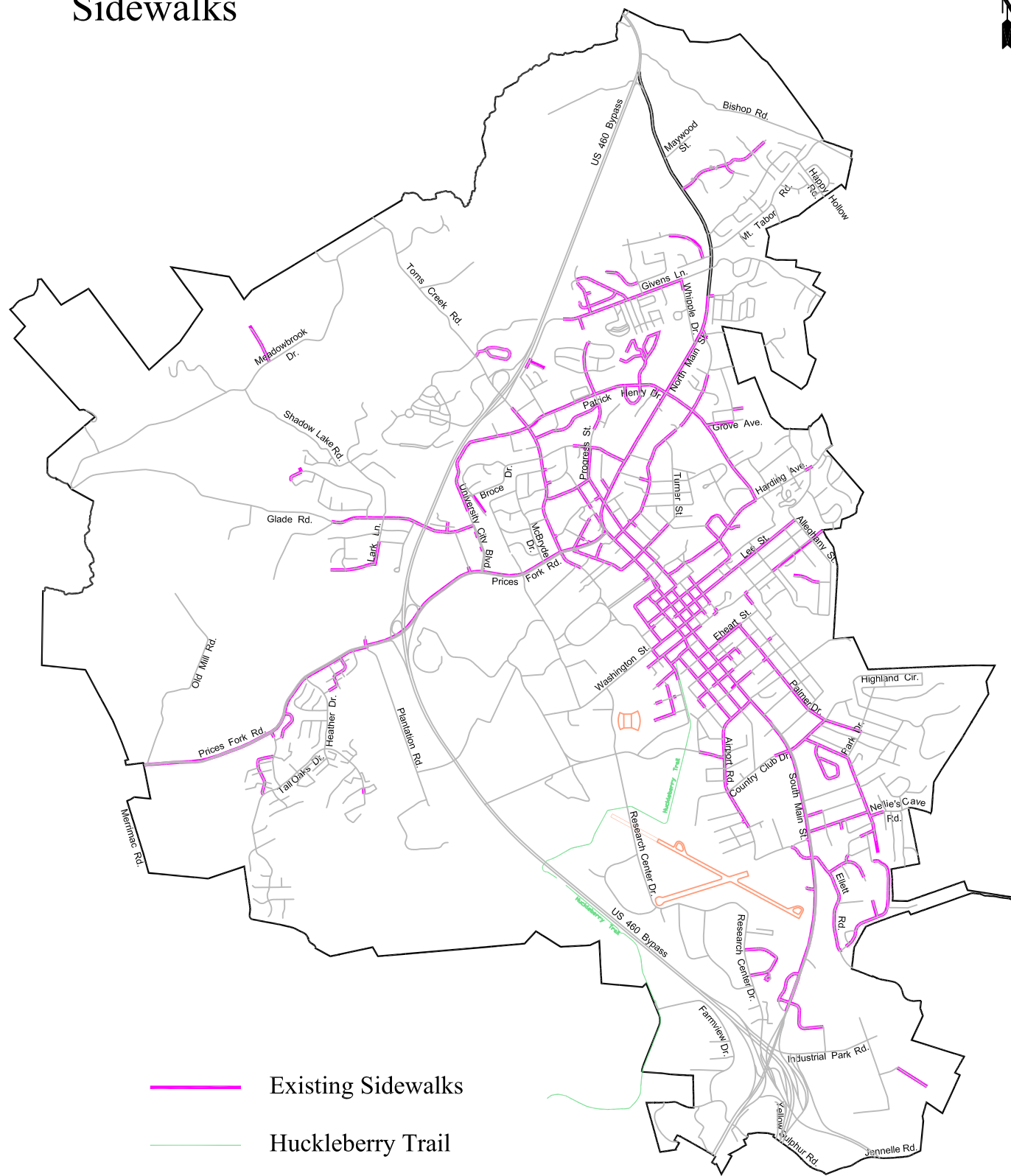
Sidewalk planning consists of the prioritization of projects in the Capital Improvements Program and modifications to the Subdivision Ordinance. There are three methods of financing sidewalks in Town. The first is the inclusion of sidewalks in new developments, where the developer incurs all of the costs. The second is a cost-sharing arrangement for construction of sidewalks along the road frontage of private property at the request of the property owner. Under this arrangement, the Town provides the labor and equipment, and the property owner pays for the cost of materials. The third method of financing sidewalk projects is through Town installation, whereby all of the costs are borne by the Town. Funding for these projects can be from a variety of sources such as the Capital Improvements Program, the VDOT Revenue Sharing programs or grants.

Sidewalk projects funded by the Town are prioritized by a ranking system developed by the Greenway/Bikeway/Sidewalk/Corridor Committee that is approved by Town Council. Until such a time that a new ranking system is approved, the Sidewalk Project Ranking System adopted October 12, 2009 is in effect and listed below.

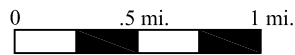
Sidewalk Project Ranking System

<i>Criteria</i>	<i>Weight</i>
½ mile distance to a school	2
½ mile distance to a Town park	1
Project along a collector or arterial road	1
½ mile distance to downtown commercial area	1
½ mile distance to Virginia Tech academic campus	1
½ mile distance to a general commercial area	1
Project distance less than ¼ mile in length	1
Project within ¼ mile of a bus stop	1
Project directly adjacent to high density development	1
<i>Maximum Points</i>	<i>10</i>

Sidewalks



- Existing Sidewalks
- Huckleberry Trail

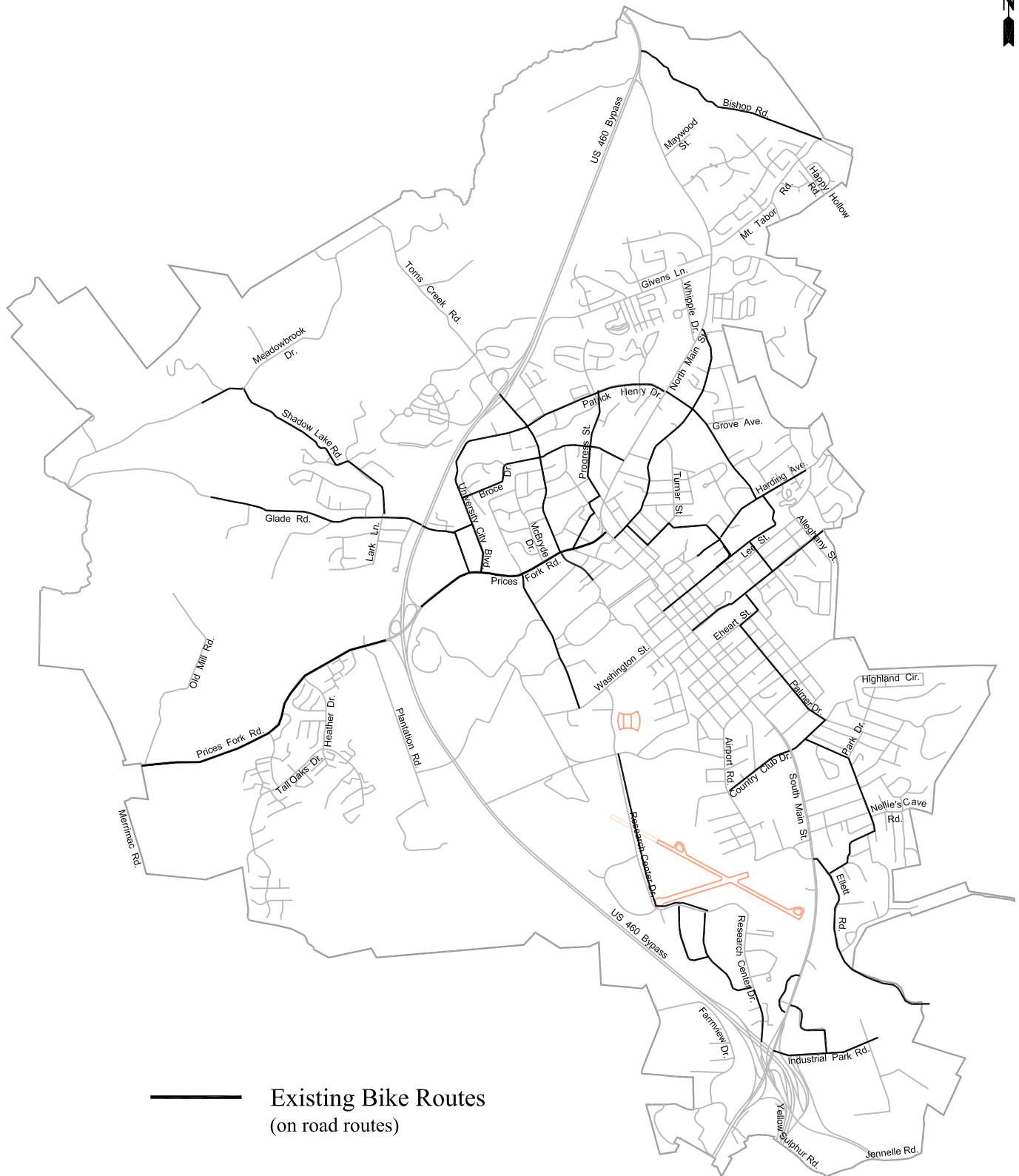


Top Sidewalk Priorities as Submitted by Corridor Committee Members

Updated November 2011

Road	From	To	Side of Street	Quadrant	Easement Issues	Connect Coherence	Potential Funding Source
Giles Road	North Main	Tee	west	NE	On-street parking	N. Main to Giles	General Fund
Harding Ave.	Roanoke	Patrick Henry	north	NE	Utility poles. Other issues	connect to downtown, Harding Elem.	General Fund / future Safe Routes to School (SRTS)?
Harding Ave.	Windsor Hills	Patrick Henry		NE	Utility poles. Other issues	High density housing connect to downtown, Harding Elem., BT	General Fund / Future SRTS?
Main	Woodbine	Red Maple		NE	Utility poles. Other issues	connects high density neighborhoods to two bus stops	Under design, funded, 2011 rev sharing funded
Mount Tabor	N. Main	Bishop	south	NE	Utility poles. Other issues	connects many high density neighborhoods to Main.	General Fund
Meadowbrook	trailer park, 3110 Meadowbrook	Brown Farm crosswalk		NW	North: yards, South: town	connect trailer park to town, eventually would connect through Obenshain Farm to Kipps and Huck.	General Fund
Old Glade Rd	Price's Fork	Glade		NW	VT – Univ. Mall. Space for sidewalk	connects apartments and rental houses to BT stops	General Fund
Oriole	Cul-de-sac	Prices Fork/hotel		NW	VT-owned, existing dirt road through some of route.	would connect NW quadrant to Hethwood-VT asphalt trails via hotel's existing path. Connection to schools	General Fund
Shadow Lake	Lake Wood Dr	Glade	north	NW	private yards	Connect Shadowlake Village to Glade	General Fund
Clay	Willard	Prospect		SE	issues. Street is narrow		General Fund
Clay	Willard	Middle School Property		SE	Issues on SE side		General Fund
Nellies Cave	Gardenspring	Town Limits		SE	narrow, steep		General Fund
Park	Palmer	Grissom	north	SE	houses near road, steep.	Critical connector for most of highland Park to South Main area.	General Fund
Prospect	Clay	Washington		SE	utility poles. Steep side grade.	Connector.	General Fund
Hubbard	Kennedy	Airport	south	SW	none. Along the airport fence.	completes to S. Main.	Pending Grants
Research Center Drive	Industrial Dr.	Tech Center Drive		SW	East: private, West: VT/CRC	Asphalt segment on west at RRC.	General Fund

Bike Routes



— Existing Bike Routes
(on road routes)

0 .5 mi. 1 mi.

Bicycle Route Priorities

Name	Location	Status
High Priorities		
Bishop Road	Route 460 Bypass to Mount Tabor Road and North Main Street	Signed
Broce Drive	University City Boulevard to Main Street	Signed
Clay Street	Main Street to Clay Street Terminus	Signed; lanes designed
Country Club Drive	Extend from Main Street to Palmer Drive and along Palmer to the golf course via Graves Avenue	Signed
Ellett Road	Main Street to Town Limits	Signed
Giles Road	Main Street to Main Street	Signed
Glade Road	Boxwood Drive to Meadowbrook Dr	Signed
Industrial Park Rd.	Main Street to Town Limits	Signed
Mount Tabor Road	Main Street to Town Limits	Signed
Patrick Henry Drive	High School to Harding Avenue	Signed; some lanes
Professional Park Drive	South Main Street to Prosperity Drive	Signed with lanes
Roanoke Street	Harding Avenue to Main Street	Signed
Tom's Creek Road	Route 460 to Meadowbrook Drive	Signed with lanes
University City Blvd	Prices Fork Road to Tom's Creek Road	Signed; lanes planned
Washington Street	Duck Pond Drive to Kent Street	12' shared pathway
West Campus Drive	Entire length	Signed with lanes
All high priorities are signed as bike routes with lanes to follow, as feasible, when roads are repaved or improved in the future.		
Other Priorities		
Drill Field Drive	Entire length	
Duck Pond Drive	Entire length	
Farmview Drive	Entire length	
Happy Hollow Road	Mount Tabor Road to Harding Ave.	
Harding Avenue	From Corporate limits to Happy Hollow Road	
High Top Road	End of S. Main Street at Yellow Sulphur Rd to Merrimac Rd	
Main Street	Entire length where possible and where there is no parking	
Meadowbrook Dr.	Glade Road to Tom's Creek Road	
Merrimac Road	Prices Fork Road to High Top Road	
Progress Street	Prices Fork Road. via Webb, Kabrich, Watson streets along Progress to North Main Street via Givens Lane	
Ramble Road	Tech Center Drive to Yellow Sulphur Road	

VDOT Street Classifications¹

Arterial Streets

Street	From	To	Miles	1993 Traffic (vpd)	1995 Traffic (vpd)	2001 Traffic (vpd)	2005 Traffic (vpd)
Clay Street	South Main Street	Allegany Street	1.36	N/A	N/A	N/A	1,900
Harding Avenue	East Town Limit	Owens St.	0.84	6,217	6,292	7,108	5,100
North Main Street*	College Ave.	Rt. 460 Bypass	3.27	21,587	23,444	21,701	18,000
Owens Street	Roanoke St.	Harding Ave.	0.10	N/A	5,119	6,143	4,500
Patrick Henry Drive	Harding Ave.	Toms Creek Rd.	1.46	N/A	N/A	NYA	5,900
Prices Fork Road*	West Town Limit	North Main St.	3.03	29,689	40,516	30,543	27,000
Roanoke Street	South Main St.	Owens St.	0.42	5,716	6,945	7,468	5,700
South Main Street	Hightop Rd.	College Ave.	3.10	17,761	19,063	19,801	19,000
Toms Creek Road	Rt. 460 Bypass	Prices Fork Rd.	0.95	10,994	11,580	14,808	11,000
University City Blvd.*	Prices Fork Rd.	Toms Creek Rd.	1.11	11,615	12,852	9,159	7,900

Collector Streets

Street	From	To	Miles	1993 Traffic (vpd)	1995 Traffic (vpd)	2001 Traffic (vpd)	2005 Traffic (vpd)
Airport Rd.	Country Club Dr.	South Main St.	0.88	1,830	2,001	2,159	2,289 (2002 Count)
Country Club Dr.	Airport Rd.	Palmer Dr.	0.43	3,327	3,315	4,831	3,800
Ellett Rd.	South Main St.	East Town Limit	0.84	5,128	5,726	4,438	2,100
Glade Rd.	West Town Limit	Prices Fork Rd.	2.42	3,858	5,171	5,642	4,700
Southgate Dr.	Rt. 460 Bypass	Spring Rd.	0.71	7,816	10,893	12,328	8,010 (2004 Count)
Mt. Tabor Rd.	East Town Limit	North Main St.	0.97	3,704	4,097	NA	3,100

Figure T-7, VDOT Street Classification Listing

*counts may be taken at different locations

¹ *The above chart of VDOT Street Classifications is established in accordance with VDOT standards based upon existing road conditions and existing traffic counts. The map below of Town Street Classifications is the Town's desire of how the road network within the Town of Blacksburg will operate in 2046. Therefore, there may be some discrepancies between the chart and map.*

Alley and Right-of-Way Vacation Process

- 1) When requests for a vacation of an alley or unbuilt right-of-way are received by the Town,
 - ensure requirements for application contained in Town Code § 21-114 have been complied with.
 - make an assessment of the monetary value of the alley or unbuilt rights-of-way according to the general guidelines:
 - residential property value may be estimated according to current assessed values of adjacent property and square footage to be vacated; or
 - when the vacation allows for an additional buildable lot or when the property is non-residential, property value may be established by a formal appraisal; or
 - a formal appraisal may be required by Town Council; **and**
 - the applicant shall provide a statement of title concerning the alley or right-of-way (before and after the vacation), satisfactory to the Town Attorney; **and**
 - provide notification to all neighborhood representatives about the vacation request and associated public meetings; **and**
 - provide all adjacent property owners an opportunity to apply for an equal right-of-way; **and**
 - The cost of any formal appraisal or title research, as may be required, shall be the burden of the applicant.
- 2) Vacate alleys and unbuilt rights-of-way only when the following three conditions are met:
 - The alley or unbuilt right-of-way is judged as not important to the Town's neighborhoods in terms of providing rear access for residents, space for utilities, and a means to provide Town services; **and**
 - The alley or unbuilt right-of-way is not important to the Town's present or future transportation network in terms of automobile, bicycle, or pedestrian traffic; **and**
 - The alley or unbuilt right-of-way does not serve as the primary access to parcels.
- 3) Vacate built right-of-way only when all three conditions of Paragraph 2 are met, with the presumption that the built right-of-way is important to the Town's neighborhoods and the Town's present and future transportation network.
- 4) Assess whether or not the alley or right-of-way could be used for another public function such as park land or public open space
- 5) If there is no other public function to which the property could be used, and the Town is able to claim an interest in the alley or right-of-way, and the applicant is willing to remit to the Town the value of the alley as computed in 1) above, consider disposition of the alley or right-of way.
- 6) The disposition of an alley or right-of-way shall not be acted upon without public hearings before the Planning Commission and the Town Council, duly advertised, in accordance with the Virginia Code.
- 7) The disposition of an alley or right-of-way shall not be acted upon without public hearings before the Planning Commission and the Town Council, duly advertised, in accordance with the Virginia Code.

Alley and Unbuilt Rights-of-Way Retention Recommendation

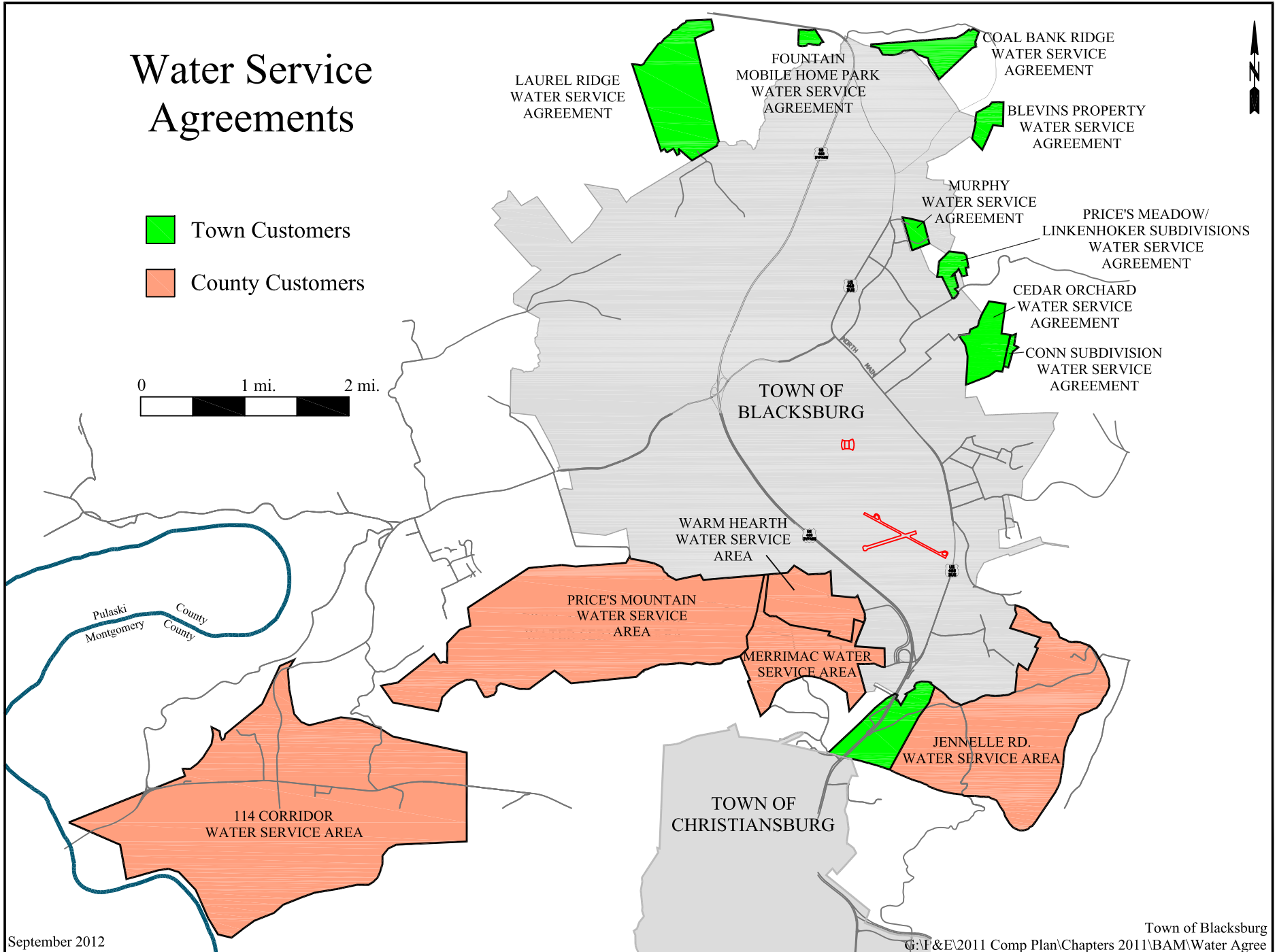
Right of Way	Recommendation	Reason
Airport Road in Airport Acres	Retain	May be needed for Hubbard/Country Club extension
Cedar Hill Drive	Retain	Necessary for future subdivision
Country Club Drive, by campus	Retain	Future access should be retained for extension of Country Club and path
Craig Drive	Retain	Craig Drive extension anticipated with future subdivision plans
Dehart Street	Retain	Area needed for future Hubbard Street extension
Eastview Terrace	Retain	Possible extension for residential development
Eheart Street	Retain	Possible Eheart Street extension
Emerald Street Extension	Retain	Possible future alternative route through this neighborhood
End of Eakin Street	Retain	Access to bike path
First Street	Retain	May be needed for Hubbard/Country Club extension
Grayland Street	Retain (up to residential)	Access to commercial buildings
Grove Avenue	Retain	Possible extension of Grove Avenue or bike path
Lincoln Lane	Retain	Possible extension for residential development
Lindale Drive	Retain	Access to Shadow Lake Road
Mabry Lane	Retain	Possible future VDOT project (Roanoke Connector)
Montgomery Street Extension	Retain	Access to undeveloped site; aligned with existing street
Near Ramble Road 0.6 miles from Industrial Park	Retain	Access to undeveloped site
Old Roanoke Road-Piedmont to New Roanoke Street, Eastern Link, & Harding to Eastern Link	Retain	Possible street extension or bikeway
Oriole Drive	Retain	Possible extension of Oriole Drive
Pineridge Drive	Retain	Access to Pineridge Drive in Laurel Ridge Subdivision from Tom's Creek
Second Street	Retain	May be needed for Hubbard/Country Club extension
Sunrise Drive Middle Link	Retain	Possible extension or bike path
Valleyview Drive	Retain	Possible extension for future development
Virginia Street in Airport Acres	Retain	May be needed for Hubbard/Country Club extension
Washington Street Middle Link	Retain	Possible future connection of Washington Street segments
Yellow Sulphur & Ramble Rds.	Retain	Part of VDOT ROW for Route 460

***Note: The above list is not an inclusive list of all rights-of-way within town. Other rights-of-way exist and may not have a specific future use as set forth in the Comprehensive Plan. These unlisted rights-of-way should be evaluated under the established Comprehensive Plan Policies and Objectives



Water Service Agreements

- Town Customers
- County Customers

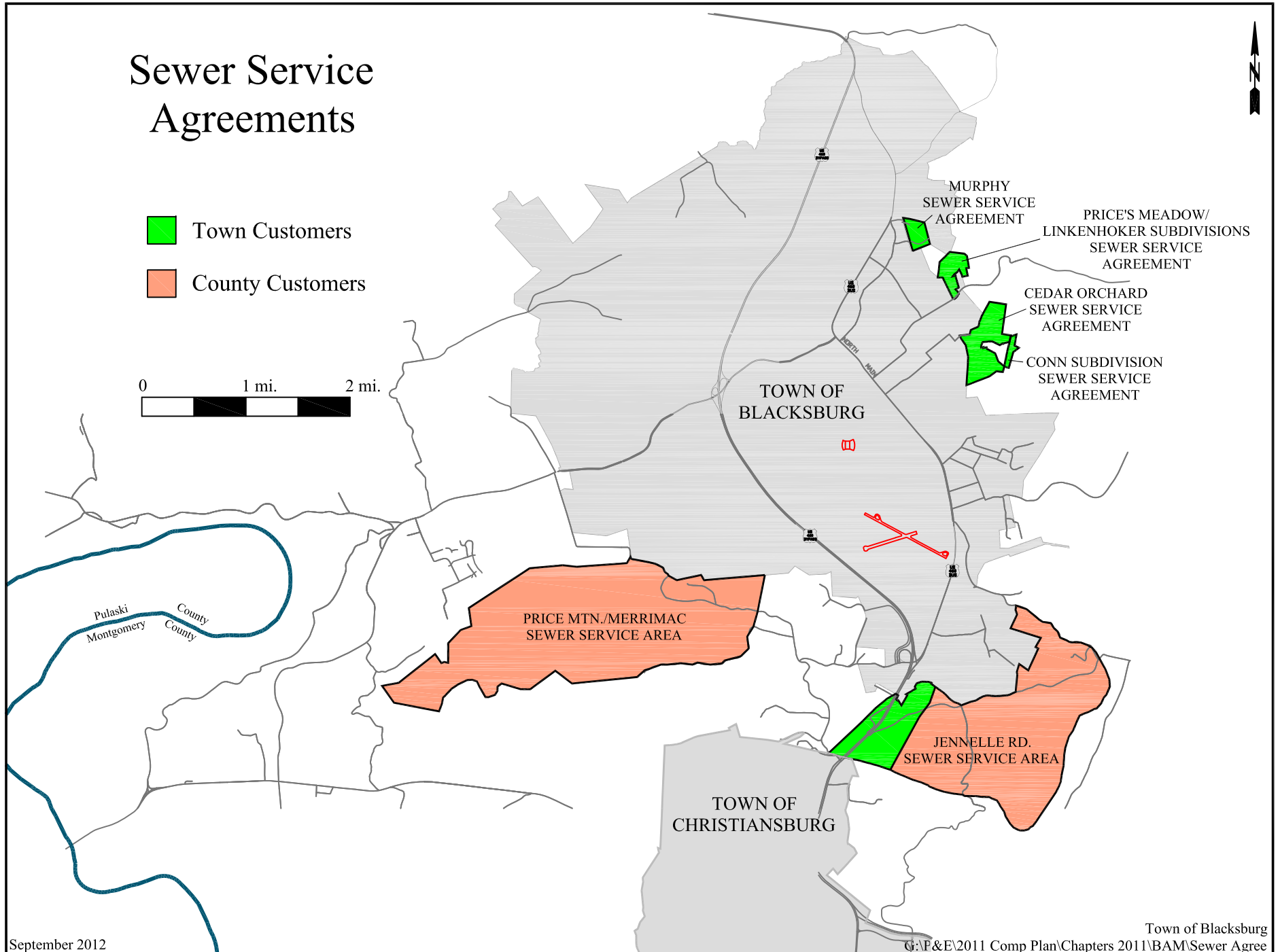
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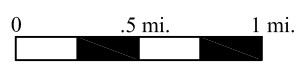


Sewer Service Agreements

-  Town Customers
-  County Customers

0 1 mi. 2 mi.





Town of Blacksburg Communications Corridor Priority Construction Chart

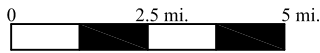
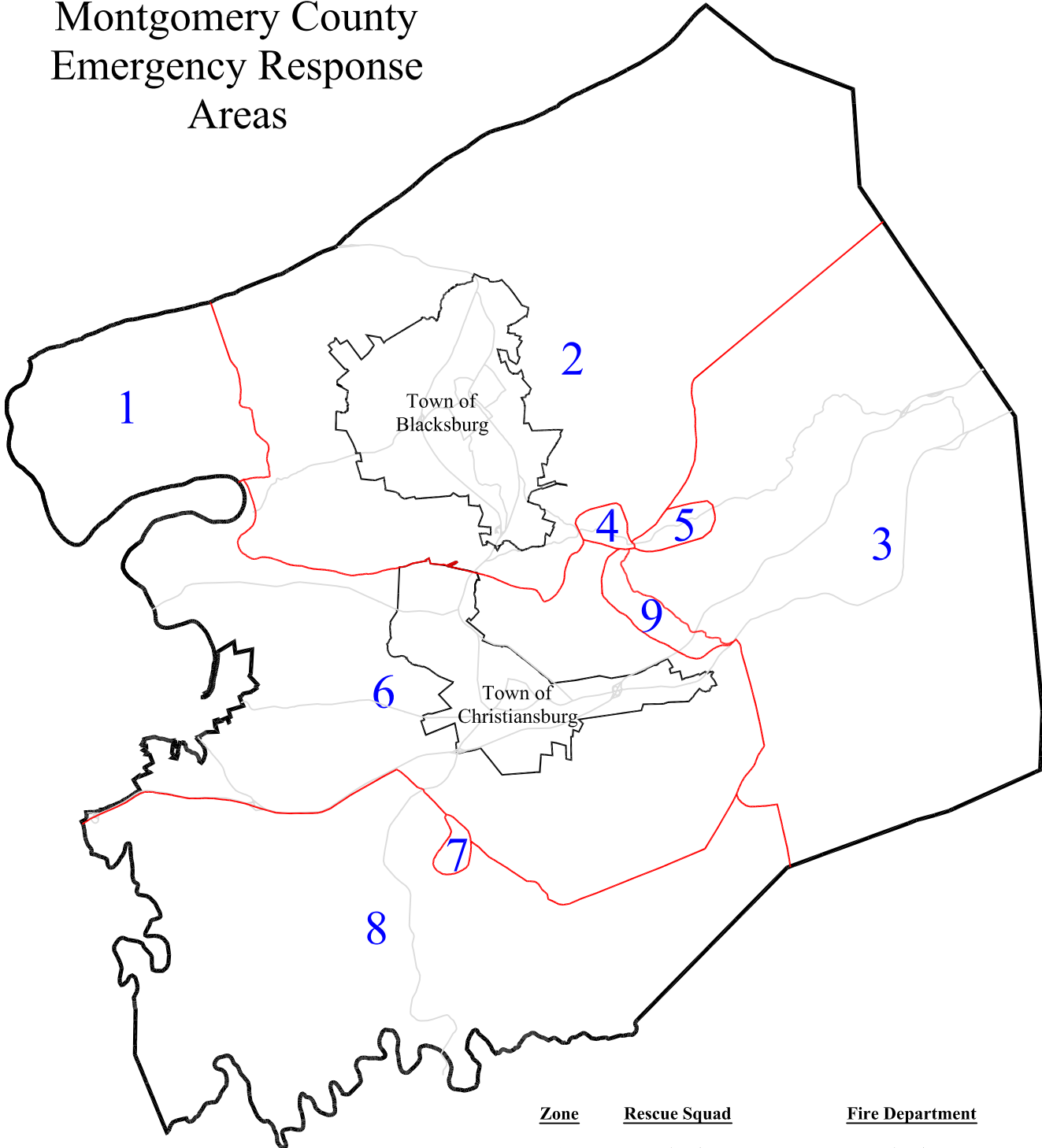
Name	Description / Location	Status
Existing		
Hospital Meet Point (HMP)	South Main near M.R. Hospital	Existing
Industrial Park	TCMP to Industrial Park	Existing
Old Town Hall	Blacksburg, Old Town Hall	Existing
Plantation Rd. Meet Point (PRMP)	Plantation Rd near Prices Fork	Existing
Progress St. Fire Station (PSFS)	Progress St. to Municipal Bldg	Existing
Rec. Campus to Municipal Building	Progress, Giles, Patrick Henry	Existing
Thomas Connor Meet Point (TCMP)	Wall St.	Existing
Wong House	Municipal Building, Wong House	Existing
High Priority		
Fire Station #2, Prices Fork	PRMP to Station #2	Pre-planning
Fire Station #3, Airport Rd	From S. Main along Hubbard Street to Station #3	
New River Valley Mall TOB fiber at Montgomery Regional Hospital	NRV Mall to Hospital Fiber splice point	Pre-planning
North Main St. road improvements Renovation	Main St/College Ave to Prices Fork. Needed to connect Arts sites	Pre-planning. Need conduit at minimum.
PRMP to TCMP	Connect fiber meet points for redundancy. Create loop.	Pre-planning
Telecommunications Master Plan	All locations	In Progress
Medium Priority		
Blacksburg Farmers Market Alley	Farmers Market To N. Main St.	
Blacksburg Farmer's Market	TCMP along Draper to Farmers	
Blacksburg High School	Cross Patrick Henry to existing fiber RC	Shovel Ready
Blacksburg Library (MFRL)	Library to Municipal Building	Shovel Ready
Blacksburg Police, Five Chimney's House, Municipal Building to Old Town Hall	Replace existing 15 year old fiber	Shovel Ready
Gilbert Linkous Elementary School	Toms Creek to Price Fork Rd	
Harding Ave Elementary School	Harding ES to Wong House or Harding ES to Progress St Fire Station	Shovel Ready
Industrial Park – HMP Loop	N. Main to HMP for loop / redundancy	
Kipps Elementary - Blacksburg Middle School	Kipps to Blacksburg Middle School and PRMP	
Margaret Beeks Elementary School	Margret Beeks ES to new Airport Rd FS	
N. Main to YMCA Thrift/Red Cross	YMCA Thrift on N. Main to TCMP	
N. Main, YMCA Building to Broce Dr.	N. Main YMCA to corner Broce Dr	
Prices Fork, Toms Creek to UCB	Along Prices Fork -Toms Creek to UCB	
Prices Fork, UCB to Plantation Rd Meet Point	Prices Fork UC Blvd to PRMP	
University City Boulevard (UCB)	Prices Fork to Broce Dr	

Virginia Tech Art Gallery/Dept.	Farmers Market to Old Armory	
Other Priorities		
Businesses	Various	As conduit passes by/open ditch
Jackson St as sidewalk repaired	Draper to N. Main conduit	Town maintenance schedule
New sidewalk planning/install	Various	New subdivision & Town maintenance schedules
Sewage Pumping for monitoring	Various	As conduit passes by/open ditch
Shopping centers	Various	As conduit passes by/open ditch
Town owned buildings	Various	As conduit passes by/open ditch
Town parks	Various	
Traffic lights	Data backbone	As conduit passes by/open ditch
Warm Hearth and Heritage Hall	Warm Hearth Drive	As conduit passes by/open ditch
Water facilities for monitoring and cell site data feed	Network backbone for water tank mounted wireless equip, and telemetry.	As conduit passes by/open ditch
Water, Sewer pipe installation	Connect existing conduit installation	As conduit passes by/open ditch

Notes:

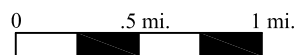
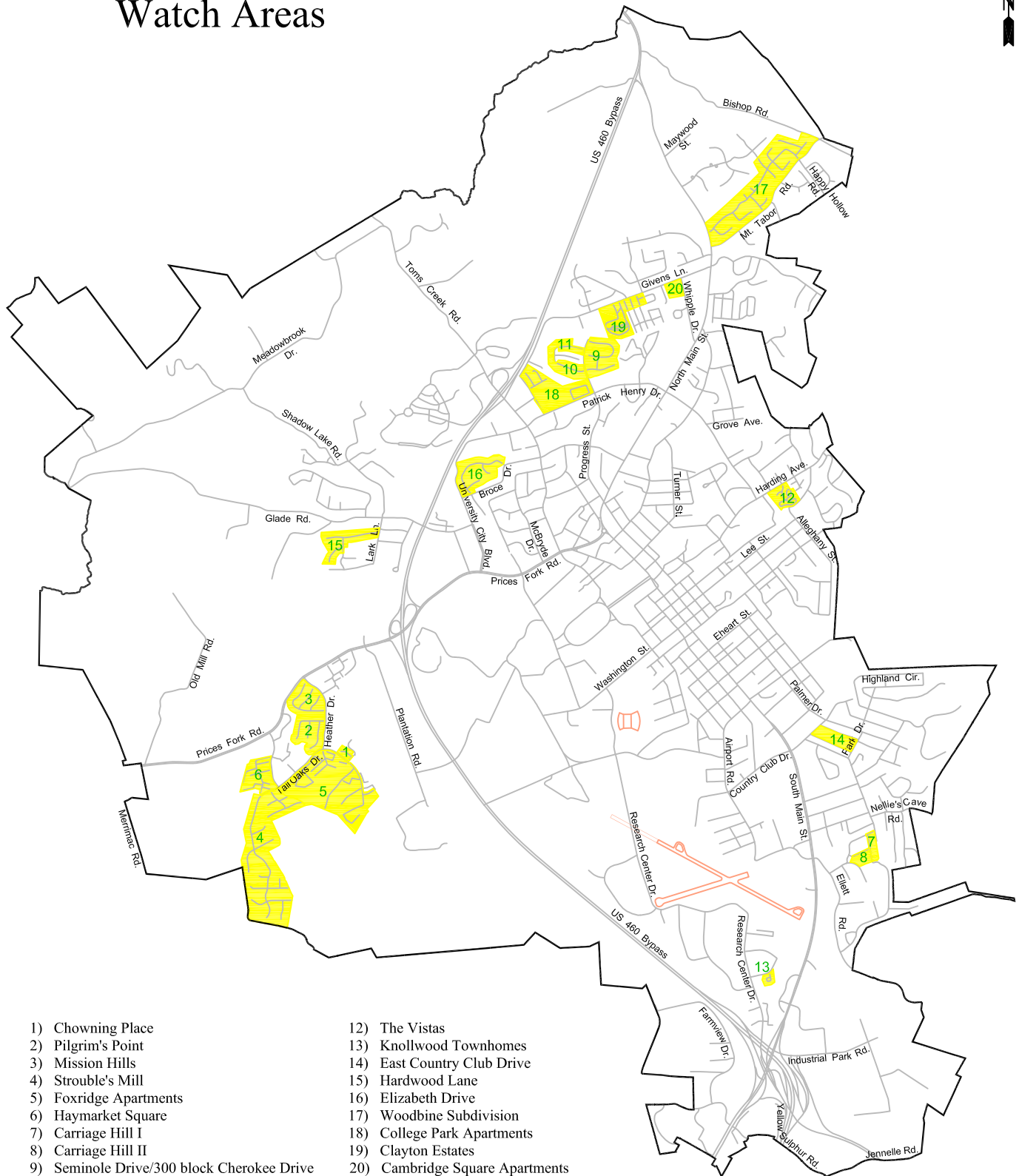
1. Chart provided January 2009, by Town of Blacksburg Information Technology Department in cooperation with BTAC.

Montgomery County Emergency Response Areas



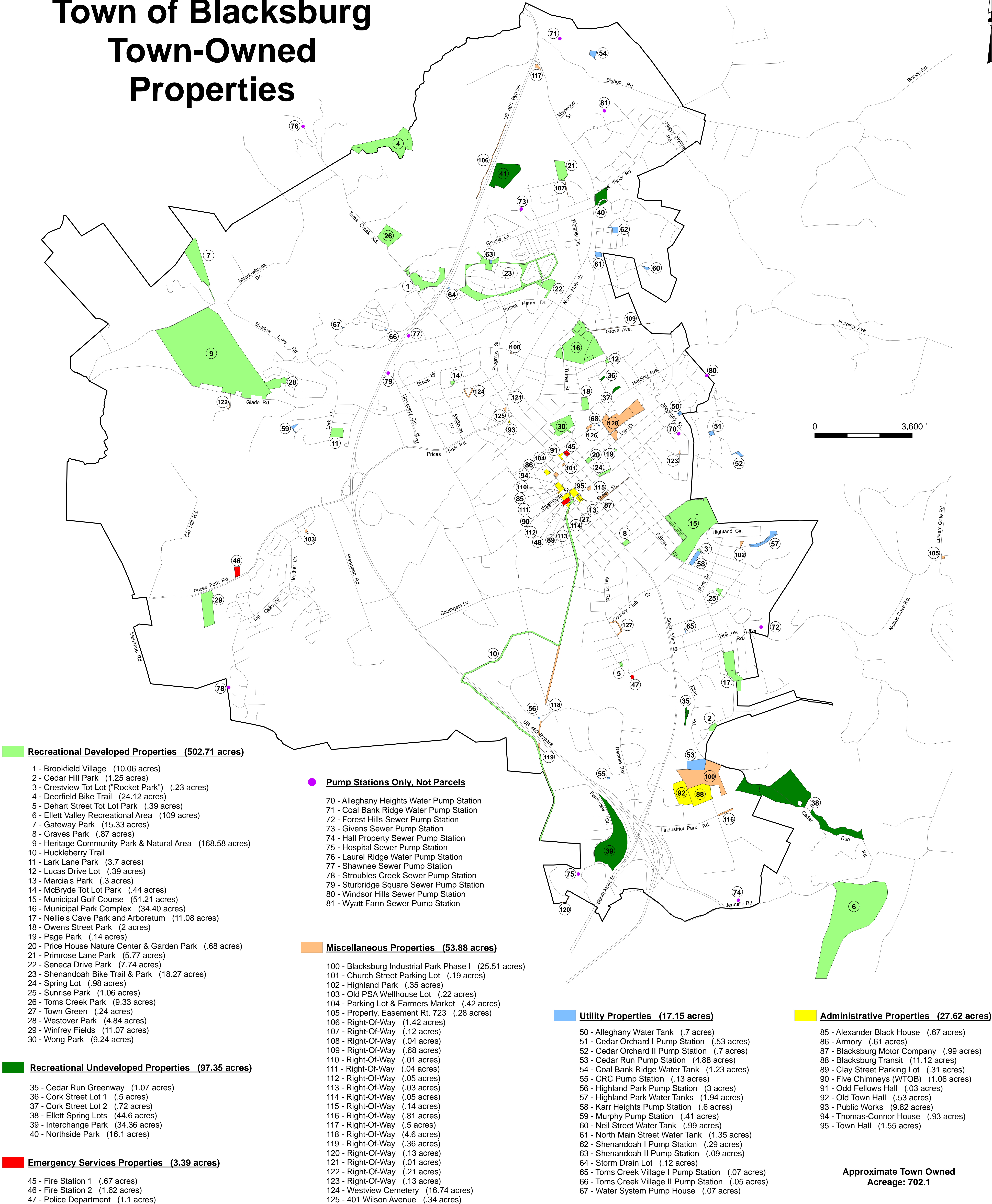
<u>Zone</u>	<u>Rescue Squad</u>	<u>Fire Department</u>
1	Longshop/McCoy	Longshop/McCoy
2	Blacksburg	Blacksburg
3	Shawsville	Elliston
4	Blacksburg/Christiansburg	Blacksburg/Christiansburg
5	Shawsville	Christiansburg/Elliston
6	Christiansburg	Christiansburg
7	Christiansburg	Christiansburg/Riner
8	Christiansburg	Riner
9	Shawsville	Christiansburg

Neighborhood Crime Watch Areas



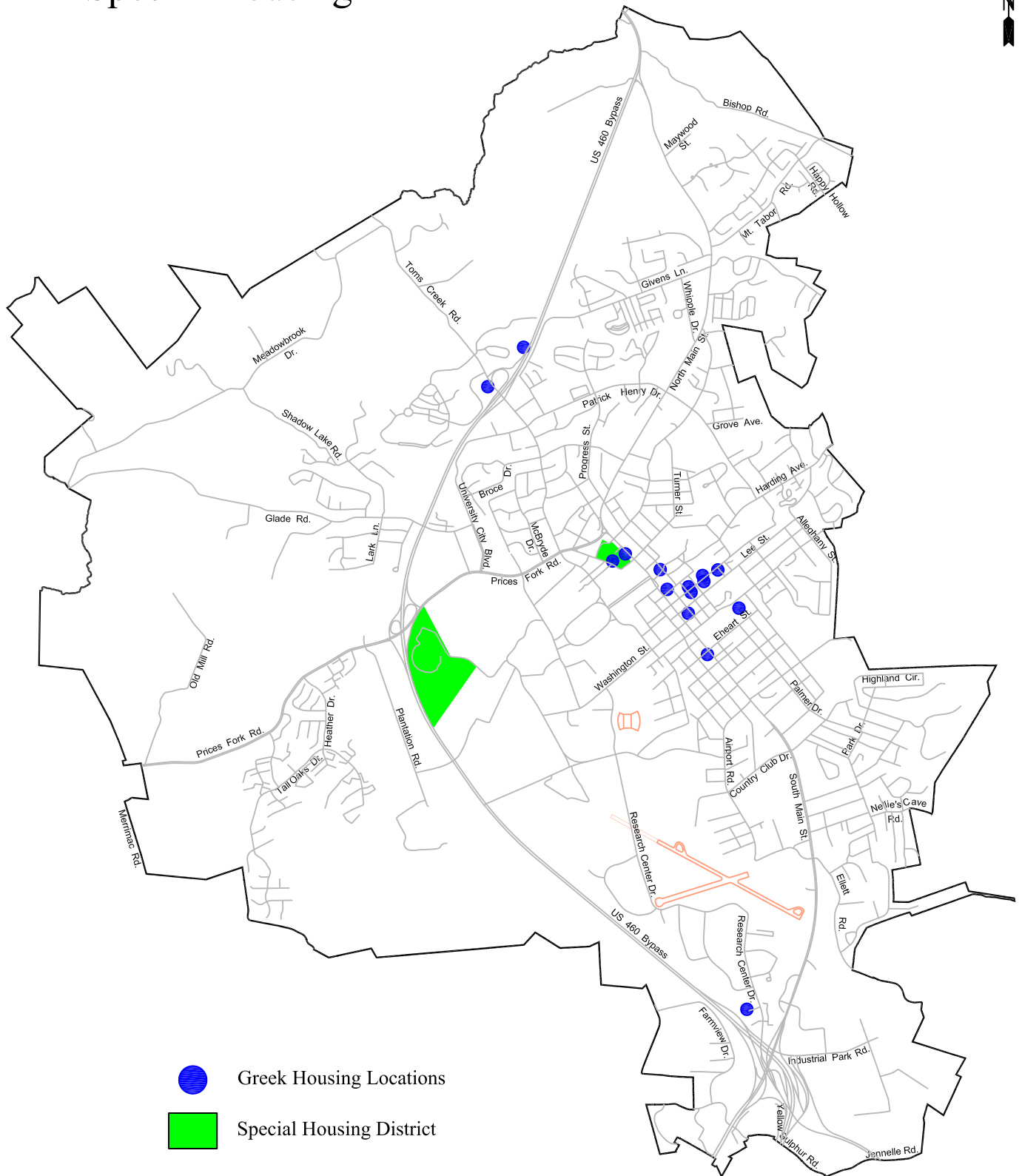
Town of Blacksburg



Town-Owned Properties




Approximate Town Owned
Acreage: 702.1

Special Housing

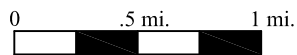
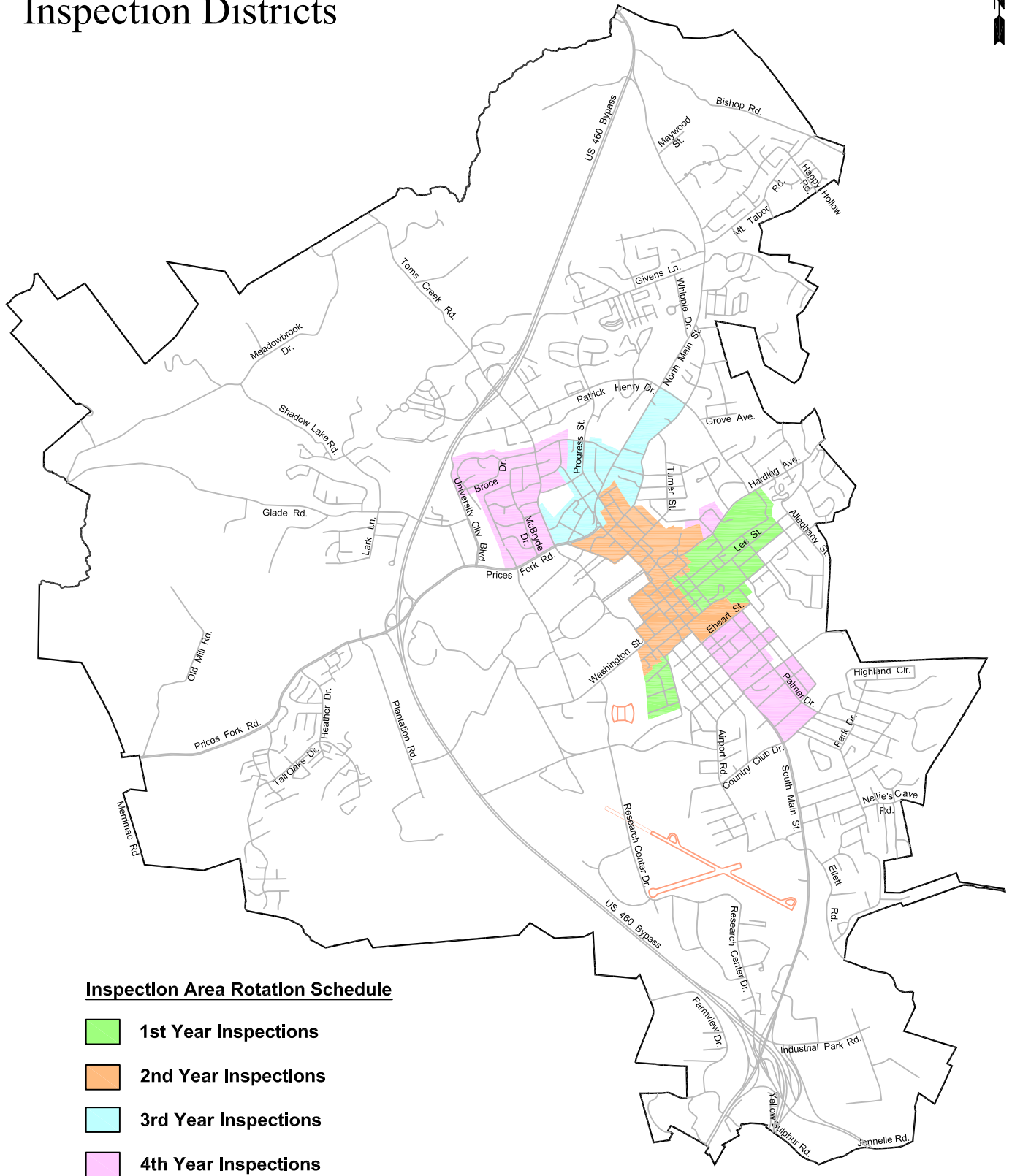


-  Greek Housing Locations
-  Special Housing District

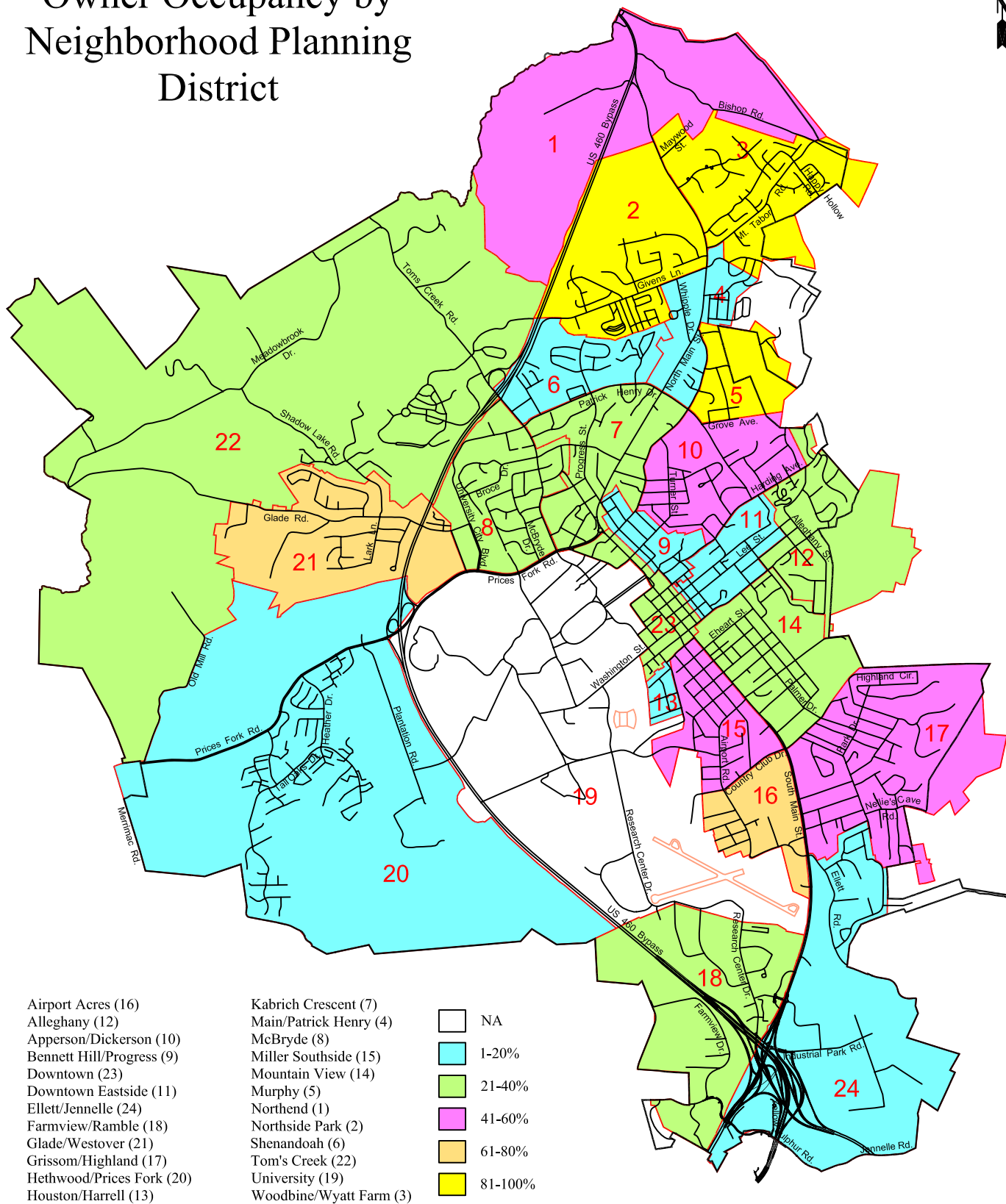
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Rental Permitting Inspection Districts



Owner Occupancy by Neighborhood Planning District



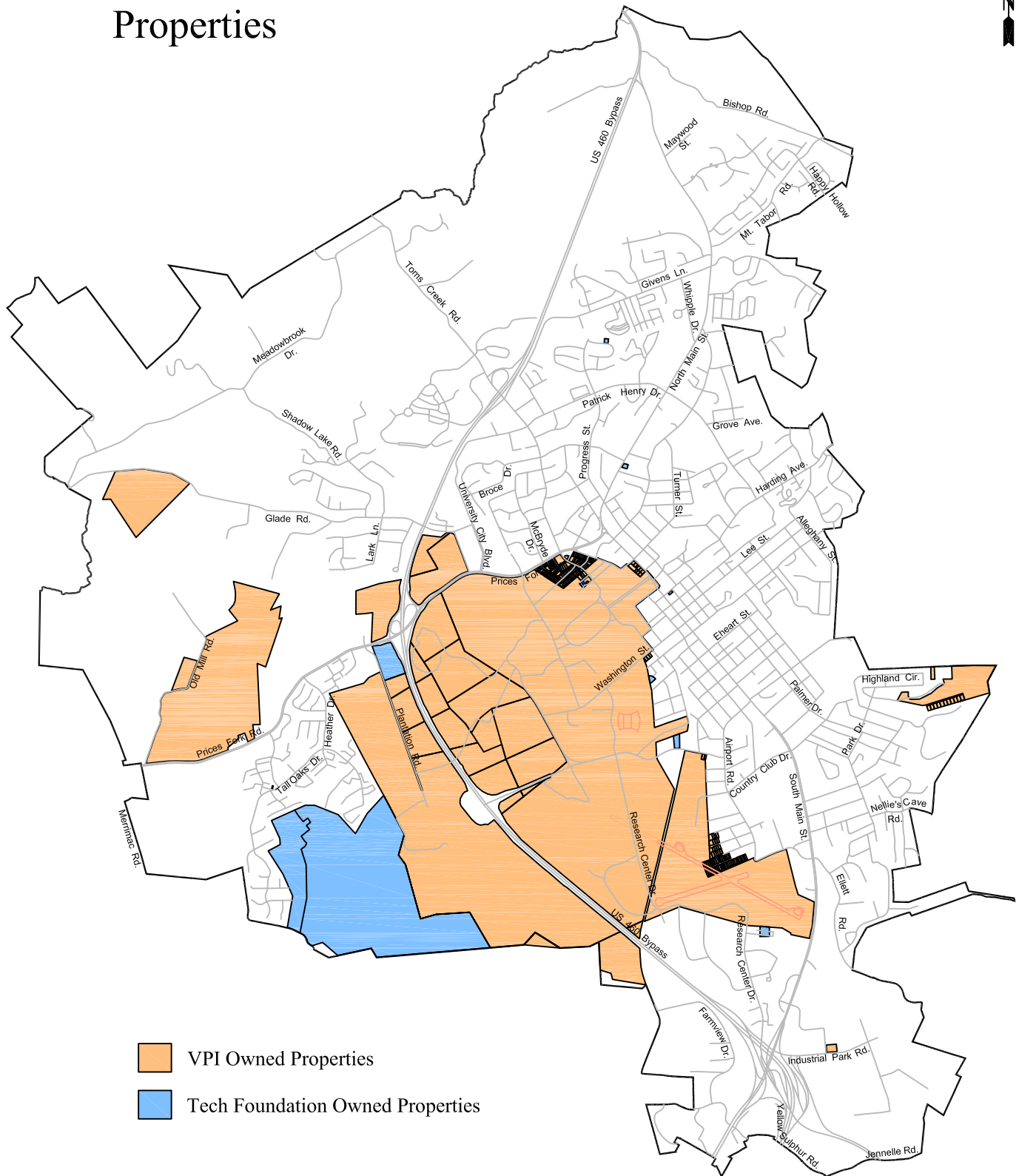
Airport Acres (16)
Alleghany (12)
Apperson/Dickerson (10)
Bennett Hill/Progress (9)
Downtown (23)
Downtown Eastside (11)
Ellett/Jennelle (24)
Farmview/Ramble (18)
Glade/Westover (21)
Grissom/Highland (17)
Hethwood/Prices Fork (20)
Houston/Harrell (13)

Kabrich Crescent (7)
Main/Patrick Henry (4)
McBryde (8)
Miller Southside (15)
Mountain View (14)
Murphy (5)
Northend (1)
Northside Park (2)
Shenandoah (6)
Tom's Creek (22)
University (19)
Woodbine/Wyatt Farm (3)



0 .5 mi. 1 mi.

University-Related Properties



0 .5 mi. 1 mi.

Extraterritorial Areas

As part of Montgomery County, the Town of Blacksburg's Planning Commission provides comments on development projects located in the County within one mile of the Town limits and on significant development projects in the County near the Town that will impact Town residents. Impacts include those factors identified in Government Relations Objective and Policy #16 such as density, transportation, watershed, wastewater, stormwater and viewsheds. Comments are forwarded to the Montgomery County Planning Commission and Board of Supervisors for their consideration during the review and approval process of a development project.

The following list of Extraterritorial Area Identifying Characteristics was first established in the 1996 update of *Blacksburg 2046*. These characteristics have been updated in subsequent reviews of the Town's Comprehensive Plan and moved to the Administrative Manual during the 2012 review. These characteristics identify and detail concerns of the Town regarding future development projects in the County as the two jurisdictions grow. The impacts are not listed in priority order and may not be applicable to all proposed projects:

1. ***Extraterritorial Areas watersheds include the Roanoke River, James River, New River, and groundwater aquifers.*** A distinguishing feature of the area is the Eastern Continental Divide, which separates watersheds that drain into the Atlantic Ocean from those that drain to the Gulf of Mexico. The Roanoke River is the main Atlantic drainage waterway in this area, and the New River is the large Gulf drainage. Craig Creek, a small tributary of the James River (Chesapeake Bay-Atlantic drainage) lies north of Blacksburg in Montgomery County. The continental divide was an important feature to settlers headed west, and access across the divide is reflected in historic trails. The groundwater resources of Blacksburg are influenced by land uses outside the Town boundary, and *vice versa*. Areas within and around Blacksburg contain karst terrain with uncharacterized flow regimes, having interconnections between ground and surface waters distinguished by easily impacted elements such as caves, sinkholes, and springs. Bottom Creek in Montgomery and Roanoke Counties and Little Stony Creek in Giles County are protected by the state as exceptional state waters.
2. ***The George Washington - Jefferson National Forest borders the Town to the north and provides recreational facilities primarily geared to hiking, trail riding, mountain biking, and fishing.*** The national forest runs primarily between the ridgelines of Brush Mountain and Gap/Sinking Creek Mountain. It is wooded and provides a mountain habitat for plants and wildlife. Pandapas Pond Recreational Area is located within this area on the west side of U.S. Route 460. The Town should carefully monitor the potential sale of any National Forest lands and the associated impact on the Town's viewshed. The Town supports maintaining the integrity of the National Forest lands.
3. ***The Town is nestled between largely undeveloped, wooded mountains, which provide scenic views from areas in Town.*** Brush Mountain is located to the north and west, Paris Mountain to the east, and Price Mountain to the south. These mountains provide a visual boundary and a community identity to Blacksburg. ***Suburbanization of mountain slopes***

and ridgelines threatens these natural and scenic resources that are widely valued in the region as contributing significantly to the quality of life in the area. Most of the mountain slopes facing Blacksburg are in private ownership and not protected with conservation easements. Further, the spectacular views afforded from points on these slopes make them attractive for housing development. In many cases the lack of well and septic sites, and the unavailability of public utilities, have limited development. In addition, poor road access has constrained development. The designation of much of the County (including the western half of Price Mountain, the undeveloped portions of Brush Mountain, the North Fork Valley, Paris Mountain, and other features in the Blacksburg area) as Resource Stewardship has curtailed future development of large-scale subdivisions on mountain slopes; the eastern portion of Price Mountain is the exception and will likely have the greatest visual impact on Blacksburg. The Town should work with the County and other organizations to protect the viewshed, which is currently zoned R-2 and is designated as “Residential Transition” in the County’s comprehensive plan. ***Development on mountain slopes, if any, should be in a conservation pattern where either very large lots retain natural forest cover and the subsequent clearing of individual properties is severely limited, or in a planned development where building sites are carefully chosen to minimize clearing and grading and large portions of the property are permanently preserved in their natural state, with greenway and trail connections.***

4. ***Montgomery County’s Heritage Trail System is an opportunity to link the Town’s greenway trail system to a regional network in Christiansburg, Radford, and Prices Fork, providing an alternative transportation system.*** The Huckleberry Trail provides a greenway connection from Blacksburg through the mid-County area, past the Coal Miner’s Heritage Park, to the New River Mall in Christiansburg. In addition, the TransAmerica Bikeway (Route 76) runs through North Fork Valley, following Ellett Road from Christiansburg to Lusters Gate Road and Catawba Road to the Roanoke County boundary. The Town-owned nature park, site of a former spring along Ellett Road, provides the potential for a greenway link between jurisdictions. The Town supports the New River Planning District’s work to extend the Huckleberry Trail in Christiansburg to the New River Trail in Pulaski. The Town also supports the County’s proposed Village Transportation Links (VITL) plan that would design trail systems for each of the seven villages and a linkage plan among the County Villages, Blacksburg, Christiansburg, and res of the New River Valley and Roanoke Valley.
5. ***Agricultural areas located adjacent to the Town include Mount Tabor to the northeast, North Fork (Ellett) Valley to the east, and Prices Fork to the west. Suburbanization of agricultural land surrounding Blacksburg is an increasing trend.*** Uses are primarily livestock grazing with some crop production. The rolling terrain at the foot of mountains provides a peaceful, pastoral, and open quality to the landscape. There are more than 5,900 acres in Agricultural and Forestal Districts (AFD) in the North Fork Valley area, approximately 1,000 Agricultural and Forestal District acres in the Mount Tabor area, and 1,700 AFD acres in the Prices Fork area. The Town supports the work of the New River Land Trust and other organizations that identify areas for potential conservation easements. Private conservation easements are encouraged for these valuable properties.

Large landowners are the key to successful preservation of significant open spaces in and near Town, and throughout the County. It should be noted that agricultural areas in the Prices Fork Village Expansion Areas are decreasing due to development pressures. It is important that new developments in these areas do not contribute to suburban sprawl. Commuting traffic is increased, particularly in corridors entering the Town such as Glade Road, Prices Fork Road, Ellett Road, Nellies Cave Road, and Mount Tabor Road. These traffic impacts need to be addressed.

6. ***The North Fork Valley Rural Historic District, a state and federally recognized historic area, extends from approximately one mile south of the community of Lusters Gate along the river valley approximately nine miles to the Roanoke County boundary.*** This district contains a significant rural landscape, an important collection of domestic and agricultural buildings, an early twentieth-century school, two nineteenth-century churches, and five nineteenth-century industrial sites, which include three mills, a tan yard, and a brick kiln. The Town supports the County's encouragement in the use of conservation, riparian, and historic easements to maintain the visual quality of the district.
7. ***Water and sewer utility extensions and stormwater management throughout the area will contribute to development pressures on mountainsides and on agricultural land.*** There is a strong linkage between the provision of water and sewer services, stormwater management, efficient land use, and the delivery of other vital municipal services. Extension of utilities without a strong and detailed plan to control and direct growth will contribute to suburban sprawl, the elimination of agricultural uses and the loss of the unique rural and scenic character of the region.
8. ***Telecommunication and broadcasting tower placements on mountain ridges will be a common request.*** With the explosion of cellular and digital phone use and the burgeoning wireless communication industry, there is an increasing demand for tower sites. In addition, many companies are reluctant to share towers due to competitive pressures. The mountain ridges provide locations for good tower reception and transmission. However, the proliferation of prominent towers on the surrounding ridges would be detrimental to retention of the aesthetic natural qualities of the surrounding mountains. Refer to the Utilities and Community Design chapters for further information regarding the Town's Telecommunication Policy.
9. ***Development adjacent to Town boundaries provides the greatest potential for urban densities due to the utility connection feasibility.*** Three of the primary routes into Town, Prices Fork Road, Mount Tabor Road and Merrimac Road are in the Metropolitan Planning Organization (MPO) 2035 Transportation Plan for improvement. In addition, the Town boundary is invisible to most residents of these adjacent neighborhoods, who consider themselves residents of the Town, and identify with the Blacksburg community. These developments contribute to traffic congestion within Town while not contributing to the Town revenue stream for street improvement. These residents use Town recreational facilities and often expect the same basic municipal service levels such as snow removal, trash collection, recycling programs, and police response. The County

does not currently provide the same level of urban services, and the Town receives no revenue from these residents to support the extension of services. ***Development immediately adjacent to Town boundaries should be similar in use, street standards, and other amenities to the area of Town to which it is adjacent in order to assure compatibility and a seamless transition across the corporate limits. This consideration is valid for residential, industrial, and all other major use types. The Town should work with Montgomery County to develop a plan for future development of Urban Expansion areas along the Town boundary.***

10. ***Prices Fork Village is an urbanizing area that will influence developments along Prices Fork Road and within the Town of Blacksburg, generating additional traffic.*** The Hubbard-Southgate/Route 314 Road extension and the cross-county connector planned by the Town and the County from the Route 460 Bypass to Prices Fork Road, south and west of the Village of Prices Fork, will greatly improve access to Radford and Pulaski counties and may contribute to the increase in land value and development pressures of this area. The road will enable the traffic to bypass the village of Prices Fork, thereby enhancing its desirability for future residential development. This road will also improve access to the western area of Town, including Hethwood, and will reduce traffic on Prices Fork Road. The University supports this extension to improve access to the Corporate Research Center. With the new Blacksburg High School stadium scheduled to be constructed on Prices Fork Road, future development in this area should be carefully monitored and studied by the Town, and in conjunction with the County.
11. ***The Interstate 73 (I-73) route designation through this area by Congress is the Route 460 Corridor.*** North of and through Town, it is anticipated that I-73, if built, will lie within the right-of-way of the current Route 460 and Blacksburg Bypass. This route will increase traffic along this corridor, and the traffic will likely have a high concentration of tractor-trailers, due to the route's intended use as a commerce corridor from Detroit, Michigan, to Charleston, South Carolina. This designation will result in grade-separated interchanges along this route, and probable access roads parallel to the highway to serve adjacent parcels. Development pressures at these interchanges are likely for common interstate services such as gasoline, food, and lodging. In addition, any realignment or significant grade change of the highway on the Brush Mountain south slope may impact the natural forested and scenic character of that mountain. Working in conjunction with the County on this issue is critical for having a unified land use approach that minimizes the potential impact of this project. ***Interstate and primary highway construction should minimize use of frontage roads and associated strip development tendencies, and no interchange should be provided in the North Fork Valley between Blacksburg and Interstate 81 on the Smart Road. Interchanges within the North County area are to remain scenic and consistent with surrounding uses. Extensive landscaping and attractive, efficient signage should be an integral part of all roadway development.***
12. ***Warm Hearth Retirement Village is located to the southwest adjacent to and partially within the Town.*** This transitional retirement community provides a variety of living styles for the elderly that range from independent units, to assisted living, to a nursing home facility, including an Alzheimer's Unit. It is located within a wooded setting,

removed from the hubbub of daily activity, and screened from view except during winter. As noted in the Community Design chapter, providing housing options and services for senior citizens is an issue the Town and County will need to partner together to address.

13. ***Traffic congestion will continue to worsen and must be addressed regionally by the University, County, and both Towns, especially along Harding Avenue, Nellies Cave, Ellett, Mt. Tabor, Glade, Toms Creek and Prices Fork Roads.*** Route 460 Business has 65,000 vehicles per day traveling along its corridor. The Town, the New River Valley Planning District Commission, and the MPO have conducted studies on commuter patterns in the area which should be heeded and updated in order to formulate an effective transportation policy for the region. Regional public transportation services, such as the Two-Town Trolley, should be expanded countywide and to neighboring counties. ***Future land use development patterns will be a key traffic generator to be monitored. The Town should work with the County and Christiansburg to establish, maintain, and preserve gateway entrances to Blacksburg along major roads.***

Blacksburg 2046: Administrative Manual Section C

Changes to the Comprehensive Plan, 2012-Forward

RESOLUTION 12-F-12

A RESOLUTION ADOPTING THE 2012 COMPREHENSIVE PLAN

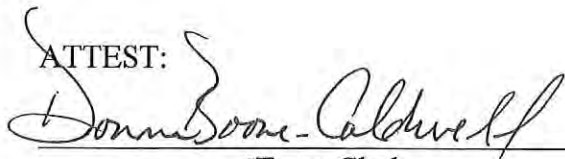
WHEREAS, Virginia Code § 15.2-2230 requires local governments to review their Comprehensive Plan at least once every five years; and

WHEREAS, the Comprehensive Plan Task Force has been meeting the past year to review the Town's Comprehensive Plan, Blacksburg 2046, and to gather public input on the policies contained therein.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg:

1. That the Council approves and adopts as the 2012 Comprehensive Plan of Blacksburg the document entitled "Blacksburg 2046," including all accompanying documents, exhibits, Land Use Maps and the Administrative Manual, as filed in the Department of Planning and Building.
2. That the approved 2012 Comprehensive Plan supersedes all prior comprehensive plans of the Town; provided, however, that requests for rezonings and conditional use permits that have been previously submitted and are currently under review by the Planning Commission and Town Council as of the date of this resolution shall be evaluated according to the provisions of the comprehensive plan in effect at the date of the application for the request.
3. That the Planning Commission is hereby authorized to approve periodic updates to the Administrative Manual.


Mayor

ATTEST:

Town Clerk

Date of Adoption: December 11, 2012

Date: September 27, 2012
To: Planning Commission
From: Long Range Planning Committee
Re: Recommended 2012 Update to *Blacksburg 2046*

The Long Range Planning Committee is pleased to present its recommendation for the 2012 update to the Town's Comprehensive Plan, *Blacksburg 2046*. We appreciate that the Planning Commission has delegated such an important review to the Long Range Planning Committee, a subcommittee of the Planning Commission.

Section [§15.2-2223](#) of the Virginia State Code states that *the local planning commission shall prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction, and every governing body shall adopt a Comprehensive Plan for the territory under its jurisdiction.* Section [§15.2-2230](#) states that *at least once every five years the Comprehensive Plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.*

While the Town of Blacksburg had adopted previous comprehensive plans, the current format of *Blacksburg 2046* originated in 1996, detailing a 50-year vision for the Town of Blacksburg. The Town is currently working towards achieving this vision. The first mandatory five-year review and update was completed in 2001. The second was completed in 2006, which was officially adopted in 2007. The 2012 update is not only the third mandatory five-year review and update, but it is also the fifteen-year review of a 50-year vision for the Town of Blacksburg. The 50-year vision of the comprehensive plan is intended to remain focused on the year 2046.

The 2012 Comprehensive Plan update is intended to create a document based on the community's vision of Blacksburg's future. The major goals of the 2012 Update include streamlining the Comprehensive Plan to make it more user-friendly, clarifying the Town's policies especially relating to implementation of the Town's Capital Improvement Program and Annual Budget, and updating data as necessary. The Future Land Use Map Series was also reviewed and updated based upon Town Council-requested study areas or citizen requests.

Overview

The first section of the memo outlines the **Review Process and Public Input Process** the Long Range Planning Committee followed to complete the 2012 update. Next are **Highlighted Issues** the Planning Commission may wish to consider during its public hearing review of the 2012 update. To complete this executive summary, included are **Summary Text Changes** made to the Comprehensive Plan with the 2012 Update and **Summary Future Land Use Map Changes** with the 2012 Update. Accompanying this memo is a CD with the complete Long Range Planning Committee's September 27, 2012 recommended draft text of the 2012 Update to the Comprehensive Plan, Community Conversation Results, Future Land Use Reclassification Requests and respective staff reports.

Review Process

To accomplish the 2012 Update, the Long Range Planning Committee, a standing subcommittee of the Planning Commission, was assigned the comprehensive review process by the Planning Commission. The 2012 Long Range Planning Committee members include Planning Commissioners, citizens and a Virginia Tech student representative:

- Paul Lancaster, Chair
- Mike Lawless, *Vice Chair*
- R. B. "Ben" Crawford
- Alyssa Halle
- Wendell Hensley
- J.B. Jones
- Alan Raflo
- Courtney Simón Grohs

The Long Range Planning Committee began meeting in August 2011 to review the overall structure of the Comprehensive Plan, review chapter information and update policies and goals accordingly. The Committee met more than 30 times in the past year, generally bi-weekly, and weekly some months to complete the update. Town staff from multiple departments attended meetings to present updated information and address technical questions posed by the Long Range Planning Committee. The expertise offered by the Town Staff, including Karen Drake, Comprehensive Planner and Anne McClung, Planning & Building Director, was invaluable during the update process.

After reviewing sections, the draft chapters of the updated Comprehensive Plan and the Future Land Use Map were posted to the Town's website for public review. Public comments on the posted chapters and maps were incorporated into the next revision of the draft text and maps. The public input process is detailed further below.

The 2012 Update reflects public comments, information and data available through September 1, 2012. The Long Range Planning Committee met on September 27, 2012 for a final cumulative review of the 2012 Update and to make their final recommendation.

Public Input Process

Key to the success of updating the Comprehensive Plan is obtaining community participation and incorporating public comments to help ensure that the resulting document expresses the values and vision that the people of Blacksburg have for their Town. Values raised include a livable, walkable community that is environmentally sustainable and a Town connected to the New River Valley. The process has also raised awareness of planning in the community and laid the groundwork for increased community involvement in the future.

The Long Range Planning Committee incorporated public input and community participation in a variety of ways and methods to reach out to all citizens of the community. Comments from the various public input meetings held to date and are

included on the CD. Additional public input meetings will be scheduled as part of the public hearing review process.

Community Conversations Surveys

During the spring, summer and fall of 2011, in preparation for the 2012 Update, a series of Community Conversations was conducted. The purpose of these Community Conversations was to establish a baseline of comments from different age groups of how they perceive the quality of life in Blacksburg. Staff met with 8th Grade civic classes at the Blacksburg Middle School and 12th Grade government classes at the Blacksburg High School. Virginia Tech undergraduate and graduate students were surveyed electronically with a follow-up meeting to discuss comments. International Students at the Cranwell Center were surveyed electronically. Members of the Blacksburg AARP Chapter were also surveyed.

Long Range Planning Committee Meetings

All Long Range Planning Committee meetings were open to the public with a public comment opportunity at the beginning of each meeting. Meeting notification signs were posted in the Town Municipal buildings, on the Town's website Calendar, emailed in the Friday E-News, and often published in the Community Calendar of the 'Burgs section of The Roanoke Times.

After chapters and maps were reviewed by the Committee, each draft and subsequent revisions were posted to the Town's website dedicated to the 2012 Update at www.blacksburg.gov/comprehensiveplan. Future Land Use request applications and staff reports were also posted to this webpage.

A specific email address, Blacksburg2046@blacksburg.gov, was established so citizens could easily submit comments. All comments submitted via email or mailed to the Long Range Planning Committee were distributed to all Committee members for reference during the update review process. The log of comments received by September 27, 2012 is included on the CD.

Public Input Meetings

- 1. Future Land Use Reclassification Public Input Meeting.** A public input meeting was held on June 13, 2012 specifically on the proposed Future Land Use Reclassification Requests. The meeting was well attended with concerns voiced verbally at the meeting and further detailed in written comments submitted.
- 2. Neighborhood, Employment & Services Areas Public Input Meetings.** Three public input meetings were held in July on this proposed change to the Comprehensive Plan. The purpose of these public input meetings was to offer different opportunities to educate citizens and gather their comments on the proposed Comprehensive Plan Neighborhood, Employment, and Service Areas.
- 3. Open Houses.** Four open houses on the 2012 Update were held at multiple locations in Blacksburg in August 2012. The purpose of these

open houses was to offer opportunities to educate citizens and gather their comments on the proposed Comprehensive Plan. All four open house formats were the same. The Future Land Use map Series was on display, along with hard copies of the current adopted plan and the proposed revised plan. There was no formal presentation by staff. Instead, attendees were able to ask questions and speak informally with staff and Long Range Planning Committee members, as they were available.

All summary public input meeting notes are on the attached CD.

Highlighted Issues for Planning Commission Consideration:

The Long Range Planning Committee believes the recommended 2012 Update to the Comprehensive Plan reflects the desired vision of the community. While Attachments A & B summarize changes made to the text and map, there were several issues debated at Long Range Planning Committee meetings. The Planning Commission may wish to further discuss:

- Future Land Use Map classification request for Cedarfield Apartments, Part A. After much discussion, the Long Range Planning Committee had a 3-3 vote on changing the property's future land use designation from low density residential to medium density residential. The property is currently designated low density residential and shown on the draft map as low density residential. The staff report and application are found on the CD along with the other requests.
- Future Land Use Map classification request for Mixed Use C. The Long Range Planning Committee voted to extend Mixed Use C Area to include property adjacent to the roundabout at Price's Fork and Main Street. The roundabout was not constructed when Mixed Use C Area was originally established in 2007. Comments were made by some Bennett Hill/Progress Neighborhood residents regarding the medium-density residential designated properties behind Mixed Use C, located on Progress Street near Main Street, and should be redesignated as low density residential. No changes to the Future Land Use Map for these properties have been recommended by the Long Range Planning Committee, and no requests were submitted by the property owners.
- Long Range Planning Committee had substantial discussion about the proposed change from Planning Sectors to new categorization of Neighborhood, Employment and Service Areas. While supporting the proposed changes, the Long Range Planning Committee recommends considering further monitoring and review of the proposed areas at a future annual amendment to ensure the Neighborhood, Employment and Service Areas are understood in the community and serve as functioning, supportive component of the Comprehensive Plan.
- The five criteria the Planning Commission has been using to evaluate comprehensive plan amendments requests have been modified. The Long Range Planning Committee discussed private amendment requests versus those initiated by the Town.

Attachments:

- A. Chart Outlining Text Changes Made to the Comprehensive Plan with the 2012 Update
- B. Chart and Maps Outlining Future Land Use Map Changes with the 2012 Update
- C. 2012 Draft Recommended Future Land Use Map Series, dated September 27, 2012
- D. CD
 - 1. Long Range Planning Committee's September 27, 2012 recommended draft of the 2012 Update to the Comprehensive Plan
 - 2. Blacksburg Administrative Manual, September 27, 2012 which includes:
 - a. Community Conversation Survey Results
 - b. June 13, 2012 Public Input Meeting on Comprehensive Plan Future Land Use Reclassification Requests, Summary Meeting Notes
 - c. July 2012, Summary Meeting Notes on the three Public Input Meetings on Neighborhood, Employment & Service Areas
 - d. August, 2012, Summary Meeting Notes from the four Comprehensive Plan general Open Houses
 - e. Blacksburg2046@blacksburg.gov email log and emails received through September 27, 2012
 - 3. Future Land Use Reclassification Requests and Staff Reports

Attachment A: Summary Text Changes

The Town's goal is to provide a comprehensive plan that is informative, organized, and user-friendly. In order to achieve this, text within the comprehensive plan has been streamlined, policies clarified, and necessary updates included to ensure all information is current. No information has been permanently taken out of the plan, only re-incorporated into the text or removed for being a duplicate statement.

The Comprehensive Plan has evolved to become a guide of best management practices for the Town of Blacksburg. It is neither an encyclopedia of Town history nor a detailed strategic implementation manual. It is intended that this Comprehensive Plan be not only the guide for land-use and public and private investment decisions but also a comprehensive reference on the Town and the blueprint for community programs, public and private sector initiatives, and investment in facilities and infrastructure.

Comprehensive Plan Structure

The basis of this Comprehensive Plan is the community's vision for the future. Supporting this 50-year vision are the plan's three major parts:

- The Portrait of Blacksburg that details yesterday, today, and tomorrow
- Topical policy chapters for the Town as a whole, beginning with Sustainability and culminating with Land Use and the Land Use Map Series.
- The Blacksburg Administrative Manual, providing background information concerning the Town and the Plan, and identifying those Objectives and Policies that have already been achieved or implemented.

Each town-wide topic chapter defines a goal for that aspect of the Town's future, a Sustainability goal and Citizen Participation opportunities. Overview and background information are provided before chapter objectives and policies are listed in order to achieve the chapter goal.

Long Range Planning Committee Changes to the Chapter Structure:
1. The Community Factors section within each chapter has been removed. Statements are either incorporated back into the text of their respective chapters or removed for being duplicate information.
2. The Objectives and Action Strategies section of each chapter has been changed to the Objectives and Policies section. These sections have been streamlined and clarified.

Chapter Highlights and Changes Recommended by the Long Range Planning Committee

1. **Introduction:** This chapter now includes the Table of Contents, the Comprehensive Plan review process and the updated criteria for private annual amendment requests.
2. **Portrait of Blacksburg:** This is a new chapter that expands the Portrait of Blacksburg that was previously a part of the adopted introductory chapter. The Portrait of Blacksburg provides historical growth information about the Town and emerging demographic trends to monitor in the future. The data culminate in Blacksburg's Vision for the future and how it can be achieved by implementing the objectives and policies found in the Comprehensive Plan chapters.
3. **Sustainability:** This is a new chapter to the Comprehensive Plan that confirms the Town's various existing policies. It reviews the three facets of sustainability: economy, environment, and society, which are then reflected throughout the Comprehensive Plan.
4. **Environment:** This chapter focuses on the Town's environmental resources. Information about the Town's Stormwater Management Task Force is referenced.
5. **Jobs & Housing:** This new chapter combines components of other chapters relating to economic development tools. It primarily contains the previous Economic Development chapter, plus Housing, Historic Preservation, and Information Technology.
6. **Information Technology (IT):** This is no longer a stand-alone chapter. Information regarding installation and maintenance is incorporated into the Utilities chapter, whereas information regarding information technology as an economic development tool is incorporated into the Jobs and Housing chapter.
7. **Parks & Recreation:** No major changes have been made to this chapter. Information about the proposed recreational facility has been added.
8. **Public Safety & Community Facilities:** The Public Safety chapter and Public Facility chapter have been combined into one chapter. The focus is not on the operational management of the Town's public safety divisions (police, fire and rescue). Instead, the chapter focuses on the land use needs and challenges of the public safety divisions, plus the siting and construction standards of the other Town facilities.
9. **Utilities:** The chapter is now divided into Town-provided services and privately-provided services, including the siting of wireless telecommunication facilities. Additional information about the Town's Stormwater Management Task Force is included in this chapter.

10. **Transportation:** No major policy shifts have been made to this chapter. Instead, data have been updated to reflect the most current proposed road improvements, including the grade elevated Southgate Interchange, relocated Huckleberry Trail and the Airport runway extension. The South Main Transportation Task Force recommendations are now referenced. The Paths to the Future Map is still discussed in this chapter, but the map with updated routes is now part of the Town's Future Land Use Map series. This chapter has been reviewed and approved by VDOT.
11. **Community Development:** This is no longer a stand-alone chapter. Information regarding historic preservation is included in the Jobs and Housing chapter. The remaining information falls into the Land Use chapter.
12. **Land Use:** This chapter contains information from the previous Community Development and Land Use Chapters, plus the Planning Sectors. The chapter starts with Community Character Principles applicable to the entire Town, followed by design considerations. The Future Land Use Map Series is then reviewed in detail to provide context to the four maps. The Planning Sectors have been changed to the Neighborhood, Employment and Service Areas. Instead of dividing the Town further into sectors based on topography, the Town is now grouped into areas. Areas are based on common characteristics and similar challenges faced by the Town's various neighborhoods, employment, or service areas.
13. **Future Land Use Map Series:** The Future Land Use Map series has been expanded to include the Future Land Use Map, Urban Development Areas, Neighborhood, Employment and Service Areas, and Paths to the Future. Additional details are in Attachment B.
14. **Glossary:** The Glossary has been updated with additional definitions.
15. **Blacksburg Administrative Manual:** The Administrative Manual provides additional updated data and maps for reference that compliments the Plan itself. The Alley Right of Way vacation process and Extraterritorial Planning Areas has been moved from the Comprehensive Plan to the Administrative Manual. The Manual also includes the Community Conversation Results, implementation status of the objectives and policies and annual amendment changes to the adopted Comprehensive Plan.

Attachment B: Changes made to the Future Land Use Map

Two maps, Map C and Map D, have been added to the Future Land Use Map series, which now includes:

- **Map A:** Future Land Use
- **Map B:** Urban Development Areas (UDA)
- **Map C:** Neighborhood Styles, Employment and Service Areas (*new*)
- **Map D:** Paths to the Future (*new*)

Color schemes, legends, and symbols have been altered for consistency across all four maps. Maps are updated with new developments such as the new location for Blacksburg High School and new roads, for example, Tech Center Drive renamed to Research Center Drive.

Map A: Future Land Use

- An Airport future land use designation was added to Map A. This new designation supports the creation of an Airport zoning district in the future.
- The realignment of Southgate Drive, Tech Center Drive, the Cross County Connector, and Huckleberry Trail is in progress. The proposed location of the interchange is now reflected on the map.
- The area off of Toms Creek Road that is located on the far side of the bypass is updated to Low-Density Residential. The change to Low-Density Residential reflects the zoning of the property, which is Rural Residential 1, Rural Residential 2, and Planned Residential (zoning with proffers).
- On and near Southgate Drive, the Virginia Tech practice fields are classified as University, the German Club is classified as a Civic Use and Tech Electric property, located on Electric drive, is classified as Research and Development.
- Property near the Hospital fronting on US Route 460 and on Prices Fork Road near the traffic circle, the Low Impact Commercial designations have been changed to High Impact Commercial.
- There were seven formal applications filed, including two Town Council directed study areas. Two applications were completely withdrawn by the applicants. The draft Future Land Use Map reflects the Long Range Planning Committee recommendations on the applications that are discussed in further detail on the next page.

Map B: Urban Development Area (UDA)

- The text was updated to reflect recent General Assembly legislative actions.
- No changes were made to the 2011 Urban Development Areas Map.
- The proposed recommendation to add a new Mixed Use Area H on North Main Street on the Future Land Use map does not change the existing UDA designations, and does not add Mixed Use Area H as UDA.

Map C: Neighborhood Styles, Employment and Service Areas

- This Neighborhood Styles, Employment and Services map takes the place of the Planning Sectors map. Language can be found in the Future Land Use chapter for a detailed summary of Map C.

Map D: Paths to the Future

- Map D has been moved from Transportation to the Future Land Use Map series in order to serve as a reference as development occurs. This map reflects the Town's commitment to sustainability and providing multiple options for transportation. As with previous Comprehensive Plan amendments, updates to specific routes have been made to reflect newly constructed routes. No major changes or new routes have been proposed.

Specific Future Land Use Reclassification Requests Reviewed

2012 Comprehensive Plan Update: Future Land Use Reclassification Requests

Application	Applicant Request	Long Range Planning Committee Recommendation
#1. Cedarfield Apartments Part A: 403 Ellett Road (±.97 Acres)	Reclassify the Low Density Residential to High Density Residential	Voted 3-3 with 2 members absent on 7/19/12 Split recommendation to reclassify the property as Medium Density Residential, or to leave the property as designated, Low Density Residential. The Committee did not support reclassifying the property to High Density Residential as requested by the applicant. Note: Draft Future Land Use Map classification shown as Low Density Residential.
#1 Cedarfield Apartments Part B: 200-363 Old Cedarfield Drive (±9.38 Acres)	Reclassify the Medium Density Residential to High Density Residential	Voted 6-0 with 2 members absent on 7/19/12 Recommendation to leave the property as Medium Density Residential.
#2. Corner of Nellies Cave and Grissom Road	Request withdrawn by applicant	No changes to the Future Land Use Designation.













<p>#3 Mixed Use C Expansion</p> <p>700, 708, 712 North Main Street</p> <p>(±1.8 Acres)</p>	<p>Expand the Mixed Use Area C designation to include the subject properties.</p>	<p>Voted 5-1 with 2 members absent on 7/19/12.</p> <p>Recommended to expand the Mixed Use Area C to include the requested properties and to expand the Mixed Use Area C to include properties on the other side of Main Street and the Traffic Circle. Refer to Attachment #1.</p> <p>No recommended change to the underlying Future Land Use Designations.</p> <p>The dissenting Committee member recommended only expanding Mixed Use Area C around the requested properties.</p>
<p>#4. 1003 Giles Road</p> <p>(±1.4 Acres)</p>	<p>Reclassify the property from Medium Density Residential to High Density Residential</p>	<p>Voted 5-0 with 3 members absent on 7/26/12.</p> <p>Recommendation to leave the property classified as Medium Density Residential.</p>
<p>#5. Town Council Study Area: Main Street, Patrick Henry Drive and Giles Road.</p> <p>(±21.3 Acres)</p>	<p>Town Council directed study area as part of the 2012 Comprehensive Plan Update to review the Future Land Use Designation of the entire block.</p>	<p>Voted 4-1 with 3 members absent on 7/26/12.</p> <p>Recommendation to add a Mixed Use Area "H" designation around the study area, leaving the underlying Future Land Use Classifications as designated; High Impact Commercial, Low Impact Commercial and High Density Residential. Refer to Attachment 2.</p> <p>Dissenting vote was to add a larger Mixed Use Area designation that included commercial and industrial property across North Main Street (Food Lion Shopping Center, car wash, Moog), instead of just around the publicized study area.</p>

<p>#6. Town Council Study Area: Clay-Roanoke, Prospect and Alleghany Street (±29.33 Acres)</p>	<p>Town Council directed study area as part of the 2012 Comprehensive Plan Update to review the Future Land Use Designation of the Area.</p> <p>Mr. Baker submitted requests for his property within the study area to remain as High Density Residential or be reclassified to High Density Residential Refer to the Attachment #2.</p>	<p>Voted 4-0 with 4 members absent on 8/2/12.</p> <p>No recommended change to existing Low Density or High Density Residential parcels. Change 21 parcels located between Washington & Lee from Medium Density to High Density Residential. See attached map #3.</p>
<p>#7. Glade Heights</p>	<p>Request withdrawn by the applicant.</p>	<p>No changes to the Future Land Use Designation.</p>

Attachments:

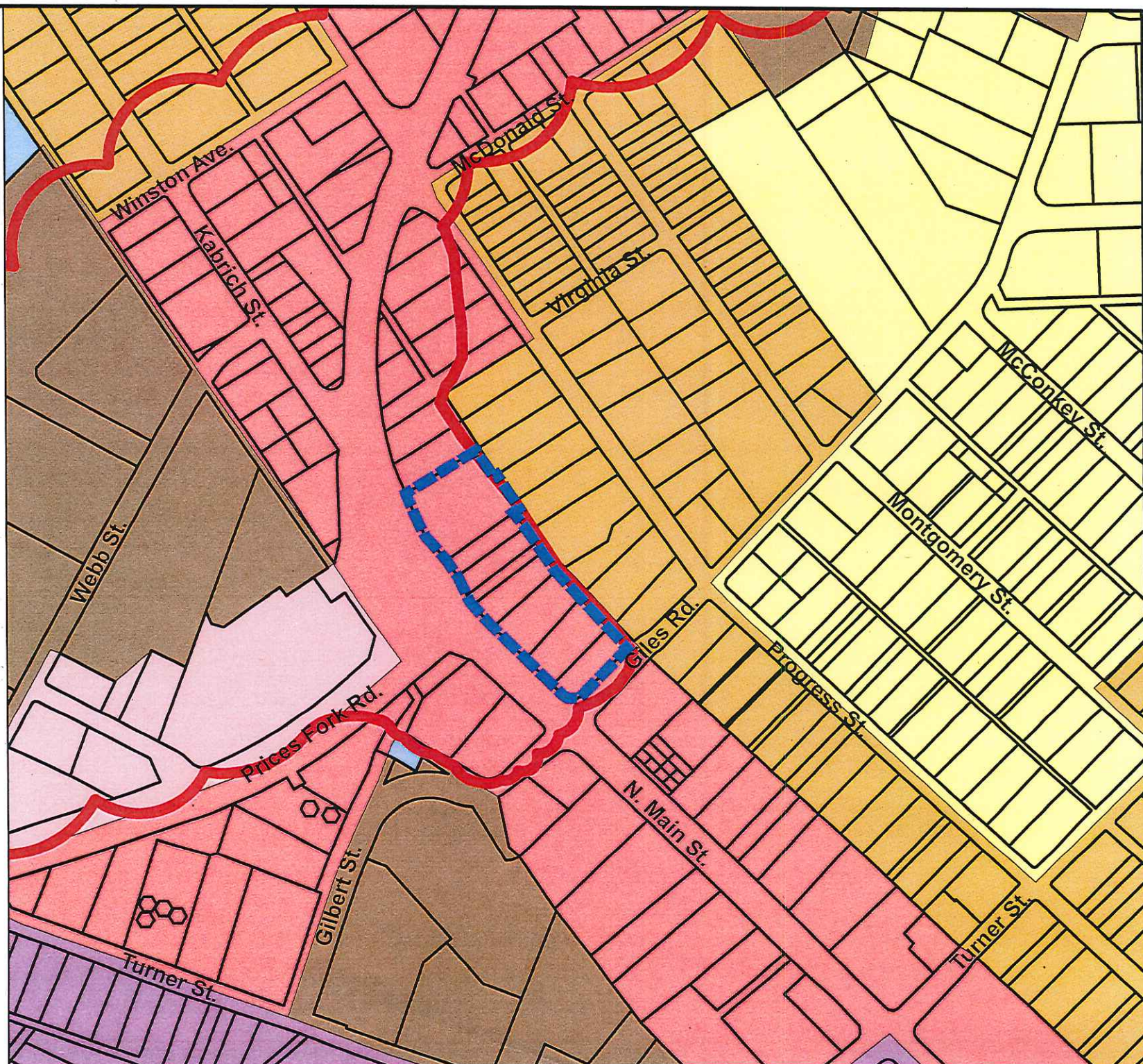
- B1. Map of Mixed Use Area C Expansion
- B2. Map of Proposed Mixed Use Area H
- B3. Map of Town Council Study Area: Clay-Roanoke, Prospect & Alleghany Street
- B4. Acreage Chart of Proposed Future Land Use Changes

Mixed Use Area C
Expansion
Future Land Use
Reclassification
Request
Option #2













-  Subject Property
-  Corporate Limits
-  Mixed Use
-  Parcels
-  Civic
-  High Density Residential
-  High Impact Commercial
-  Low Density Residential
-  Low Impact Commercial
-  Medium Density Residential
-  Park Land
-  University



TOWN OF
Blacksburg
a special place



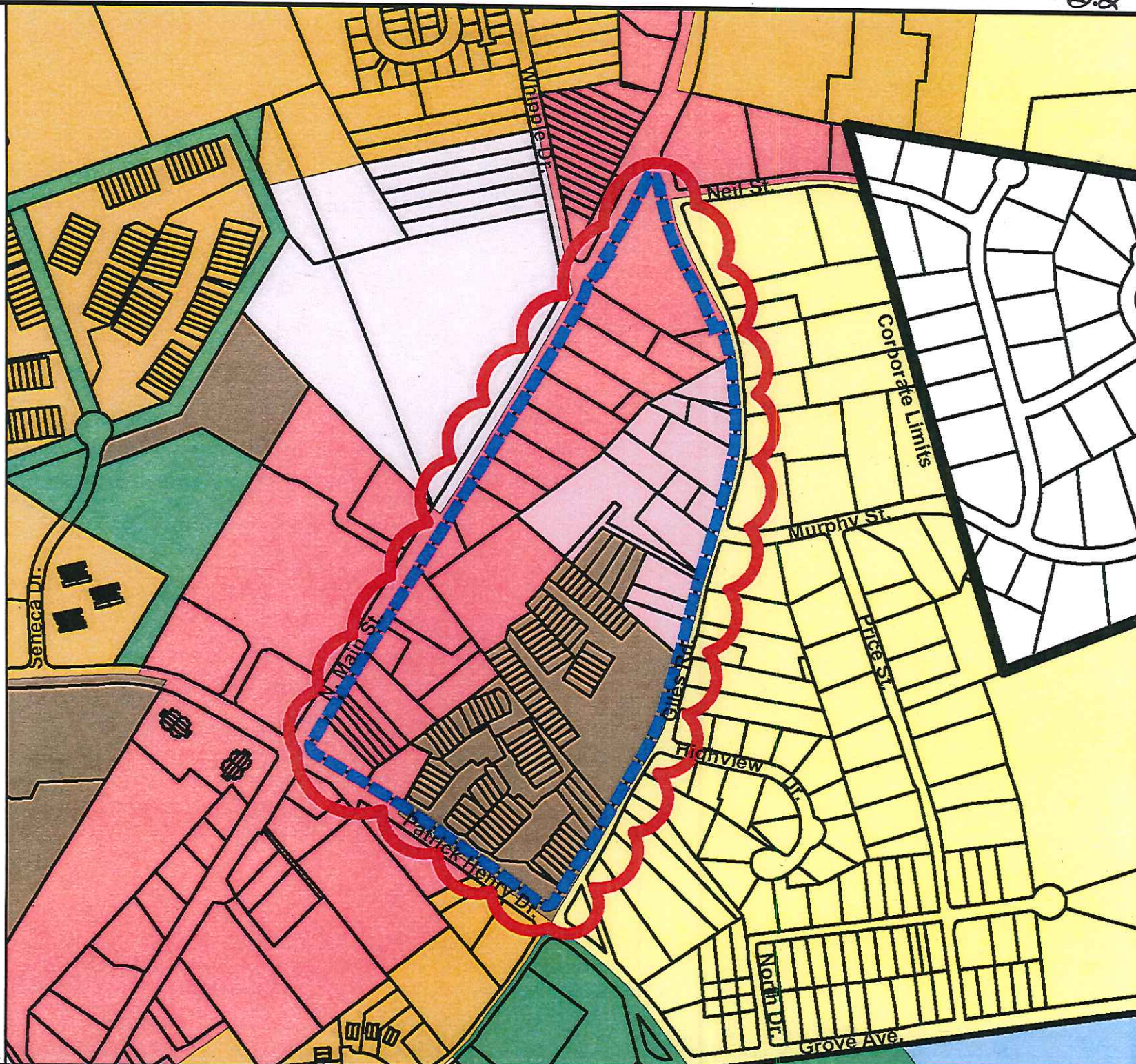
**Main - Patrick -
Giles Area
Future Land Use
Reclassification
Request
Option #1**

-  Subject Property
-  Proposed Mixed Use
-  Corporate Limits
-  Parcels
-  Civic
-  High Density Residential
-  High Impact Commercial
-  Low Density Residential
-  Low Impact Commercial
-  Medium Density Residential
-  Park Land
-  Research / Light Industrial



0 200 400'

Blacksburg TOWN OF
a special place



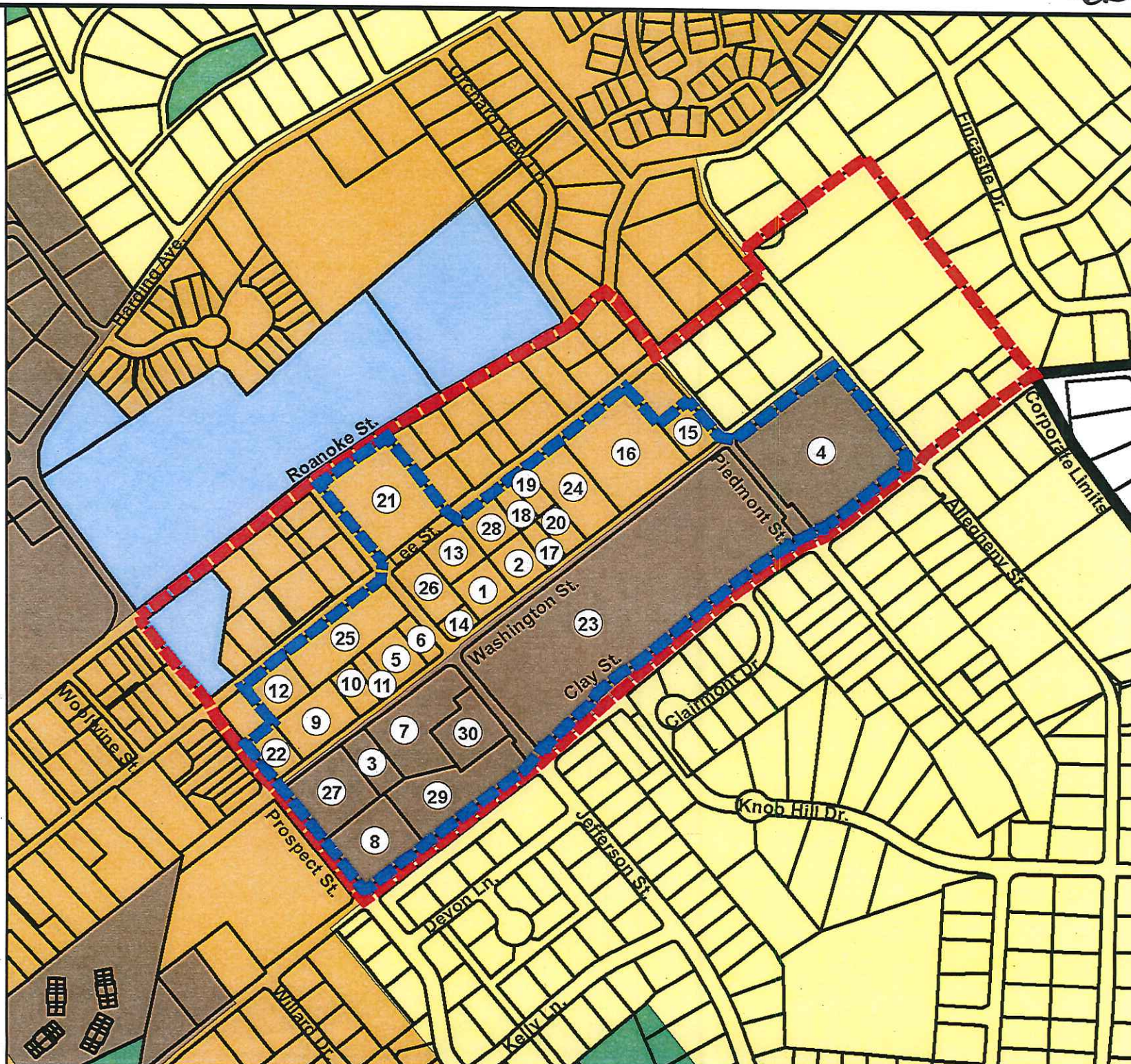
Study Area between Clay & Roanoke Streets, Prospect & Allegheny Streets Future Land Use Reclassification Request

-  2012 Baker Request
-  Town Council Directed Study Area
-  Corporate Limits
-  Parcels
-  Civic
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Park Land



0 200 400'

Blacksburg TOWN OF
a special place



Town of Blacksburg
Future Land Use Map

June, 2012 Draft

Long Range Planning Committee Recommendation
September 27, 2012 Draft

Classifications	Acres	%	Total Proposed Acreage Changes	Acres	%	Application #1 Cedarfield Parcel A	Application #1 Cedarfield Parcel B	Application #2 Nellie's Cave	Application #3 Mixed Use Area C	Application #4 1003 Giles	Application #5 Main/Giles Study Area	Application #6 Clay Street Study Area	Application #7 Glade Heights
						Split Vote by LRPC to change .97 acres from Low Density to Medium Density. Calculated as Low Density	No Change Recommended	Withdrawn	Area Expanded	No Change Recommended	Create Mixed Use Area H & No Change to Underlying FLU Designation	No recommended change to existing Low Density or High Density Residential parcels. Change 21 parcels between Washington & Lee from Medium Density to High Density Residential	Withdrawn
Park Land	770	6.1%	0	770	6.1%								
Very Low Density Residential	3,449	27.3%	0	3,449	27.3%								
Low Density Residential	3,079	24.4%	0	3,079	24.4%								
Medium Density Residential	746	6%	-11	735	6%							-11	
High Density Residential	743	6%	11	754	6%							+11	
Civic	408	3.2%	0	408	3.2%								
Low Impact Commercial	110	1%	0	110	1%								
High Impact Commercial	580	4.6%	0	580	4.6%								
Research / Development	961	7.6%	0	961	7.6%								
Industrial	357	2.8%	0	357	2.8%								
Airport	288	2.3%	0	288	2.3%								
University	772	6.1%	0	772	6.1%								
US 460 Bypass	344	2.7%	0	344	2.7%								
Total Town Wide	12,607	100%	0	12,607	100%								
Mixed Use Overlay Areas	488		49	537					6.4		42.8		

Blacksburg 2046: Administrative Manual Section D

Objectives and Policies, Compilation and Implementation Status

COMPILATION OF CHAPTER OBJECTIVES AND POLICIES

A SUSTAINABLE COMMUNITY

Objectives and Policies

- S.1. Encourage all Authorities in which the Town is a participating member to be environmentally sensitive and continue to participate in DEQ's VEEP Program.
- S.2. Design new public facilities and renovate existing public facilities to meet U.S. Green Building Council LEED building rating system standards. Facilities shall also meet current best management practices that provide for efficient and cost-effective operations over the expected life of the facilities.
- S.3. As part of the development review process, consider how well the proposed application supports the Town's sustainability community commitment.
- S.4. Implement and promote the Town of Blacksburg's Environmental Management Program.
 - Educate Town staff and the community about best management practices
 - Record goals and accomplishments with accurate reporting to regulatory agencies such as DEQ and voluntary programs such as Go Green NRV
 - Create opportunities for citizen involvement, such as the Environmental Management Advisory Board and the Mayor's Task Force, to infuse sustainability policies throughout the Town
- S.5. Promote environmental education and awareness to citizens and businesses by supporting events and initiatives such as Sustainability Week, Go Green NRV, Blacksburg Farmers Market, etc.
- S.6. Promote, protect and enhance the Town's urban forests through Town initiatives and in the development review process.
 - Increase the total tree canopy coverage by 5% by 2019
 - Identify potential planting areas on all town properties and increase the public property urban tree canopy by 10% by 2019
 - Increase the remaining community urban tree canopy to 40% (not including areas zoned agriculture, airport, or Virginia Tech campus) as recommended by the Virginia Department of Forestry
 - Minimize site disturbance to protect existing tree canopy, native vegetation, and pervious surfaces to encourage open space
 - Continue work and improvements to receive the annual "Tree City" recognition from the National Arbor Day Foundation
- S.7. Support dark sky regulations and programming.
 - Establish a policy to require downward directed lighting on all new outdoor lighting fixtures to limit upward glare
 - Seek funding to retrofit old lighting and review and amend the Town Code to require retrofit of lighting in redevelopment projects

- Ensure safety considerations in lighting design, consulting with other communities and universities for safe solutions
 - Partner with Montgomery County, Virginia Tech, VDOT, and other agencies and localities in the effort to reduce light pollution
- S.8. Support the New River Valley Livability Initiative coordinated by the NRV Planning District Commission and other regional efforts.
- S.9. Educate and encourage residents and private businesses when constructing or renovating homes and buildings to be more energy efficient and meet Earthcraft or U.S. Green Building Council LEED building rating system standards.
- S.10. Continue regulatory amendments to promote sustainable neighborhood development practices for private development.

ENVIRONMENT

Objectives and Policies

Natural Resources

- EN.1. Emphasize collaborative planning and communications between jurisdictions, including the NRVPCD, Virginia Tech, Montgomery and Giles Counties, Christiansburg, and the U.S. Forest Service.
- Provide community access to information about the natural resources and open spaces of Blacksburg
 - Work with NRVPCD and others to identify and preserve the region's "Green Infrastructure" for its environmental and ecosystem functions as well as assets to ecotourism
- EN.2. Work with such programs as the Virginia Natural Heritage program and other data sources to acquire up-to-date information about wildlife habitats, threatened and endangered species, and species of special concern to support environmental protection and to utilize during the development review process.
- EN.3. Conserve, protect and manage networks and corridors of natural vegetation, forested areas, wildlife habitat, and undeveloped steep slopes.
- EN.4. As part of the development review process, ensure that natural resources, including native habitat and threatened and endangered species, are protected.
- EN.5. Promote and educate the public about the value of natural resources.

Land Resources: Open Space, Viewsheds & Greenways

- EN.6. Protect the region's natural character and scenic views through preservation of open spaces, ridgelines, forests and rural lands.
- EN.7. Work with Montgomery County, the U.S. Forest Service, American Electric Power, public water authorities, telephone companies, and other utilities to protect ridgelines identified as important visual resources from unnecessary clear-cut timbering, utility placement, and other highly visible landscape-marring activities.
- EN.8. As part of the development review process, address the protection of viewsheds. Ensure that subdivision of any land respects adjacent or affected open space features, and plan for connections to open spaces within and outside the subdivision.
- EN.9. Ensure public access to area natural resources, open space, waterways, and views.
- Encourage the provision of greenway linkages from the central greenway along Toms Creek to the rest of the basin and to other areas of Town as properties are developed.
 - Develop and maintain financing options, including a land-banking fund, to purchase high priority open spaces (e.g. parks, greenways, dry or wet ponds for stormwater detention, etc.) where dedication through development is unlikely.

- EN.10. Acquire land easements or utilize other conservation measures along the entire length of Toms Creek, Stroubles Creek and Cedar Run to create a large greenway that also serves to enhance the riparian buffer.
- EN.11. Develop a greenway system that protects the biological diversity of plant and animal species, maintains the connections between natural communities, provides wildlife corridors, includes the area's natural and cultural diversity, and preserves linear stretches of open space. Coordinate the greenway system with area stormwater management and maximize opportunities to uncover or daylight channeled and piped urban streams.
- EN.12. Expand environmental functions of greenways such as wildlife corridors and habitats, pervious surfaces and soil preservation, floodplain protection, riparian buffers, stormwater management, and floodplain protection.
- EN.13. Support greenway funding, acquisition, and maintenance.
- Encourage private support and development of greenways
 - Regain a public access or greenway easement as appropriate when the Town disposes of property
 - Support private non-profit entities, such as the New River Land Trust, in acquiring greenways
 - Make use of private, local, state, and federal funding programs
- EN.14. As part of the development review process, the Town will evaluate opportunities and incentives to expand and connect the greenway system to provide a contiguously connected system.
- EN.15. Acquire land and/or scenic trail easements to preserve and reclaim natural floodplains to enhance water quality; protect wildlife habitats and open space; and provide recreational, educational, and alternative transportation opportunities.
- EN.16. Identify and record threatened and endangered species, specimen trees, and other important natural features within greenway corridors, and minimize disturbance during trail design and construction, and/or maintenance.
- EN.17. As part of the development review process, the Town will evaluate a proposed development's impact and proposed mitigation measures for the following:
- Open Space
 - Urban Forest Canopy
 - Viewsheds
 - Mineral Resources
 - Cultural Resources
 - Threatened and Endangered Species
 - Watershed

Land Resources: Agriculture

EN.18. Encourage both private and public efforts to preserve and manage agricultural and open lands through land trusts, open space easements, participation in the Agricultural and Forestal Districts (AFDs) and fee simple acquisition.

EN.19. Increase community engagement and consumer demand for locally grown food.

- Help connect institutional, restaurant, and wholesale opportunities with agricultural producers and food-based entrepreneurs
- Work with regional economic development entities and local governments to give local agriculture a higher priority and more visibility
- Support local food producers by helping to protect agricultural lands and broaden their markets to include such places as the Blacksburg Farmers Market, Community Supported Agriculture programs and suppliers to local restaurants

EN.20. Support regional efforts to advance retention of farmland and economic viability of farming.

Geologic Features: Karst & Steep Slopes

EN.21. Open space is the preferred land use in fragile terrain. As part of the development review process, the Town will:

- Prohibit development on steep slopes exceeding 25%
- Restrict development on karst topography

EN.22. Educate the public about the vulnerability of groundwater in sensitive karst terrain in cooperation with the Virginia Cooperative Extension Service and the Department of Conservation and Recreation's Karst Program.

EN.23. Ensure that development in karst terrain does not impact groundwater or karst environments and ecosystems.

- Protect karst areas and groundwater flows by minimizing surface water, drainage, and structural impacts near sensitive karst areas
- Avoid use of septic systems and discourage use of fertilizers, pesticides, herbicides, and other chemicals in areas of sensitive karst terrain
- Study the area's subsurface relationship between geology and groundwater to aid in developing future protection measures and monitoring techniques
- Identify karst areas that may facilitate contamination of the subsurface

EN.24. Educate the public on radon testing and remediation measures. Ensure all Town properties meet radon testing regulations.

EN.25. Participate in the New River Valley Planning District's Hazard Mitigation Plan.

Watershed Resources: Watersheds, Flooding Hazards, Stormwater and Groundwater

EN.26. Open space is the preferred land use in fragile terrain. As part of the development review process, the Town will:

- Prohibit development in wetlands
- Restrict development in riparian buffer zones
- Restrict development in Creek Valley Overlay

EN.27. Implement the BMPs required in the MS4 Program Plan.

EN.28. Recognize, map, preserve, and restore watershed assets so that surface and groundwater quality and quantity can meet state standards, plus the needs of the human and natural systems in our community. Protect and preserve streams and water quality from further deterioration.

EN.29. Encourage daylighting of streams.

Air Quality & Energy

EN.30. Finalize, adopt and implement the Climate Action Plan that emphasizes lowering energy use, reducing greenhouse gas emissions, and improving air quality.

EN.31. Maintain or improve air quality in the region to be healthy for citizens, wildlife, vegetation, and water resources. Educate citizens, decision-makers, and businesses about air quality impacts and mitigation/removal of such impacts.

EN.32. Limit the negative effects of vehicle traffic on air quality, and set an example for the private sector by using low-emissions, alternatively-fueled vehicles in the Town's municipal fleet and Blacksburg Transit and by encouraging fuel-efficient operation practices and incentives.

EN.33. Support local employers and citizens in establishing and reaching vehicle travel reduction goals to reduce air pollution.

- Consider telecommuting and flex-time policies
- Consider car-pooling and public transit incentives
- Increase access to services online
- Encourage Virginia Tech to limit and reduce vehicular traffic to/from/on-campus

EN.34. Support citizens in establishing and reaching vehicle travel reduction goals to reduce air pollution.

- Request telecommuting and flex time policies from employers
- Car-pool and combine trips
- Walk, bike and use public transit
- Utilize services available online
- Consider vehicle travel costs and impacts when making housing choices

EN.35. Implement appropriate mitigation measures now mandated in non-attainment areas to keep Blacksburg from falling into non-attainment status. Monitor air quality through periodic testing.

EN.36. Limit the negative effects of air pollution from local power producers.

- Work with Virginia Tech to identify less polluting alternatives to the operation of the in-Town, coal-fired boilers for power production
- Encourage Virginia Tech Electric Service (VTES) and American Electric Power (AEP) to implement Demand Side Management programs in Blacksburg
- Encourage VTES and AEP to facilitate citizen and local business participation in power generation through small scale wind and solar facilities
- Encourage AEP to purchase or develop wind, solar, and hydro generated power as part of the local provision of power.
- Encourage AEP to implement smart grid technology
- Encourage AEP to implement time-of-day electricity pricing

EN.37. Amend the Zoning Ordinance to promote wind and solar power where viable.

EN.38. Establish programs and incentives in partnership with the regional energy alliance, Community Alliance for Energy Efficiency (cafe²), to reduce energy use in single-family homes, including the use of renewable energy.

EN.39. Establish programs and incentives to reduce energy use in multi-family housing units.

JOBS AND HOUSING

OBJECTIVES AND POLICIES

Economic Development

- J&H.1. Recognize and grow economic development as part of a Sustainable Community.
- J&H.2. Support Go Green NRV and other regional sustainable partners to encourage businesses to be sustainable.
- J&H.3. Continue to support local and regional economic development organizations in the marketing of the Town/region and in recruiting and retaining businesses in Blacksburg.
- J&H.4. Implement and monitor implementation of the Town's updated Economic Development Plan. Inform the public and other interested parties about progress in implementation of the plan.
- J&H.5. Expand economic development strategies, content and delivery method to address the changing workforce population.
- J&H.6. Coordinate economic development efforts of the Corporate Research Center, the Arts Initiative and the implementation of the Campus Master Plan.
- J&H.7. Be open to the creation of special service districts or tax increment financing programs as needed to support economic development.
- J&H.8. Welcome new business operators by offering assistance with explaining and facilitating the regulatory review process.
- J&H.9. Use the Virginia Tech/Montgomery Executive Airport as an economic tool to recruit new businesses to the area.
- J&H.10. Develop a Town-wide public art program.
- J&H.11. Maximize the use of Blacksburg Transit in supporting economic development and tourism.
- J&H.12. Expand and market transit locally and regionally in economic development efforts.
- J&H.13. Continue to create task forces and support community interest groups to address economic development issues in specific areas of Town, such as the South Main Street Task Force.
- J&H.14. Conduct corridor area studies for coordinated improvements to South Main Street, North Main Street, and the Montgomery Regional Hospital area.
- J&H.15. Retain and recruit clean businesses/industries that support Blacksburg's sustainability goal.
- J&H.16. Support the build-out of the Blacksburg Industrial Park with industrial and manufacturing uses.

- J&H.17. Encourage the relocation of non-tax-generating uses from prime industrial land to less valuable locations.
- J&H.18. Work with the Montgomery County Department of Economic Development and other regional partners to encourage appropriate siting of industrial businesses.
- J&H.19. Evaluate future funding opportunities and the need of the Community Development Block Grant Façade Program.
- J&H.20. Encourage community broadband build-out and expansion to make Blacksburg a competitive location for companies that need robust technology infrastructure.

Downtown

- J&H.21. Continue Town involvement in and support of the Downtown Revitalization Committee.
- J&H.22. Continue economic incentives in the tourism district.
- J&H.23. Create an arts and cultural district for the Downtown area in which economic incentives will be provided to support the arts and arts-related business.
- J&H.24. Implement and monitor the Town's Downtown Master Plan.
- J&H.25. Support DBI in promoting Downtown businesses and marketing Downtown as a specialty retail destination.
- J&H.26. Support Downtown event planning, and, in particular, coordinate with Virginia Tech, DBI and other entities for programming on the newly-renovated College Avenue Promenade.
- J&H.27. Continue parking education plan and monitoring total public parking availability in the Downtown area.
- J&H.28. Develop a long term strategy for structured parking in the Downtown area. Encourage Virginia Tech to build structured parking on the Donaldson Brown surface parking lot.
- J&H.29. Continue streetscape improvements in Downtown.
 - Finish brick sidewalks and street furniture upgrades in Downtown
 - Plan and construct Progress Street Corridor streetscape improvements
 - Plan and construct Draper Road Corridor streetscape improvements
- J&H.30. Implement Downtown Recycling programs for businesses, residents and pedestrians.
- J&H.31. Support implementation of the Old Blacksburg Middle School Master Plan as an anchor to the south end of Downtown.
- J&H.32. Keep core government services for citizens in the Downtown, such as municipal government offices, the police department, and the public library.

Workforce Development

- J&H.33. Support Blacksburg's workforce by recruiting and facilitating the availability of needed services, including commercial, medical and other services such as child and adult daycare programs.
- J&H.34. Support community leadership programs, such as the Chamber of Commerce's NRV Leadership program, to cultivate, train, and motivate new leaders and volunteers to assist with non-profits and Town committees' future volunteers.
- J&H.35. Encourage Blacksburg Citizens Institute graduates to volunteer with Town committees and programs.
- J&H.36. Support workforce development as part of the NRV Livability Initiative.
- J&H.37. Market Blacksburg as a place for young professionals to live and work. Survey young professionals currently living in Town as to what jobs and housing opportunities need to be available to attract young professionals.
- J&H.38. Market Blacksburg as a good place to live to high school graduates entering the trade and service industries.

Telecommunications

- J&H.39. Encourage community broadband build-out and expansion to make Blacksburg a competitive location for companies that need robust technology infrastructure.
- J&H.40. Complete the work of the Broadband 2015 Vision Task Force and implement Council-approved recommendations to connect businesses and residences with fiber optic networks and open access infrastructure.
- J&H.41. Work regionally to advance broadband and telecommunications infrastructure in the New River Valley.
- J&H.42. Encourage the completion of the "last mile" of infrastructure to homes, businesses and governments in Blacksburg.
- J&H.43. Establish a clear "dig once" policy to include telecommunication infrastructure during construction of Town projects.

Blacksburg Historic District

- J&H.44. Support and promote the Blacksburg Historic District as both a cultural resource and an economic development tool.
- J&H.45. Educate the public about the value of the Blacksburg Historic District.
- J&H.46. Work with property owners to upgrade and renovate buildings in the Historic District, including adaptive reuse options that support the goals of the Historic District.
- J&H.47. Complete the renovation of the Alexander Black House into the Blacksburg Museum, and maintain all Town-owned buildings in the Historic District.

Housing

- J&H.48. Plan for the housing demands of a changing and diversifying population.
- J&H.49. Continue to provide affordable workforce housing in Blacksburg in accordance with the adopted Consolidated Plan.
- J&H.50. Work with regional partners to promote affordable and sustainable housing in the New River Valley.
- J&H.51. Promote varying types of housing types needed, including:
- Rental or starter homes for purchase by graduate students and young families
 - Young professional housing and services in the Downtown area
 - Workforce Housing for those making 80% to 120% of the area median income
 - Affordable workforce housing options for LMI families making less than 80% of the area median income
 - Housing with universal design features to allow for aging in place
- J&H.52. As the active adult, retiree, and senior citizen population increases, promote varying types of housing needed. For example, provide smaller homes that retirees can downsize to such as townhomes or condos, as well as retirement communities and nursing home facilities.

PARKS & RECREATION

Objectives and Policies

- PR.1. Ensure Blacksburg's Park and Recreation legacy for future generations by providing a wide variety of high quality parks, recreational services, and special events for residents of all ages. Do so by implementing the Parks and Recreation Master Plan utilizing best management practices to guide the acquisition and development of park facilities and recreational programs.
- PR.2. Preserve, protect, enhance, and restore Blacksburg's natural resources, including its parks. Construct, design, operate and maintain parks, facilities and programs to the greatest and most economical extent possible in an environmentally friendly manner to help protect the dual purpose of the Blacksburg parks. Protect the environment while providing recreational space. (*See also Environment Chapter*)
- PR.3. Create an interconnected regional and local system of trails and walkways. Ensure that recreational facilities and programs are easily accessible by the Blacksburg Transit system, sidewalks, bike lanes, greenways and other pedestrian links. (*See also Transportation Chapter*)
- PR.5. Develop partnerships within the community and region to increase funding sources and sponsorships for recreation facilities, special events, athletic tournaments, and other exhibitions.
- PR.6. Ensure that a well-balanced maintenance program is established and funded for all Town parks, recreational facilities, athletic fields, vehicles, and maintenance equipment, such as signage, lighting and bathrooms.
- PR.7. If the Town disposes of park property, prior to the sale of the property, due consideration shall be given to protecting significant portions of open space on the property with a conservation easement or by other means. If the Town does dispose of park property, recommend using the revenue generated by its sale for either acquisition of land for the Town park system or for the development of an existing park and recreation facility in conformance with the Parks and Recreation Master Plan.

PUBLIC SAFETY & COMMUNITY FACILITIES

Objectives and Policies

Please refer to the Transportation Chapter —Road Network Objectives and Action Strategies regarding pedestrian safety and traffic-calming measures.

- PS&CF.1. Create an environment that encourages respect, mutual responsibility, community outreach, and cooperation between public safety officials and citizens through citizen education programs, safety education programs, mediation and conflict resolution services, and other outreach opportunities. Continue citizen involvement opportunities for community interaction with public safety personnel to foster positive relationships.
- PS&CF.2. Provide citizens with the highest quality public safety services and facilities by maintaining high levels of training opportunities for Police, Fire, and Rescue personnel. Establish public safety levels of service and consider these levels when evaluating the impact of future land uses on Town service demands and costs.
- PS&CF.3. Provide resources for ensuring the highest quality police, fire and rescue services, and maintain the Police Department's National Accreditation Status, including the recommended national ratio of officers-to-citizens.
- Provide police, fire and rescue with adequate building space.
- PS&CF.4. Expand emergency response capabilities through collaboration with Virginia Tech, Montgomery County, and other surrounding jurisdictions to ensure quality public safety services by:
- Working with regional governments to construct a collaborative training center for Fire, Rescue, and Police personnel and a centralized 911 dispatch center.
 - Maintaining an alternate Town emergency operations center and coordinating with the regional emergency response teams, assisting where appropriate with the New River Valley Hazard Mitigation Plan.
 - Continually monitoring emergency response times to ensure quality service delivery.
- PS&CF.5. Enhance the Town's all-hazards disaster preparedness, mitigation and response by completing the Town's Comprehensive Emergency Management Strategic Plan, which focuses on improving communications, providing training opportunities, and working regionally.
- PS&CF.6. Provide public facilities that serve as examples of the desired development quality in Town.
- The design of new public facilities and the renovation of existing facilities will meet U.S. Green Building Council rating system standards and meet current best management practices that provide for efficient and cost-effective operations over the expected life of the facilities.
 - New public facilities should emphasize efficient service delivery systems to meet existing and anticipated community needs.
 - All Town facilities must meet ADA requirements and should be equipped with proper emergency medical supplies such as **Automated External Defibrillators (AED)**.
- PS&CF.7. Continue to ensure that building needs assessments and cost evaluations are thoroughly explored prior to construction of any new public facility or renovation of an existing public facility and that the final public facility is compatible with other public facilities surrounding it. Where feasible, integrate the development of new public facilities as components of regional programs or public/private partnerships.

PS&CF.8. Maintain and fully utilize existing Town facilities according to their level of service and in a manner consistent with the community's high level of expectation.

- Establish a program to routinely review the adequacy and needs of existing public facilities and financial cost for upgrades and improvements through the Town's Capital Improvement Program and annual budget process.
- Conduct an examination of potential uses of public property prior to disposal by the Town.
- Prioritize and provide emergency power capability to critical Town facilities for temporary and extended power outages to ensure continuity of services to Town citizens.
- Ensure the coordination of development with adequate and accessible existing and future public facilities.

PS&CF.9. Work with Montgomery County Boards and Agencies, the Town of Christiansburg, Virginia Tech, and other public and private agencies to plan for future needs, develop shared facilities, and provide joint-use of existing facilities.

- Work cooperatively with Virginia Tech to plan for potential university growth and development.
- Work with Montgomery County to keep community resources on existing school properties.

UTILITIES

Objectives and Policies

Public Water System

- U.1. Provide an adequate and reliable water distribution system throughout the Town that meets Town water specifications and standards that strive to limit water loss. This includes construction of new facilities plus maintenance and upgrades of existing facilities.
- U.2. Extend waterlines and upgrade all properties to provide fire protection service, ensuring waterlines are extended and fire hydrants are installed as part of any new development projects that occur in areas of Town not currently served by public water. Ensure that fire hydrants are installed within all existing developments in accordance with Town Code.
- U.3. Ensure the public water system provides adequate water storage facilities to serve Town residents.
 - Provide water storage supply equal to 48 hours of service to all areas within the Town and its service area.
 - Construct an additional water storage facility at the south end of Town, with screening equal to or exceeding existing tanks and with accommodations for telecommunication antennas.
 - Acquire and construct water storage facilities on the high system in the areas of North Main Street, Brush Mountain, and Harding Avenue and on the low system in the areas of Laurel Ridge, Price Mountain, and Brush Mountain that minimize impacts to the surrounding viewshed while also accommodating numerous telecommunication antennas.
- U.4. Ensure that all residents within Town limits are served by public utility services that provide adequate and reliable water and wastewater services. Areas outside the corporate limits will not be eligible for Town provided utility services unless a boundary line adjustment is requested and approved and the property becomes a part of the Town prior to services being provided.
- U.5. Require new developments to utilize pipe design and construction of the water system in accordance with Town Code and development standards.
- U.6. Plan regionally with local jurisdictions and authorities for public water needs, infrastructure, and utility extensions across jurisdictions.
 - Work cooperatively with other jurisdictions in the New River Valley to promote water conservation and to supply clean water to residents in the region without degrading the quality or quantity of the Town's water supply.
 - Continue to participate in the Blacksburg-Christiansburg-VPI Water Authority on drinking water issues.
- U.7. Encourage water reuse, including collection and reuse of stormwater and reuse of graywater.

Public Wastewater System

- U.8. Provide a resilient, sustainable and cost-effective public wastewater service that is in conformance with all state and federal regulations.
- Decrease the amount of inflow and infiltration (I/I) within the system before peak flows exceed pipe capacity.
 - Employ renewable engineering strategies to extend the life of existing wastewater assets.
 - Encourage industrial process water recycling to reduce wastewater volumes and treatment demand.
 - Document existing environmental and ecological conditions prior to the construction of any wastewater system to provide baseline ecological information on any affected creek.
 - Encourage reuse.
- U.9. Continue an ongoing inspection and maintenance program as identified in the CMOM Program for the existing public wastewater system.
- Use Capital Improvement Program funds to upgrade and replace existing wastewater lines to reduce I/I.
 - Maintain a cleaning and root-cutting program to prevent stoppages.
 - Reduce I/I by disconnecting sump pumps and roof drain spouts from wastewater collection lines and utilizing other best management practices.
 - Explore the feasibility of establishing a program to require inspection of roof drains and sump pumps at the time of real estate property transfers.
- U.10. Plan regionally with other local jurisdictions and authorities for public wastewater needs, infrastructure, and utility extensions across jurisdictions. Participate with the Sanitation Authority to evaluate the region's rate of development and project treatment facility upgrade needs.

Stormwater Management System

- U.11. Develop a Comprehensive Stormwater Management Program, including a Stakeholder Advisory Committee to implement the Stormwater Management Task Force recommendations.

Solid Waste Management & Recycling

- U.12. Promote and expand waste reduction, reuse, and recycling locally and regionally by citizens, government and private businesses.
- U.13. Develop a comprehensive Environmentally Preferable Purchasing Policy for all Town government operations to encourage purchase of less toxic, more environmentally friendly items, for example, reduced packaging that contains recycled materials that can be reused locally.
- U.14. Continue to develop and promote long-term waste management and disposal strategies that explore alternatives to landfilling, including food composting and yard debris recycling.
- U.15. As regional waste collection practices become more uniform, contract regionally for collection services to increase cost effectiveness.
- U.16. As technology allows, consider development of a pay-as-you-throw program for refuse disposal whereby fees are based upon the amount of waste generated.

ELECTRICAL SERVICES & NATURAL GAS

- U.17. Support the development and maintenance of a highly reliable, efficient, and environmentally sound electrical infrastructure.
- U.18. Regarding underground utilities:
- Require that new installations of utilities in developments be constructed underground.
 - Emphasize conversion to underground utilities during all franchise negotiations and encourage Virginia Tech Electric Service and American Electric Power Company to convert overhead lines to underground on a continual basis.
 - Convert utility lines to underground service in Town road improvement projects and lay conduit in all Town projects in the right-of-way to provide for future utility relocations.
- U.19. Adopt or maintain reasonable regulations for utility separation, timing and coordination of work in the right-of-way, safety rules and regulations, and preservation of the streets in a condition to best serve the traveling public.
- U.20. Encourage all utility franchisees to implement and maintain Best Available Technology (BAT) practices and infrastructure.
- U.21. During all utility franchise negotiations, include a requirement that all utility companies report service disruptions on an annual basis to the Town of Blacksburg.
- U.22. Support programs for public and private entities to become more energy efficient and utilize alternative energy sources such as solar, wind, or other decentralized technologies.
- Promote the use of Demand Side Management (DSM) to reduce energy use through efficiency improvement devices.
 - Review and amend the Zoning Ordinance to incorporate clear standards.
- U.23. Coordinate with Virginia Tech Electric Service and American Electric Power Company to ensure a seamless electrical power supply to all areas of the Town and encourage planning and cost-share projects between the Town and utility companies.
- U.24. Provide cost-effective, energy-efficient street lighting in Town and on the Virginia Tech campus and VDOT-maintained roads that is appropriate to the use and character of the area and that promotes the Dark Sky initiatives.
- U.25. Accept alternate street lighting within neighborhoods that is appropriate to the character of the area, available through the electric utility, and where any excess cost is paid by the neighborhood residents or commercial property owners.
- U.26. Support the development and expansion of natural gas service that is reliable, cost effective, properly maintained, and responsive to customer needs. Require the best available safety measures and practices in franchise negotiations and encourage the expansion of natural gas service to new developments in a manner that accommodates anticipated commercial and industrial growth.

Telecommunications and Technology

- U.27. Establish and maintain a vision of and goals for the Town's globally competitive telecommunications infrastructure and technology-related services.
- U.28. Establish public and private partnerships to undertake projects connecting any major public or private facility with fiber optic services.
- U.29. Apply infrastructure and applications to make the municipal workplace and technology services better, faster, or less expensive; and to provide services that cannot be provided any other way.
- U.30. Regularly assess the Town's IT situation, monitor performance of infrastructure and services, and adjust activities as necessary.
- U.31. Continue the transition toward paperless communications for all Town of Blacksburg processes, including website upgrades to implement the latest technology advances for on-line registration, payment and tracking of applications for all Town services and programs.
- U.32. Pursue technology initiatives to provide additional access to Town and County services, including an upgrade for online virtual Town Hall meetings and additional meeting space designed for digital recording.

Wireless Facilities

- U.33. Continue to implement the regional approach to siting wireless facilities. Encourage Virginia Tech to carefully consider and restrict the placement of wireless facilities on- campus and at the Corporate Research Center.

TRANSPORTATION

OBJECTIVES AND POLICIES

Paths to the Future

- T.1. Implement the Paths to the Future Map to create a cost-efficient infrastructure of multi-purpose trails that connects to residential areas, parks, schools, businesses, and other community amenities.
- T.2. Support the implementation of the New River Valley's Bikeway, Walkway, Blueway plan.
- T.3. Support the Corridor Committee in educating the public about etiquette and safety on trails, sidewalks and bike routes.
- T.4. Educate the public on the safety and economic value of having trails in residential areas.
- T.5. Encourage employers to provide incentives to employees who regularly use alternative transportation to get to work.
- T.6. The Zoning and Subdivision Ordinance shall establish the design standards for trails, sidewalks and bicycle lanes.
- T.7. As part of the development review process, when proposed developments include trails as shown on the Paths to the Future map, determine how the trail will be incorporated into the development design and how the trail will be connected to internal sidewalks and bike routes.
- T.8. Increase access to the trail network to promote the network as an effective means of transportation and a recreational amenity:
 - Include parking, bicycle racks, shelters, and other facilities at trail access points to promote use of the system
 - Construct multi-use trails that are accessible to the physically challenged and meet ADA standards as topography permits
 - Improve connections from trails to sidewalks and bicycle lanes with safe crossings at major roads
- T.9. Provide maintenance of the trail system to ensure a safe and clean trail system year-round:
 - Monitor the condition of trails and establish criteria for trail maintenance
 - Perform snow removal on trails when feasible
 - Provide opportunities for private citizens, businesses, and service organizations to keep the trail system litter-free
 - Provide safety phones and safety lighting along bike-walkways where appropriate

Sidewalks

- T.10. Complete the construction of a connected sidewalk system:
- Include sidewalks on both sides of the road in all publicly-funded, new road construction projects
 - Require the inclusion of sidewalks or multi-purpose trails in all new subdivisions
 - Consider requiring sidewalks on both sides of the street in infill areas with high pedestrian traffic
 - Minimize curb cuts
 - Pursue new sources of funding for sidewalks
 - Ensure the sidewalk system is ADA accessible
- T.11. Minimize pedestrian and vehicular conflicts by:
- Implementing crossing signals at all signalized intersections
 - Maintaining sidewalks and streets
 - Educating drivers on yielding to pedestrians in crosswalks
 - Ensuring appropriate signage, lighting, markings, and other physical improvements are made
- T.12. Maintain and improve the aesthetic quality of the pedestrian environment by planting street trees and other landscaping and installing street furniture where appropriate.
- T.13. Remove utility poles and other obstructions from sidewalks.

Bicycle

- T.14. Complete the development of the Bicycle Master Plan and, once adopted, begin implementation of the plan.
- T.15. Develop a bikeway system that minimizes potential conflicts between bicycles, pedestrians and motor vehicles; conduct regular maintenance of existing bicycle lanes; provide appropriate signage, lighting, markings, and other physical improvements; and promote safety and education through Virginia Tech as well as the Town to create a safe and convenient bicycle network for all.
- T.16. Develop and implement a comprehensive bicycle parking program throughout the Town and in coordination with Blacksburg Transit to install covered bicycle racks at public sites and commercial and residential locations, as well as to coordinate with Montgomery County and the New River Valley Planning District Commission for bicycle and pedestrian connections throughout the region.
- T.17. Investigate implementing a bike share program.
- T.18. Work locally with Virginia Tech and regionally with the New River Valley Planning District to achieve a connected bike system.

TRANSIT

- T.19. Complete a Blacksburg Transit Comprehensive Operational Analysis every five (5) years while updating the Transportation Development Plan annually.
- T.20. Monitor the public transportation provided to ensure effectiveness and efficiency while maintaining the priorities of safety, courtesy and scheduling.
- T.21. Operate the transit system in a cost-effective, fiscally sound manner that is well supported by federal and state grants.
- T.22. Enhance transit accessibility and convenience; lower parking demand, energy use, and air pollution by reducing traffic on local roads; and educate the community on the positive environmental impact from using public transit in order to encourage its overall use throughout the Town.
- T.23. Work regionally and locally to develop satellite park-and-ride facilities with bus service to reduce traffic congestion in the region.
- T.24. Comply with all federal and state environmental regulations and guidelines by using best available technologies and other innovative systems. Support Blacksburg Transit's continued use of alternative fuels and acquisitions of hybrid electric buses by providing needed additional funding.
- T.25. Stimulate economic development by expanding public transit's role in supporting tourism and as a tool to attract new businesses and aid existing local businesses in employee retention.
- T.26. Upgrade the Blacksburg Transit fleet to provide wireless internet access and implement new technologies for vehicles, equipment, and/or communications in cooperation with Virginia Tech.
- T.27. Increase the number of covered bus shelters and covered bike parking provided at transit stops where appropriate.
- T.28. During the development review process, ensure that transit service and access to/from the transit stop and the development are provided.
- T.29. Ensure that transit service is accommodated in designing Town projects.
- T.30. Expand Blacksburg Transit to become a full service network for permanent residents to meet their commuting, shopping, sporting or leisure activities.
- T.31. Improve the regional accessibility of Blacksburg by integrating bus, rail, and air modes of transportation into the Town's transportation system.
- T.32. Research the opportunities to provide high-speed passenger connections between the New River Valley and Roanoke Valley that would be connected to Blacksburg's Alternative Transportation System.

T.33. Better serve riders with up-to-date route information.

Road Network

T.34. Develop the Town street system in accordance with the Town Street Classifications Map, updating when needed.

T.35. Complete and update *Funded* and *Other Priority Projects* listed in the Town's Project Priority table.

T.36. Keep current cost estimates for road and transportation improvements in compliance with State Code Section §15.2-2223.

T.37. Identify new funding sources for road project priorities that are not eligible for the urban Road Improvement Program.

T.38. Actively participate in the MPO and updates to the MPO's Plan.

T.39. Avoid the creation of new cul-de-sacs in developments unless no other vehicular connections can be established.

T.40. Provide for a street network that achieves the interconnection of parcels, blocks, and neighborhoods, keeping consistent with the historical grid network pattern of the Town.

T.41. Provide a road network that facilitates traffic flow within and outside of Town, while minimizing the impact on residential neighborhoods and bikeways/walkways, improving access to areas of higher-density and activity centers.

T.42. Provide a road network that is safe for all users.

- Make the best use of the available right-of-way in neighborhood streets to accommodate pedestrians, bicyclists, transit and cars
- Incorporate traffic calming principles as needed
- Provide regular tree trimming along rights-of-way
- Limit driveway access along collector and arterial roads
- Reduce speeding and cut-through traffic in neighborhoods
- Maintain storm drainage facilities, resurface pavements and streets when necessary, replace and rehabilitate bridges
- Provide Dark Sky compatibility street lighting along all new or improved collector and arterial roads and along local roads where requested by petition

T.43. Provide a road network that accommodates multiple modes of transportation including bus, pedestrian, and bicycle access as well as develop strategies for reducing demand on the Town's roads.

T.44. Provide a road network that enhances public life and is congruent with the Town's unique character and quality of life.

Alleys

- T.45. Retain existing alleys and unbuilt right-of-ways, and do not approve vacations without a clear demonstration of why elimination of the alley or unbuilt right-of-way serves a greater public purpose than its retention. All vacations will be in compliance with the criteria contained in the Alley and unbuilt right-of-way vacation process.
- T.46. Amend the Zoning Ordinance to incorporate the Alley and right-of-way vacation process.
- T.47. Maximize the use of alleys and unbuilt right-of-ways by all modes of transportation that can safely be accommodated.
- T.48. Maintain and improve alleys when and where necessary, as funding allows.
- T.49. Encourage the design of developments that incorporate alleys for primary or secondary vehicular access in keeping with the historic development pattern of the Town.

Parking

- T.50. The development review process ensures:
- Surface parking facilities are landscaped and appropriately lighted
 - Structured parking facilities are designed to minimize the visual impact of the bulk of the structure and the horizontal appearance of a parking deck
 - New parking lots minimize impacts on stormwater
- T.51. Require that parking for commercial and industrial development is adequate to serve employee and customer needs without excessive unused spaces.
- T.52. Promote alternative modes of transportation, including the development of a shuttle or trolley service between commercial centers and outlying parking nodes and mixed-use areas.
- T.53. Maintain an inventory of available public parking spaces and publicize parking locations using best available technologies.
- T.54. Encourage shared use of existing parking areas in Downtown, including parking lots of churches, law firms, and other businesses. Have business owners provide alternate parking hours for daytime and nighttime to better provide for the array of individuals parking Downtown.
- T.55. Continue to improve handicap access in the Downtown area through handicap parking spaces, bus stops, and handicap accessible pedestrian connections in order to meet ADA standards and to better provide for those with disabilities as a Town.
- T.56. Assist Downtown business in finding either alternate transportation modes for their employees or alternate parking spaces so that parking spaces near their businesses can be utilized for customers.

- T.57. Rigorously enforce parking restrictions in the commercial area of Downtown and in the adjacent downtown neighborhoods.
- T.58. Expand and enforce permit parking in Downtown residential neighborhoods affected by campus parking shortages or deficiencies.
- T.59. Work towards the future goal of having two new structured parking facilities in the Downtown core: one on University property at the Squires parking lot and one on the Town-owned Progress Street lot.

Regional Access

- T.60. Support all efforts to bring passenger rail service to the Town of Blacksburg or closer to the Town with convenient transit connections from the Town to the station.
- T.61. Monitor future expansion of the interstate highway system that may involve the US 460 Bypass or Smart Road to ensure that any future highway corridors are designed to preserve the character of the area and with sensitivity to safety, quality of life, and natural beauty.
- T.62. Monitor the implementation of the I-81 Corridor Improvement Study and any potential impacts upon the Town.

Air Transportation

- T.63. Support the Virginia Tech/Montgomery County Executive Airport to provide corporate/executive service for the New River Valley and to work in conjunction with other regional airports promoting regional economic development activities associated with business, industry, and university-related research and development.
- T.64. Protect Town residents and air traffic from possible hazards or nuisances by enforcing airport safety zone restrictions.
- T.65. Participate in the Virginia Tech/Montgomery County Executive Airport Authority to ensure the Airport is safe and convenient for use while serving the Town and region's businesses and citizens.
- T.66. Create a separate zoning district for the Virginia Tech/Montgomery County Airport to facilitate airport operational services.
- T.67. Encourage airport attractions that enable the Town to be a frequent stop for small plane travel, and encourage public use of the airport terminal for meetings, informational gatherings, and special events.

LAND USE

OBJECTIVES & POLICIES

- LU.1. Clearly articulate and communicate the Town's Future Land Use goals, development standards and requirements to the development community and the general public.
- LU.2. Educate the public about the land use decision-making process and tools to encourage public participation at all levels of the process.
- LU.3. Review the Zoning Ordinance and Subdivision Ordinance, as well as other parts of the Town Code, to determine if these regulations adequately implement the Town's Comprehensive Plan.
- LU.4. Explore programs to encourage more construction in Town of EarthCraft certified and U.S. Green Building Council's LEED certified buildings.
- LU.5. Continue amendments to update the Town's Zoning Ordinance based on Town Council priorities. Determine the Zoning Ordinance amendments necessary to:
 - Implement the Residential Infill Design Guidelines
 - Create a Commercial Infill Guideline manual
 - Re-evaluate the implementing districts for the Mixed Use areas
 - Facilitate aging in place and other uses needed for an aging population
- LU.6. Consider the compatibility of development with surrounding uses. Utilize strategies such as landscaping or other buffering techniques along with modification of site design to minimize impacts and facilitate compatibility.
- LU.7. Encourage developers to work with surrounding property owners and tenants to resolve community concerns prior to formalizing development plans.
- LU.8. Continue the policy not to extend Town water and sewer to areas unless within Town boundaries and subject to the Town's Land Use regulations.
- LU.9. Work with Virginia Tech on the implementation of the Virginia Tech Campus Master Plan, specifically with the timing and impact of proposed improvements.
- LU.10. Create a corridor planning initiative for key roadway corridors to address redevelopment opportunities, streetscaping and gateway entrances.
- LU.11. Encourage residential infill in the Downtown area. Support the addition of a mix of uses and services that will attract and support a Downtown residential population.
- LU.12. Develop and implement a comprehensive long-term parking strategy and education plan to reduce parking needs Townwide and address continued parking issues in residential areas.
- LU.13. Continue Town support of child care and adult day care services for all residents.

- LU.14. As the Town focuses on attracting high-tech industry, IT infrastructure should also be considered on each development project along with more traditional public utilities.
- LU.15. Use cluster development as a means to enhance the natural environment and for the preservation of open space.
- LU.16. Through the Land Use review and decision-making process, encourage grouping open spaces together and creating interconnectivity in sensitive areas such as ridgelines, steep slopes, wetlands, and flood-prone areas.
- LU.17. Reduce the development of ridgelines and preserve open space.
- LU.18. Protect the integrity and quality of forested areas as buffers, wildlife habitats, and pollutant removal systems. Ensure the retention of existing high quality trees and woodlands and the planting of new trees during land development.
- LU.19. Regulate the amount of noise and/or light produced by land uses to minimize impacts on nearby properties.
- LU.20. Protect the integrity and quality of water resources in the Town.

GOVERNMENT RELATIONS

Objectives and Policies

- GR1. Improve existing relationships and establish new relationships between governing bodies of the New River Valley and the Roanoke Valley to improve understanding and support regional development.
- GR2. Work with Montgomery County on the successful redevelopment of the Old Blacksburg Middle School property.
- GR3. Work with the New River Valley Planning District Commission to successfully complete and implement the NRV Livability Initiative.
- GR4. Continue coordination with the Town of Christiansburg and Montgomery County at the comprehensive planning level.
- GR5. Identify opportunities for short, medium, and long-term joint infrastructure, recreational, or environmental protection projects between partnering agencies and governments that achieve efficient uses of resources and cost savings.
- GR6. Support regional efforts by local government jurisdictions and non-profit organizations to support the needs of the increasing senior citizen population.
- GR7. Work with other entities in the region to explore expansion of Blacksburg Transit and alternative transportation to increase mobility between localities in the region and reduce individual commuting by automobile.
- GR8. Work with Montgomery County to encourage developments outside of Town limits that are of a scale and design to complement developments within the Town, minimize impacts on traffic congestion, and provide open space and greenway connections, while protecting viewsheds and ridgelines.
- GR9. Develop initiatives with Montgomery County to protect and promote historic districts located in the Town and County. Provide financial incentives for investing and renovating historic properties.
- GR10. Continue to coordinate with Virginia Tech on Town/Gown relations, transportation, implementation of the University Master Plan and the Town's Comprehensive Plan, Virginia Tech Foundation projects, and protection of commercially zoned properties Downtown.
- GR11. Ensure that meals, lodging, and other taxes are applied equally within the Town so that businesses are not placed at a disadvantage because they are taxed at different rates depending on their location.
- GR12. Support local governments and other regional organizations to implement economic strategies and incentives to promote the Town of Blacksburg and the New River Valley.

- GR13. Continue participating in discussions regarding Montgomery County joining the Water Authority.
- GR14. Continue to participate in the Regional Airport Authority with Virginia Tech, Montgomery County, and the Town of Christiansburg to support airport operations and marketing the airport to help grow the region's economy.
- GR15. Promote a unified regional development pattern and address the regional impacts of development by considering the following Town concerns when commenting on development proposals in adjacent jurisdictions. *Please refer to the Blacksburg Administrative Manual for additional detail.*
1. Density and intensity of land use and transition of land uses with adjacent jurisdictions
 2. Implementation of Urban Development Areas
 3. Historic preservation
 4. Viewsheds
 5. Town gateways
 6. Transportation, including road construction, traffic volume and safety, transit, trails, sidewalks and bikeways
 7. Water
 8. Wastewater
 9. Stormwater and Watershed impacts
 10. Information Technology, including Telecommunications Towers
 11. Broadband Development
 12. Economic Impacts

Blacksburg 2046: Administrative Manual Section E

2012 Community Conversations, Survey Results & Public Input Meeting Summaries

The Town of Blacksburg wants to hear from YOU! The information that you provide will aid Town planners and staff in incorporating your views into the Town's Comprehensive Plan. This is your Town – Leave your mark! If you have any questions or additional comments, please contact Karen Drake, Town Comprehensive Planner at (540) 951-4446 or kdrake@blacksburg.gov

For questions asking for "ratings" please circle a number between 1 and 4 or "No opinion", with 1 being considered "Poor" and 4 being considered "Outstanding".

For Yes/No/No Opinion questions, please place a check in the appropriate blank.

TOWN - How would you rate Blacksburg?

1. Overall "feel" of downtown?
1 2 3 4 No Opinion
2. Size (number of businesses, buildings, homes etc.)?
1 2 3 4 No Opinion
3. According to the 2010 Census results, Blacksburg's population is 42,620. Is this:
___ Too Many People ___ Not Enough People
___ About Right ___ No Opinion
4. Town Sustainability Policies and Efforts?
1 2 3 4 No Opinion
5. Town-Gown relationship with Virginia Tech?
1 2 3 4 No Opinion

ENTERTAINMENT - How would you rate the quality of entertainment in Blacksburg?

6. Overall?
1 2 3 4 No Opinion
7. Outdoor Events?
1 2 3 4 No Opinion
8. Concerts?
1 2 3 4 No Opinion
9. Movies/Shows?
1 2 3 4 No Opinion

ENTERTAINMENT – Cont'd.

10. Diversity of Cultural Events/Places?
1 2 3 4 No Opinion
11. Art/Craft Centers/Galleries?
1 2 3 4 No Opinion
12. Have you attended festivals, events, or programming in Blacksburg (Steppin' Out, Friday Concert on the Lawn, Christmas Parade)?
___ Yes ___ No
13. Would you like to see more festivals, events, or programming in Blacksburg?
___ Yes ___ No ___ No Opinion

SHOPPING - How would you rate shopping opportunities in *Downtown Blacksburg*?

14. Overall?
1 2 3 4 No Opinion
15. Convenience of Shops?
1 2 3 4 No Opinion
16. Variety of Shops?
1 2 3 4 No Opinion
17. How often do you shop Downtown?
___ Daily ___ Weekly ___ Monthly
___ I don't shop Downtown
___ Other _____

SHOPPING – Cont’d.

18. What types of shops would you like to see added to Downtown (ex: a pharmacy, a bookstore, etc.)?

How would you rate shopping opportunities *outside of Downtown but within Blacksburg’s Town limits?*

19. Overall?

1 2 3 4 No Opinion

20. Convenience of Shops?

1 2 3 4 No Opinion

21. Variety of Shops?

1 2 3 4 No Opinion

22. What types of shops would you like to see added within Town limits (ex: a bookstore, a movie theater, etc.)?

ENVIRONMENT - How would you rate the quality of the environment in Blacksburg?

23. Overall?

1 2 3 4 No Opinion

24. Air Quality?

1 2 3 4 No Opinion

25. Water Quality?

1 2 3 4 No Opinion

26. Open Space/Habitat Protection?

1 2 3 4 No Opinion

RECREATION - How would you rate the quality of Town recreational opportunities in Blacksburg?

27. Overall?

1 2 3 4 No Opinion

28. Town Trails/Bikeways?

1 2 3 4 No Opinion

29. Town Parks?

1 2 3 4 No Opinion

30. Town Recreational Programs?

1 2 3 4 No Opinion

31. Town Indoor Facilities (pool, basketball, etc.)?

1 2 3 4 No Opinion

32. Community Programs (YMCA, community sports leagues, etc.)?

1 2 3 4 No Opinion

33. Do you use Town parks, programs or recreation facilities?

____ Yes ____ No

34. If yes, please check all that apply:

- ____ Huckleberry Trail
- ____ “The Hill” Municipal Golf Course
- ____ Community Center
- ____ Aquatic Center
- ____ Parks and Recreation Programs, Classes or Camps
- ____ Dog Park
- ____ Heritage Park
- ____ Municipal Park (“Caboose Park”)
- ____ Nellie’s Cave Park
- ____ Other Neighborhood Parks
- ____ Other _____

HISTORIC PRESERVATION –

35. Did you know the Town of Blacksburg has a Historic District?

☐ Yes ☐ No

36. How would you rate efforts to preserve historic buildings within Town?

1 2 3 4 No Opinion

37. Do you think that historic structures contribute to the character of Blacksburg?

☐ Yes ☐ No ☐ No Opinion

HOUSING –

38. Do you live within the Town of Blacksburg limits?

☐ Yes ☐ No

39. If you do live within Town limits, are you a renter or a homeowner?

☐ Renter --- go to question #40

☐ Homeowner --- go to question #41

☐ Other _____

40. As a renter, how would you rate the quality of housing in Blacksburg?

40.a. Overall?

1 2 3 4 No Opinion

40.b. Availability?

1 2 3 4 No Opinion

40.c. Rent Payment?

1 2 3 4 No Opinion

40.d. Variety (rental homes, townhomes, duplexes, apartments, etc.)?

1 2 3 4 No Opinion

HOUSING – Cont'd.

41. As a homeowner, how would you rate the quality of housing in Blacksburg?

41.a. Overall?

1 2 3 4 No Opinion

41.b. Availability?

1 2 3 4 No Opinion

42.c. Purchase Price?

1 2 3 4 No Opinion

43.d. Variety (homes, townhomes, duplexes, etc.)?

1 2 3 4 No Opinion

42. Would you be willing to pay more to live in an energy efficient home?

☐ Yes ☐ No

SERVICES/UTILITIES – How would you rate the Town's services and utilities (water, sewer, trash, recycling, etc.)?

43. Overall?

1 2 3 4 No Opinion

44. Private IT Services/Internet Companies?

1 2 3 4 No Opinion

45. Would you be willing to pay more for better/faster privately provided IT and technology services?

☐ Yes ☐ No ☐ No Opinion

46. Would you be willing to pay more per month for energy sources that include alternative forms of energy (solar, wind, etc.)?

☐ Yes ☐ No ☐ No Opinion

PUBLIC SAFETY

47. Overall?

1 2 3 4 No Opinion

48. Crime Prevention?

1 2 3 4 No Opinion

49. Personal Safety?

1 2 3 4 No Opinion

50. Town Police/Citizen Relationship?

1 2 3 4 No Opinion

TRANSPORTATION/TRAFFIC

How would you rate *public transit (BT, Smart Way Bus)* in Blacksburg?

51. Overall?

1 2 3 4 No Opinion

52. Availability of Stops?

1 2 3 4 No Opinion

53. Time between Buses?

1 2 3 4 No Opinion

54. Excluding football game days, how would you rate the time it takes to drive between destinations within Blacksburg?

1 2 3 4 No Opinion

55. How would you rate the quality of roads in Blacksburg?

1 2 3 4 No Opinion

56. How would you rate the opportunity to use non-motorized modes of transportation in Blacksburg (walking, cycling, etc.)?

1 2 3 4 No Opinion

57. Would you like to see more alternative transportation options (both motorized and non-motorized)?

☐ Yes ☐ No ☐ No Opinion

EMPLOYMENT –

58. How would you rate the availability of employment in Blacksburg?

1 2 3 4 No Opinion

59. What type of employment opportunities would you like to see in Blacksburg (for example: type of firm or business)

OVERALL

60. Please rank the top five issues that you are concerned about in Blacksburg:

- ___ Employment
- ___ Entertainment/Shopping
- ___ Environment
- ___ Historic Preservation
- ___ Housing
- ___ Public Safety
- ___ Recreation
- ___ Services/Utilities
- ___ Transportation/Traffic

61. What is one aspect of Blacksburg that you *LIKE MOST*?

62. What is one aspect of Blacksburg that you *WOULD LIKE TO CHANGE THE MOST*?

DEMOGRAPHICS

63. How many years have you lived in Blacksburg?

64. What is your age group?

___ 15 and under ___ 40-49

___ 16-18 ___ 50-59

___ 18-24 ___ 60-64

___ 25-29 ___ 65 and over

___ 30-39

FOR SENIOR CITIZENS ONLY

65. How do you typically get around Blacksburg?

___ I drive myself

___ A friend or family member drives for me

___ I walk or ride my bicycle

___ I take public transportation, (ex. BT)

___ I hire a driver from a private company or driving service

___ I use a driver or shuttle service from my church or a non-profit agency

___ I use the shuttle services provided at my assisted living facility

___ I do not drive

___ Other _____

66. If Blacksburg Transit expanded its routes into neighborhoods, would you utilize public transportation to get around Blacksburg?

___ Yes ___ No ___ Maybe ___ No Opinion

67. Would you consider moving or relocating from your current home to be closer to the services that you use (shops, restaurants, physicians, etc.)?

___ Yes ___ No ___ Maybe ___ No Opinion

68. What types of jobs are needed in Blacksburg to attract your children or grandchildren to locate in Blacksburg?

69. Would you like to see more homes and rental units designed with the aging population in mind, such as single-story homes, wide hallways, bathrooms with grab bars, etc.?

___ Yes ___ No ___ No Opinion

70. If the time comes that you need additional living assistance, have you made plans for any of the following?

___ Modify my existing home

___ Downsize to condo or apartment with maintenance provided

___ Ask a family member or friend to assist me in my home

___ Ask a family member or friend to live with me in my home

___ Hire Private in-home-care assistance

___ Relocate to live with a family member or friend in or near Blacksburg

___ Relocate to another City or State where family or friends live who can provide assistance

___ Relocate to an assisted living facility

___ Other _____

Thank you for your input that will help determine Blacksburg's future!

Please return your completed survey by **Tuesday, November 1, 2011** to Karen Drake, Comprehensive Planner with the Town of Blacksburg.

You can mail your survey to the Town of Blacksburg (mailing address is located on the back of this page), or submit the form in person to the Planning and Building Department located in the Blacksburg Motor Company Building, 400 South Main Street, Blacksburg, VA.

If you have questions or additional comments, please contact the Planning and Building Department at (540) 961-1126 or Karen Drake at (540) 951-4446 or kdrake@blacksburg.gov.

Attn: Karen Drake
Town of Blacksburg - Planning & Building Dept.
400 South Main St.
Blacksburg, VA 24060

Postage is
Required

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Community Conversations Survey Results



Long Range Planning Committee
November 10, 2011

Community Conversation Survey Results





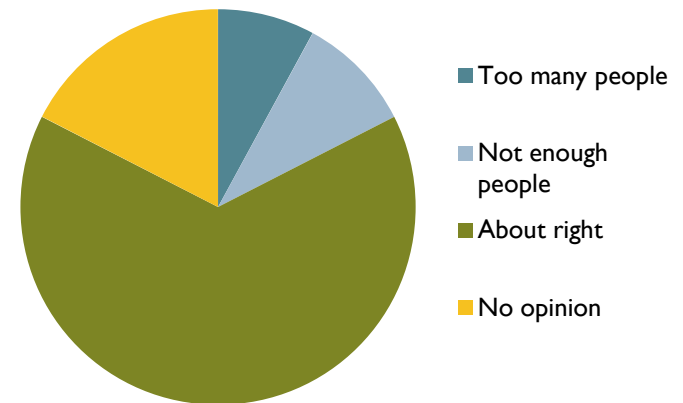
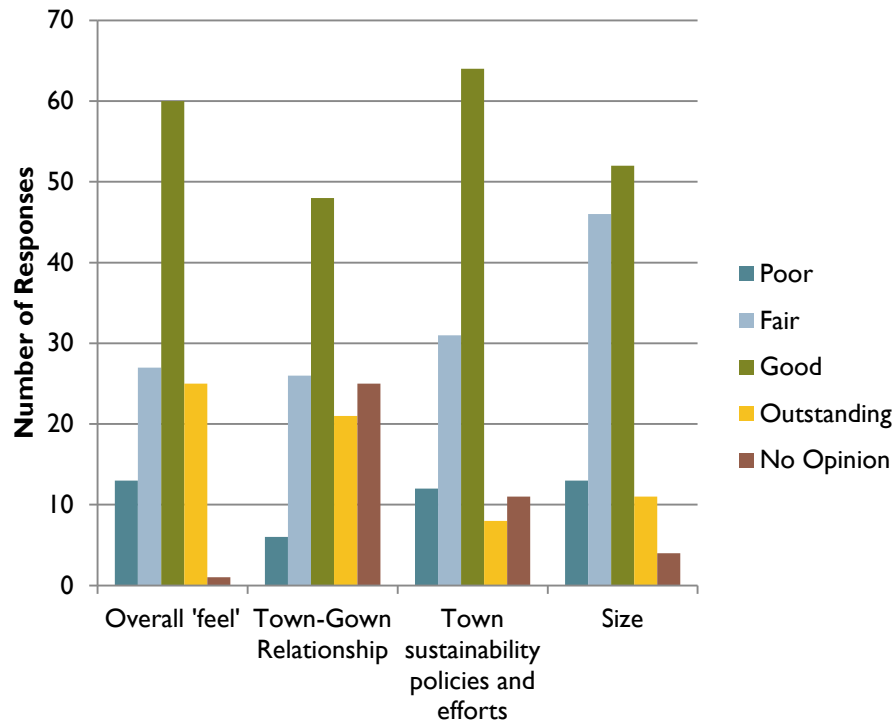
Virginia Tech Student Survey Results

Online survey was open for 2 weeks, 126 responses received.

The Town in General

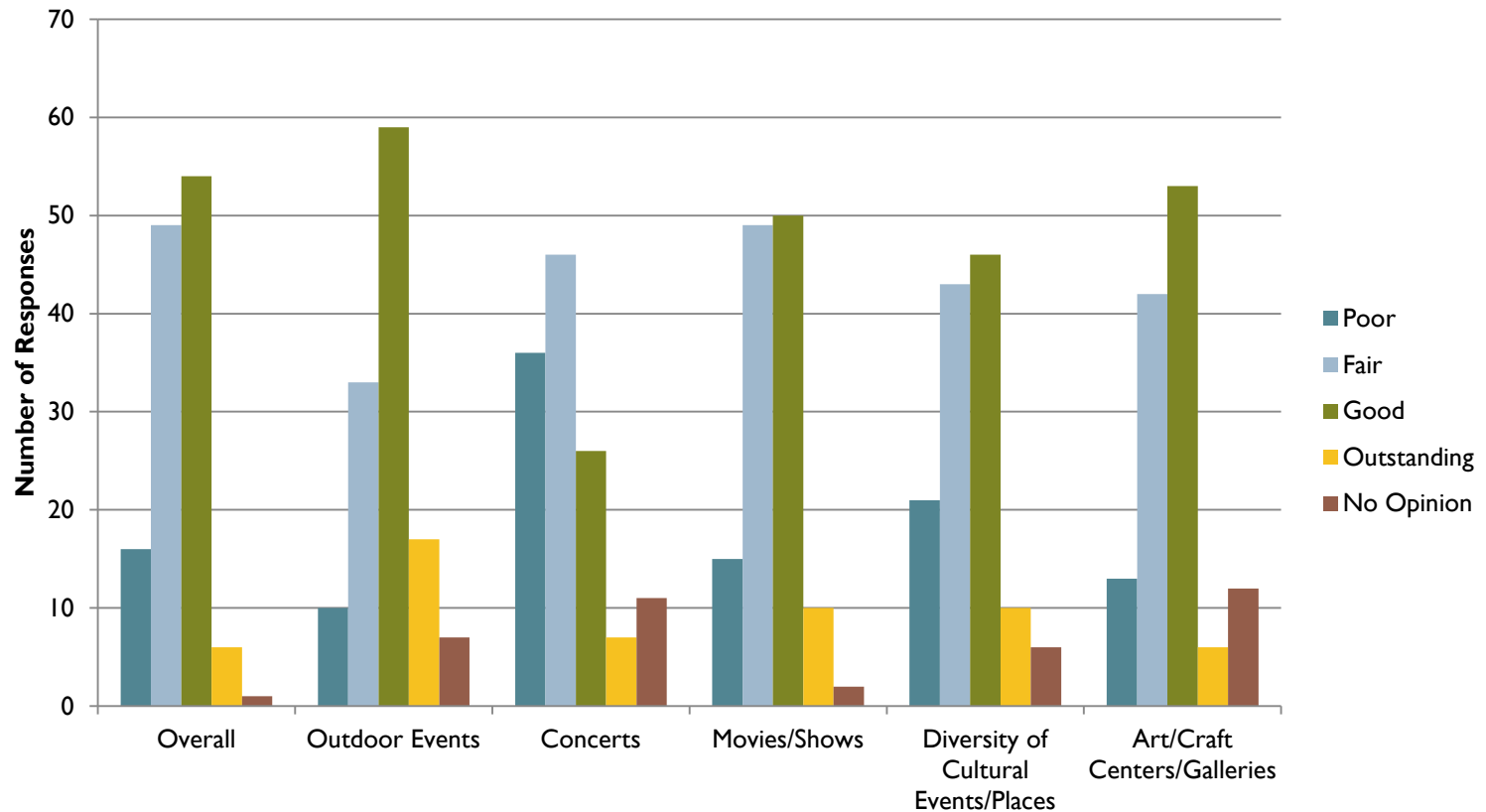
How would you rate the Town of Blacksburg?

According to the 2010 census results, Blacksburg's population is 42,620. Is this:



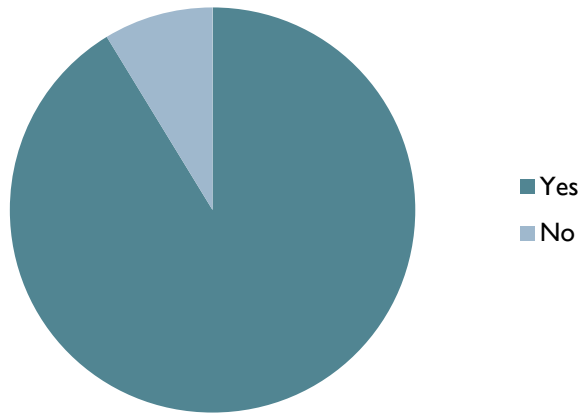
Entertainment

How would you rate the quality of entertainment in Blacksburg?

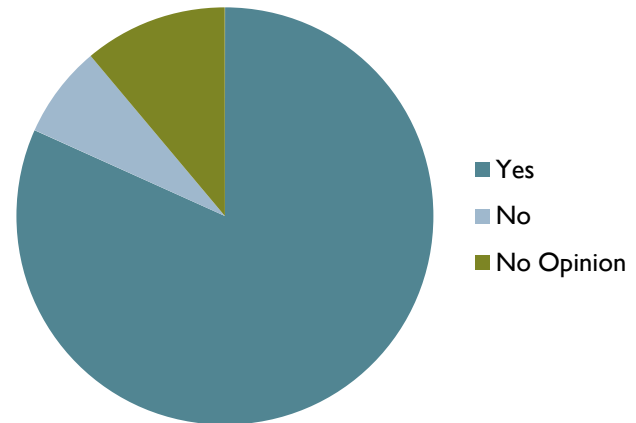


Entertainment

Have you attended festivals, events, or programming in Blacksburg? (Steppin' Out, Gobblerfest, The Big Event, holiday events, etc.)?

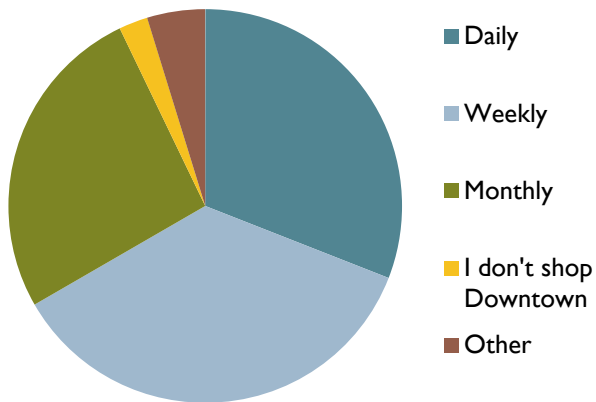


Would you like to see more festivals, events, or programming in Blacksburg?

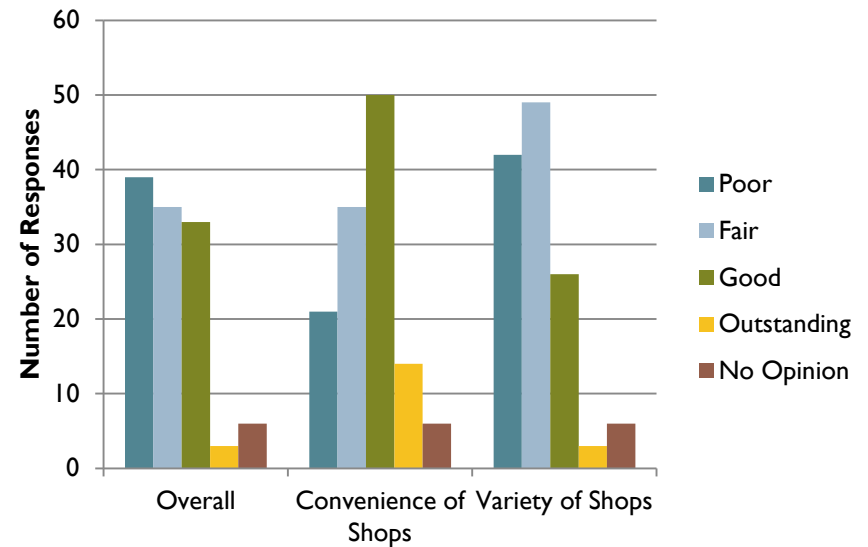


Shopping

How often do you shop
Downtown?

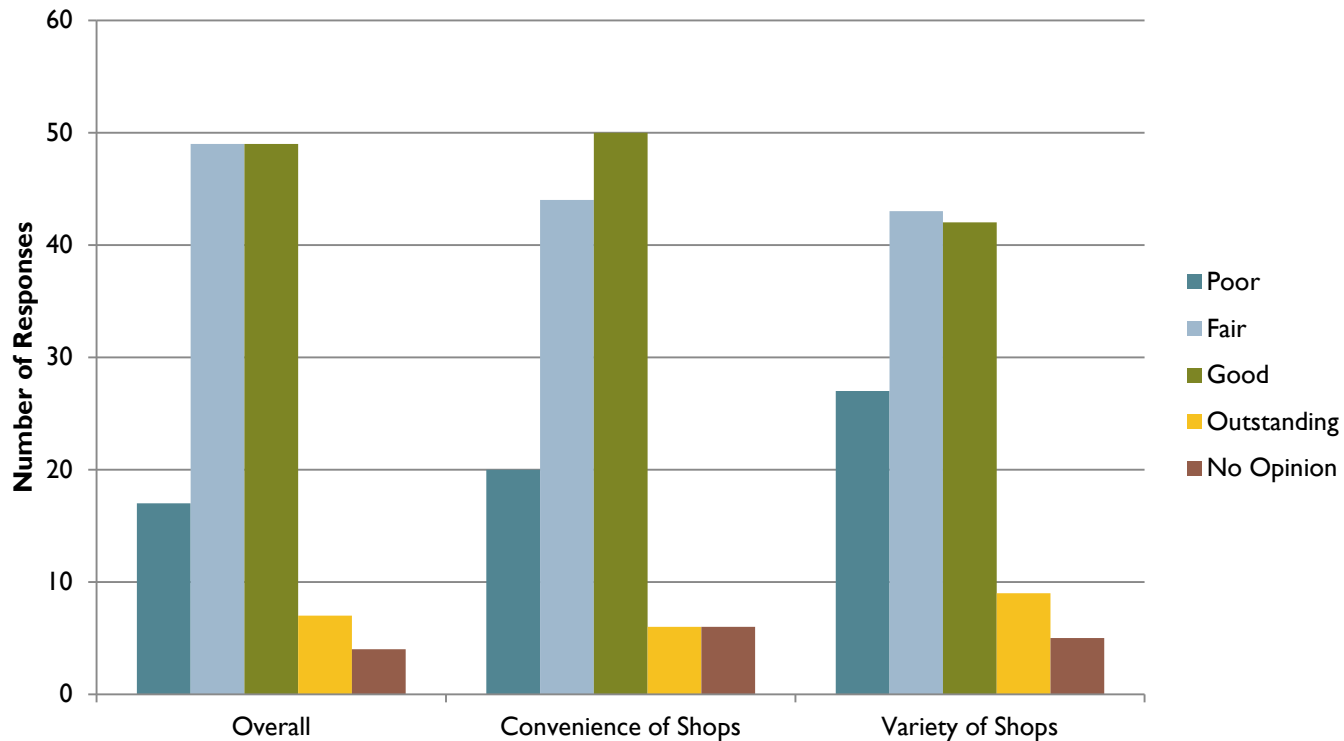


How would you rate shopping
opportunities in Downtown
Blacksburg?



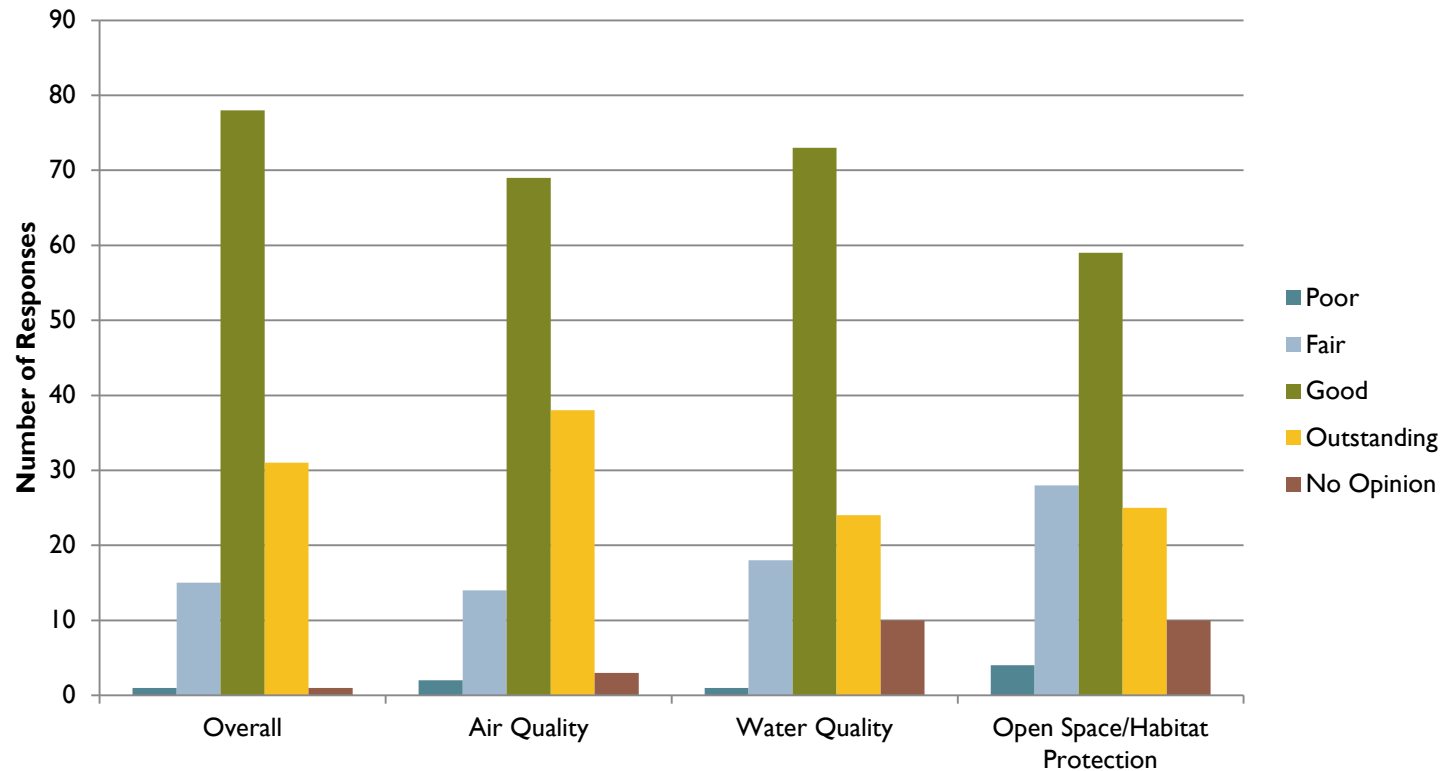
Shopping

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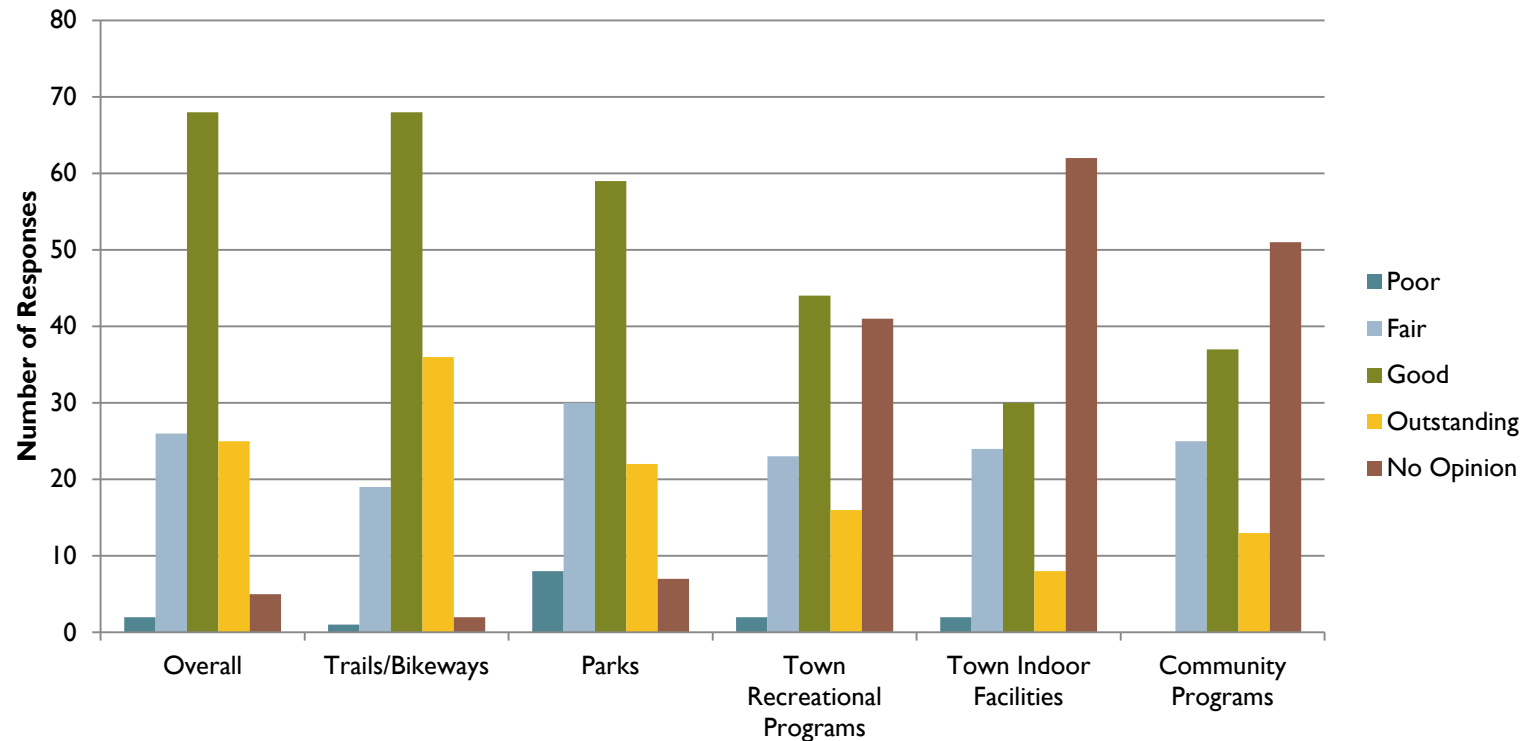
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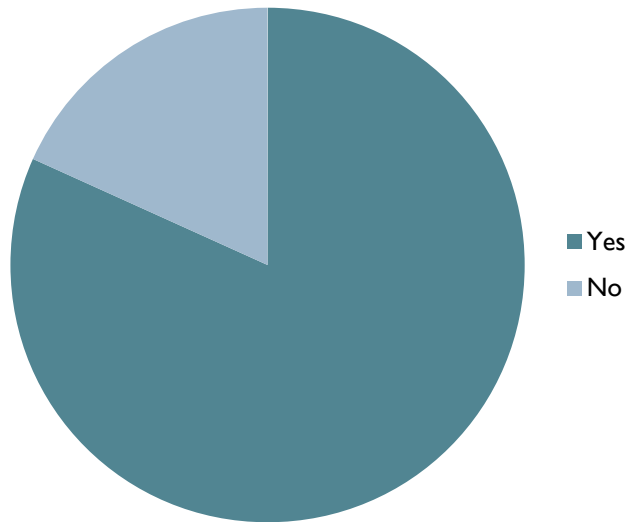
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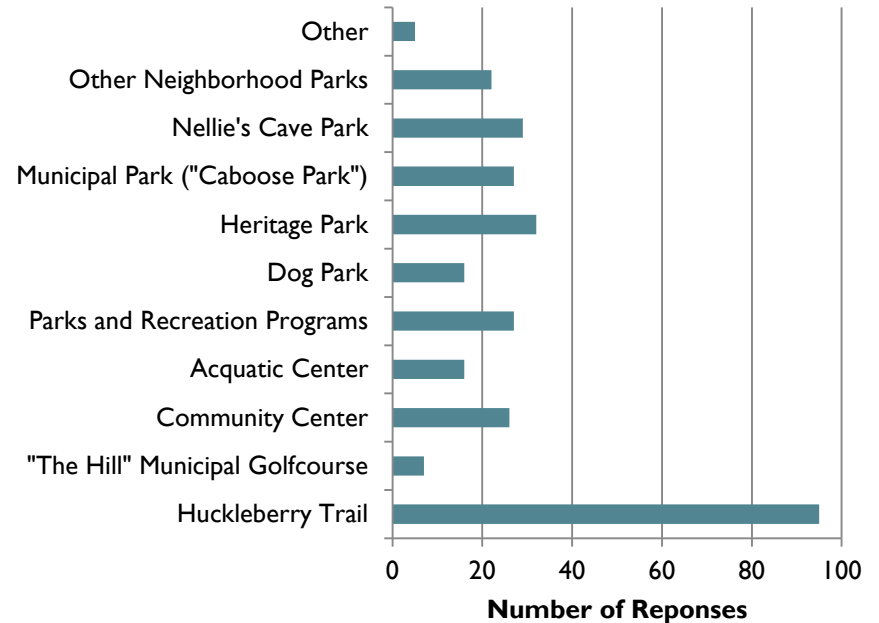


Recreation

Do you use Town parks, programs or recreation facilities?

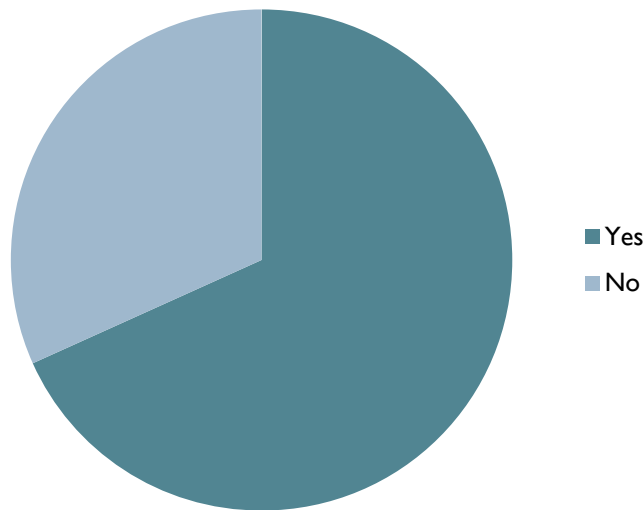


Town parks, programs and recreational facilities that students use:

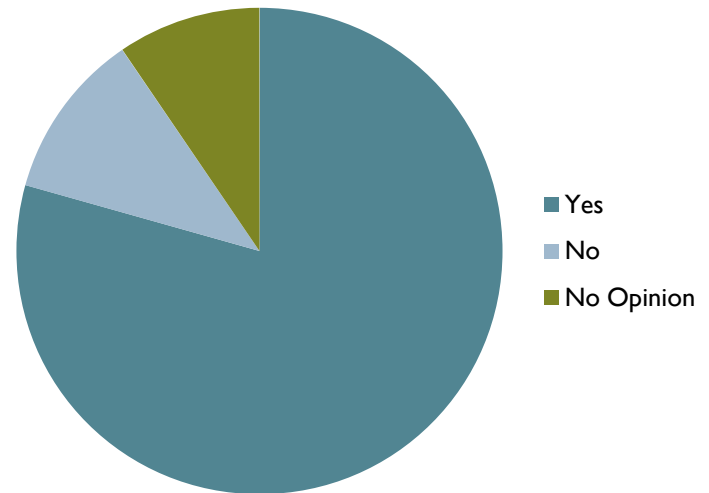


Historic Preservation

Did you know the Town has a Historic District?

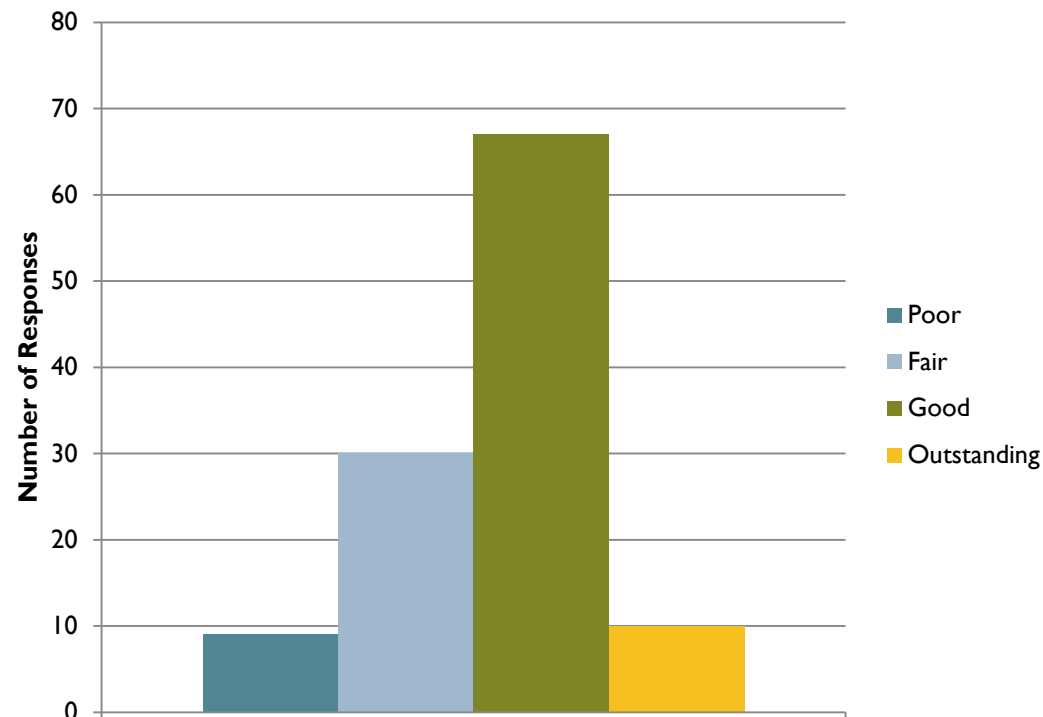


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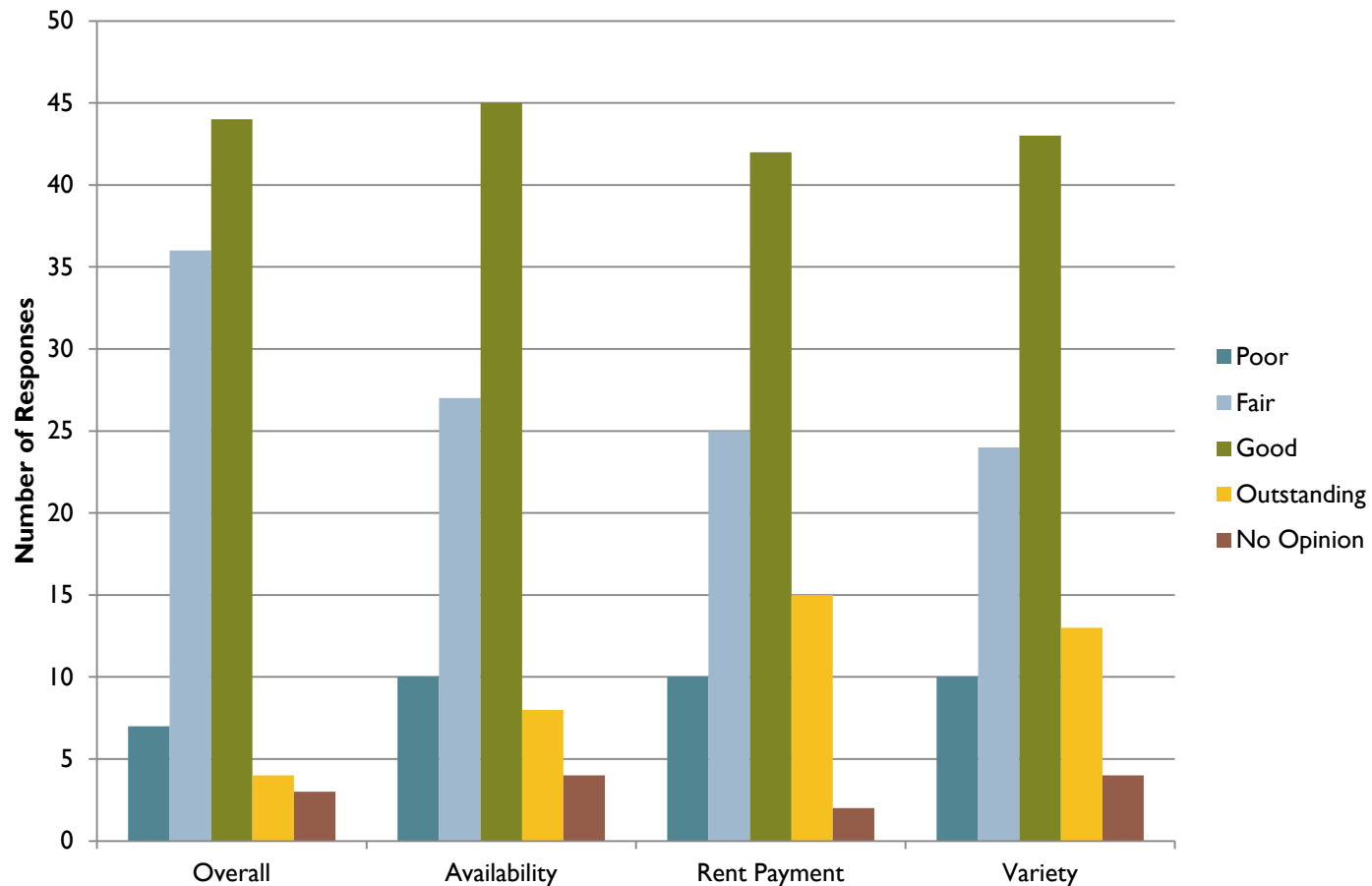
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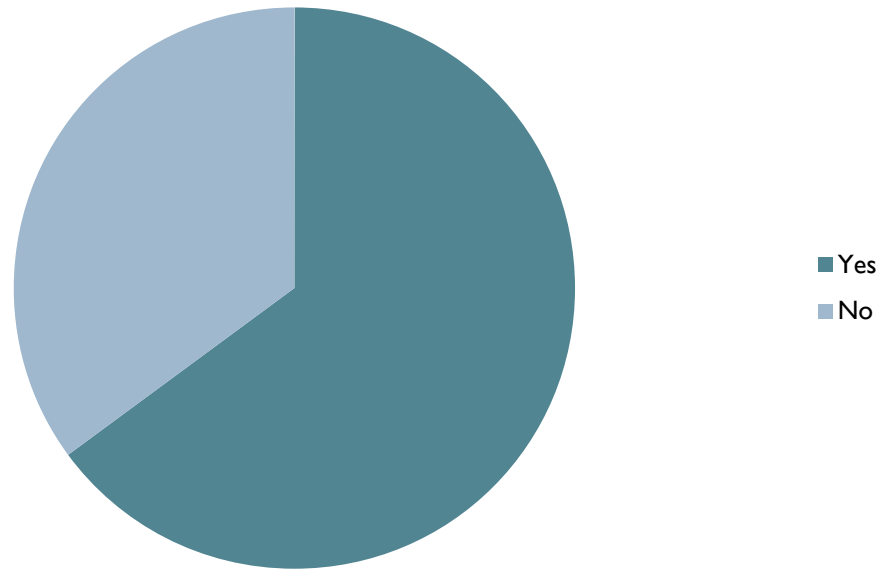
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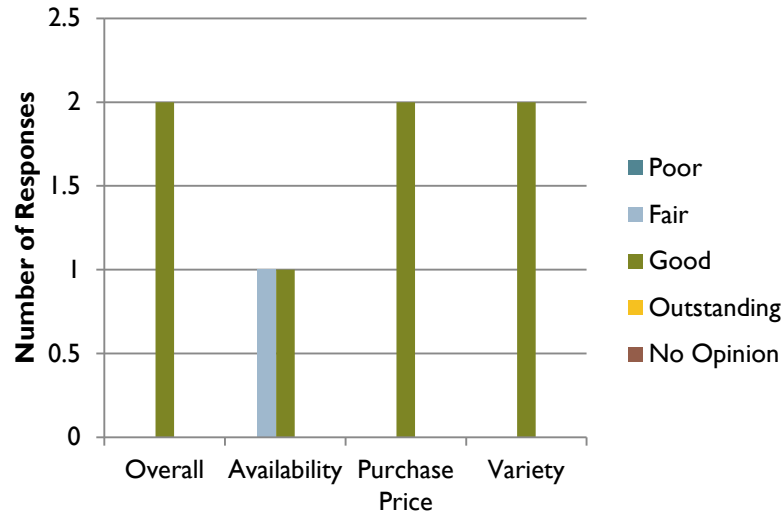
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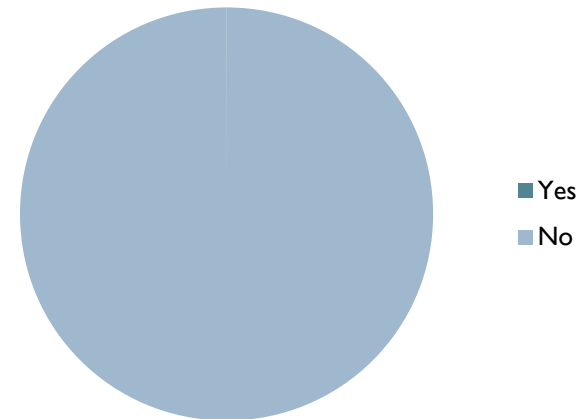


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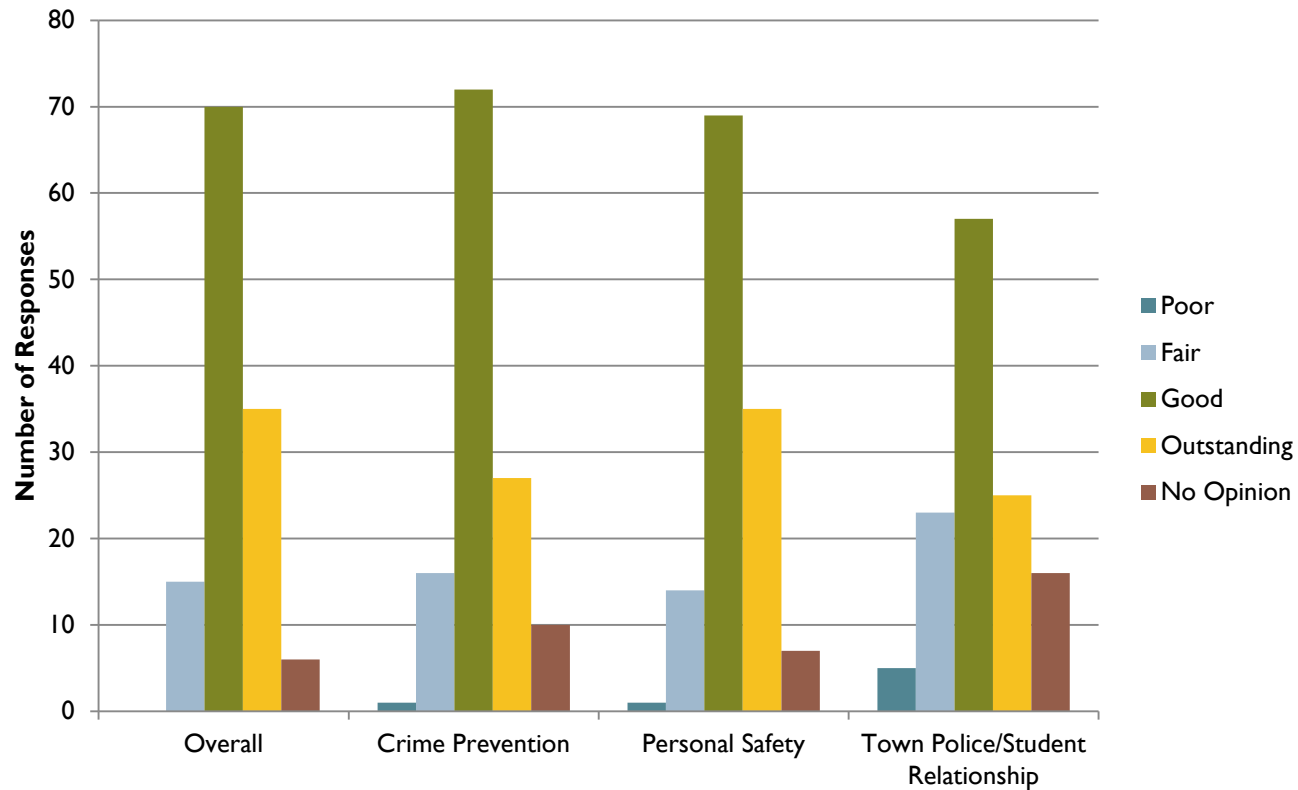


Would you be willing to pay more to live in an energy efficient home?



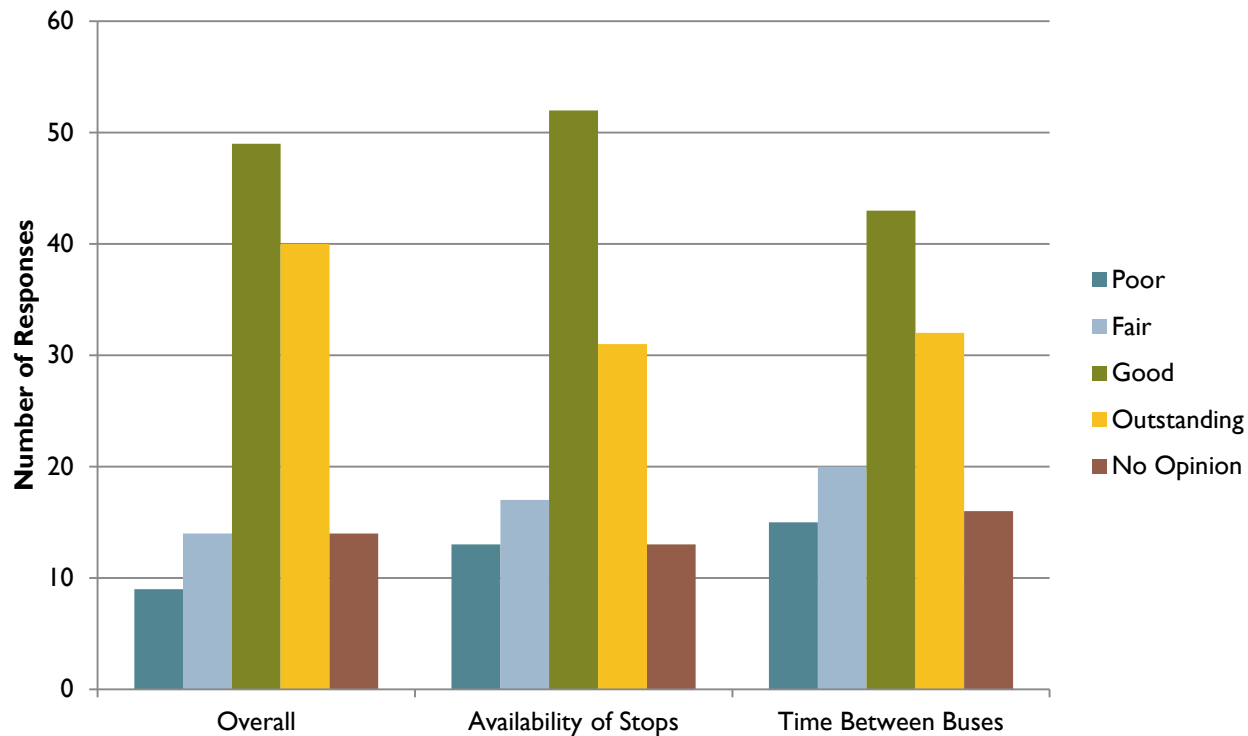
Public Safety

How would you rate public safety in Blacksburg?



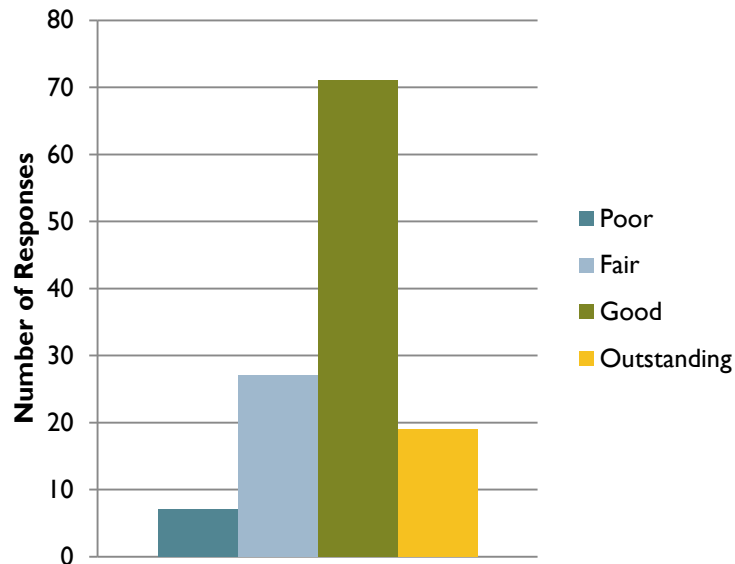
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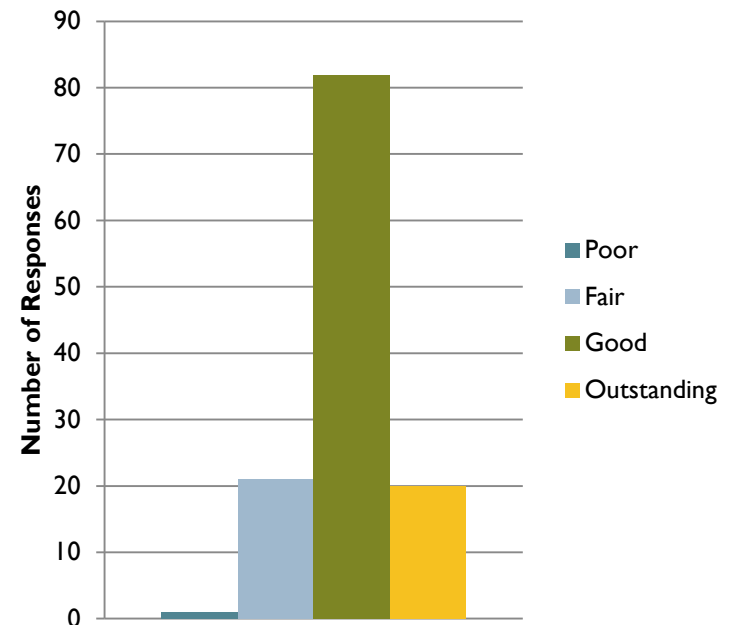


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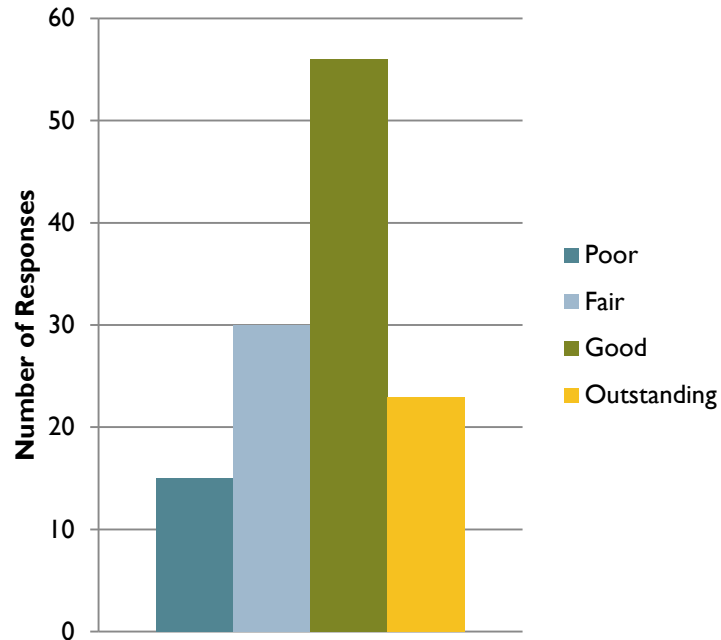


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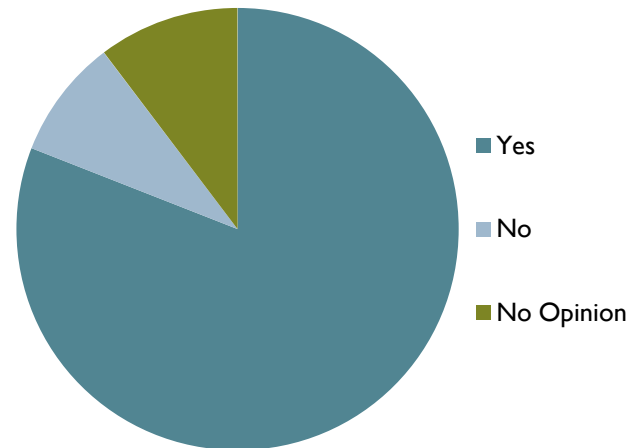


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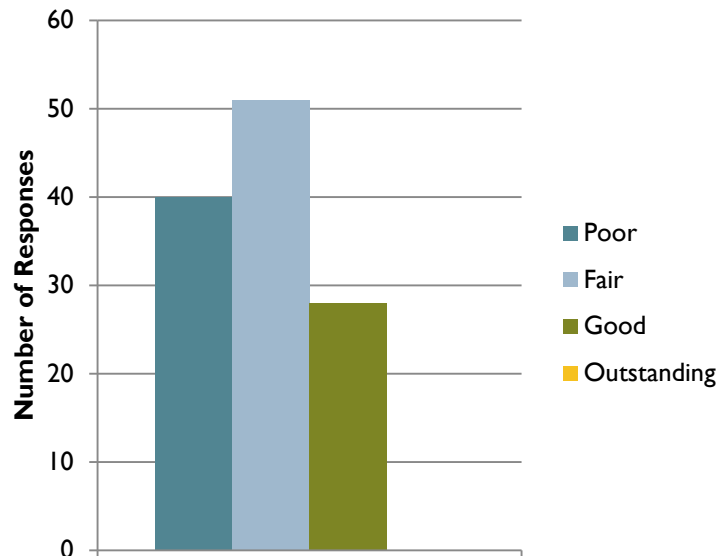


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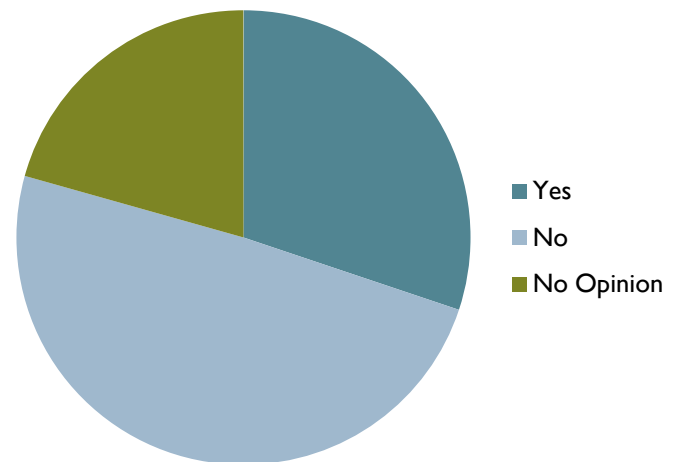


Employment

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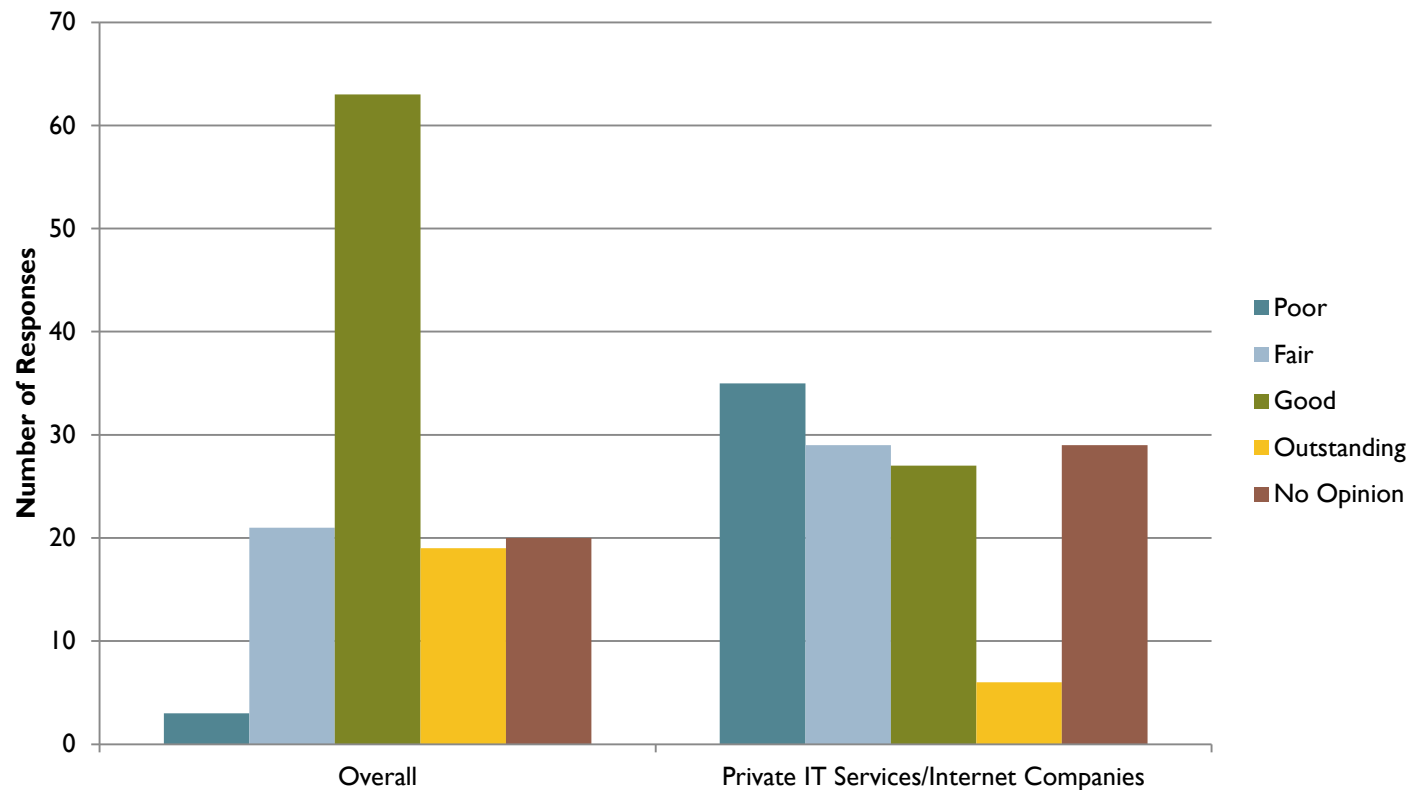


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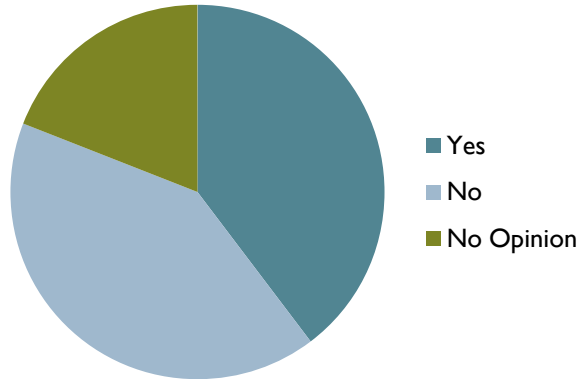
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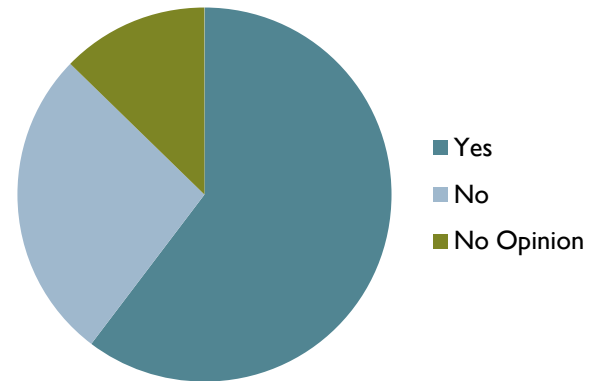


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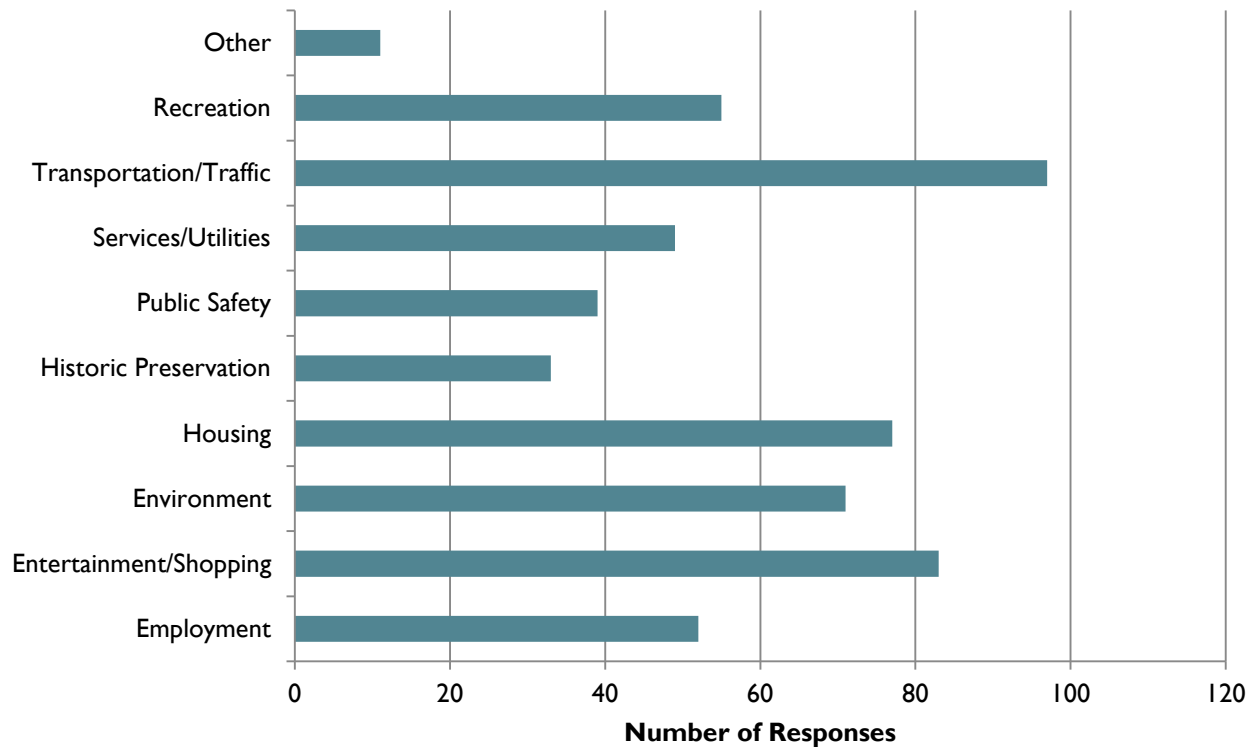


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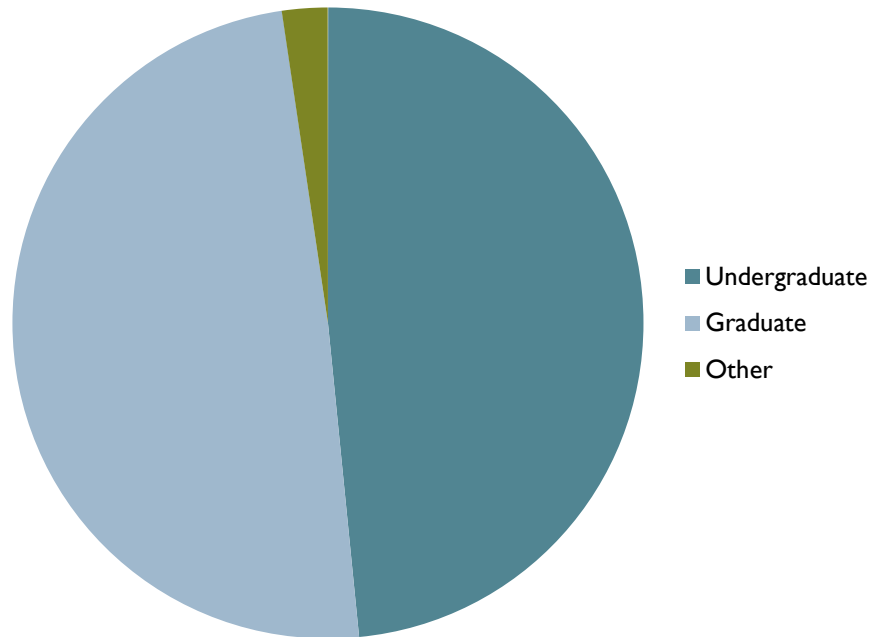
Concerns

Please choose the top five issues that you are concerned about in Blacksburg:



Demographics

Are you an undergraduate or graduate student?



Community Conversation Focus Groups

- ▶ The four topic areas:
 - ▶ Transportation
 - ▶ Entertainment and Shopping
 - ▶ Housing
 - ▶ Environment
- ▶ Undergraduate and Graduate discussion groups
- ▶ What are your solutions?





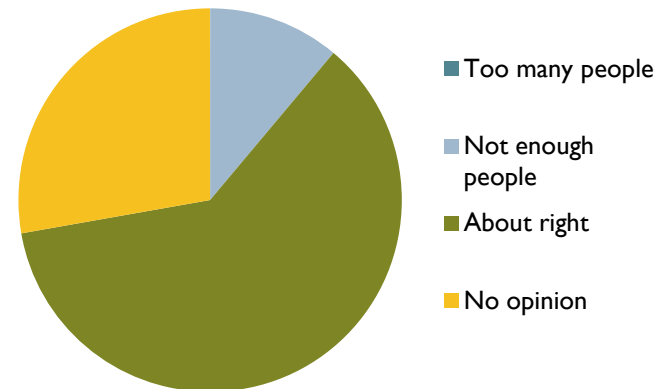
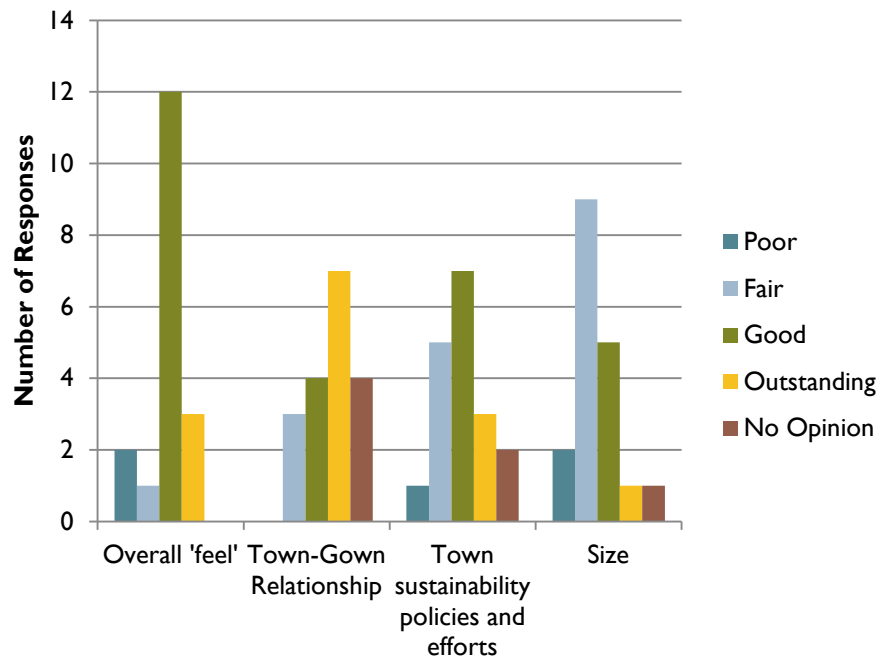
Virginia Tech International Student Survey Results

Online survey was open for 3 weeks, 18 responses received.

The Town in General

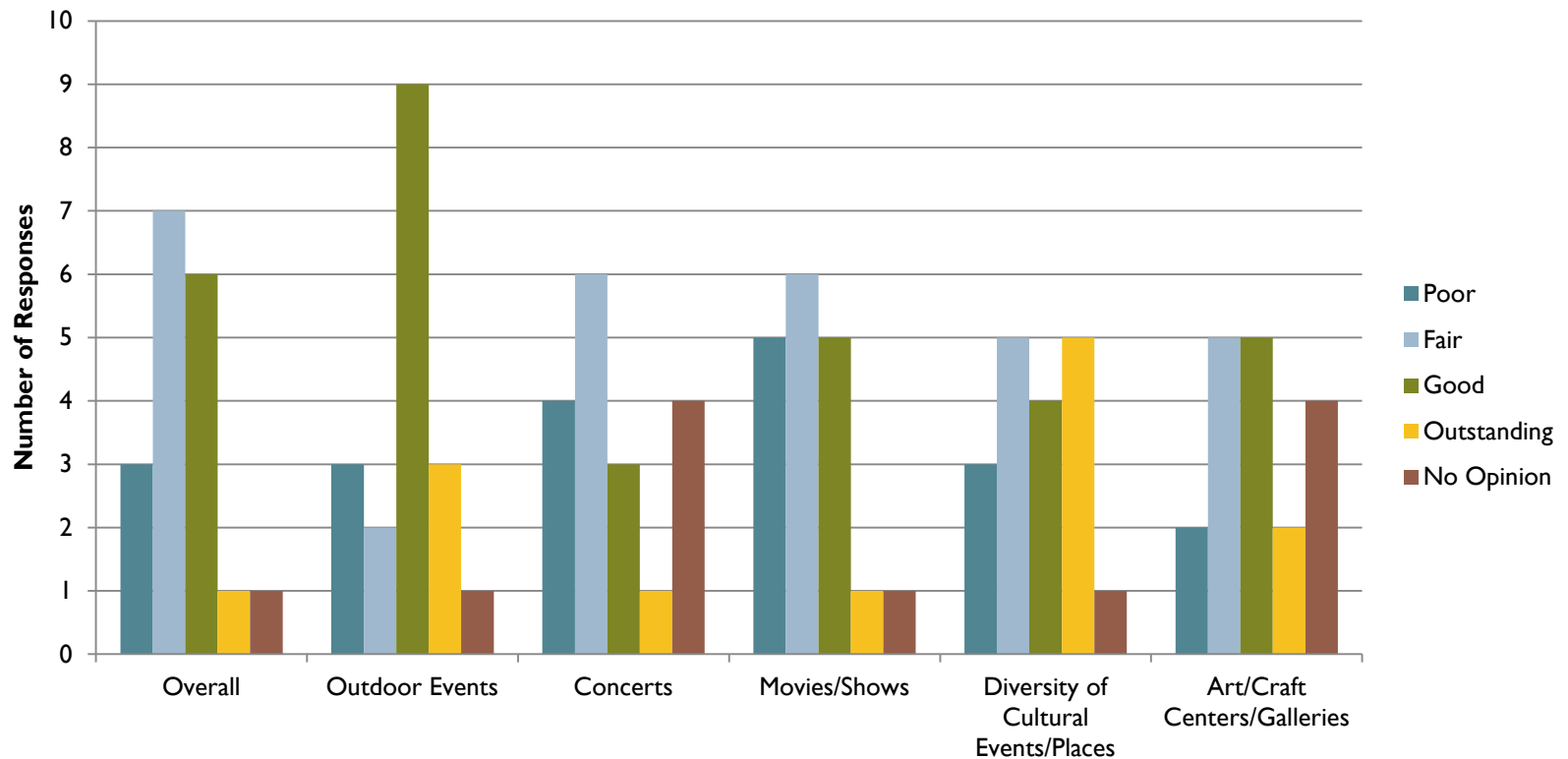
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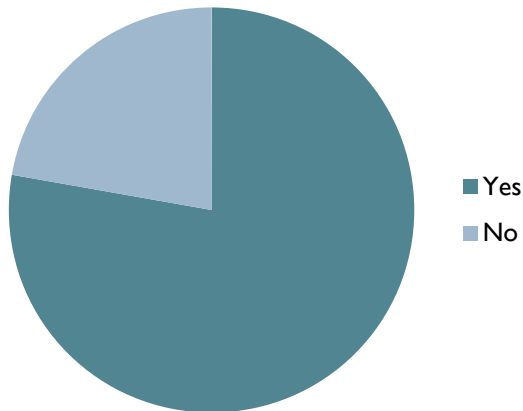
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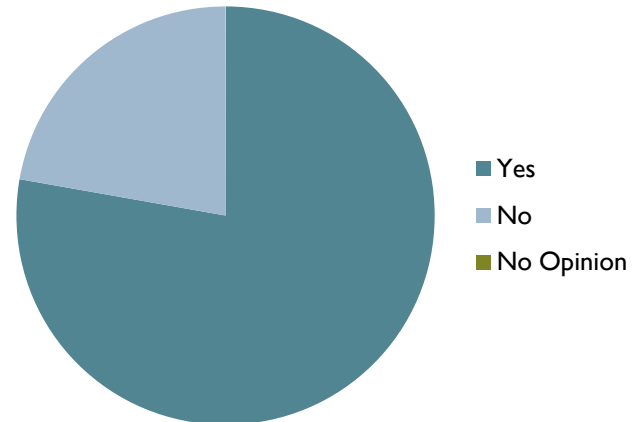


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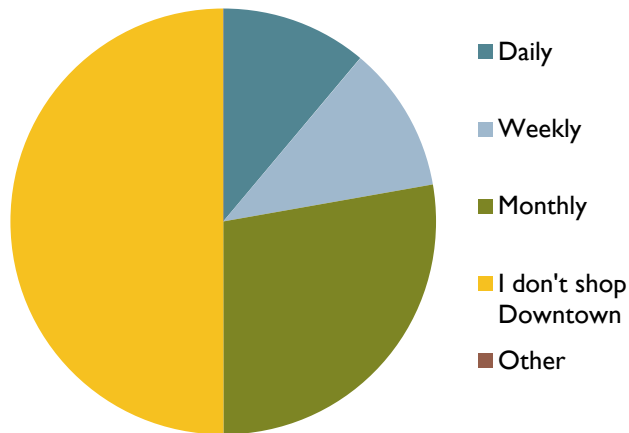


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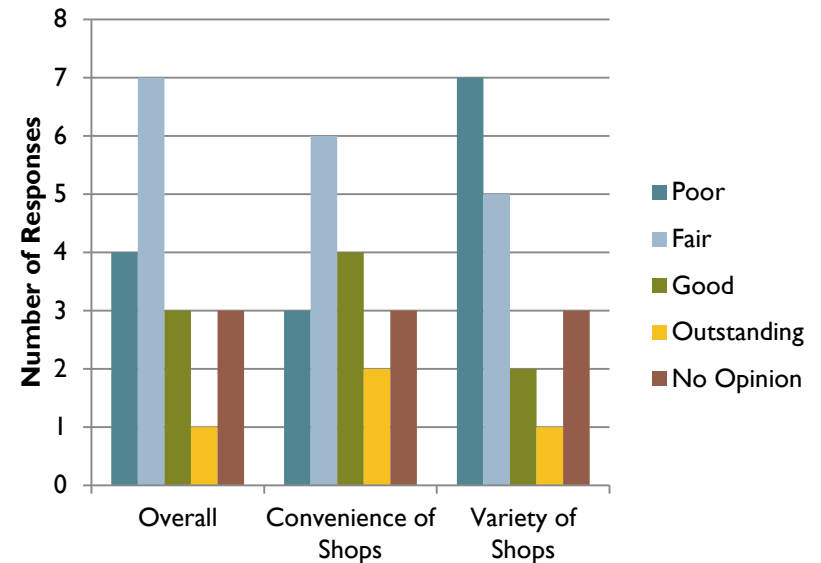


Shopping

How often do you shop
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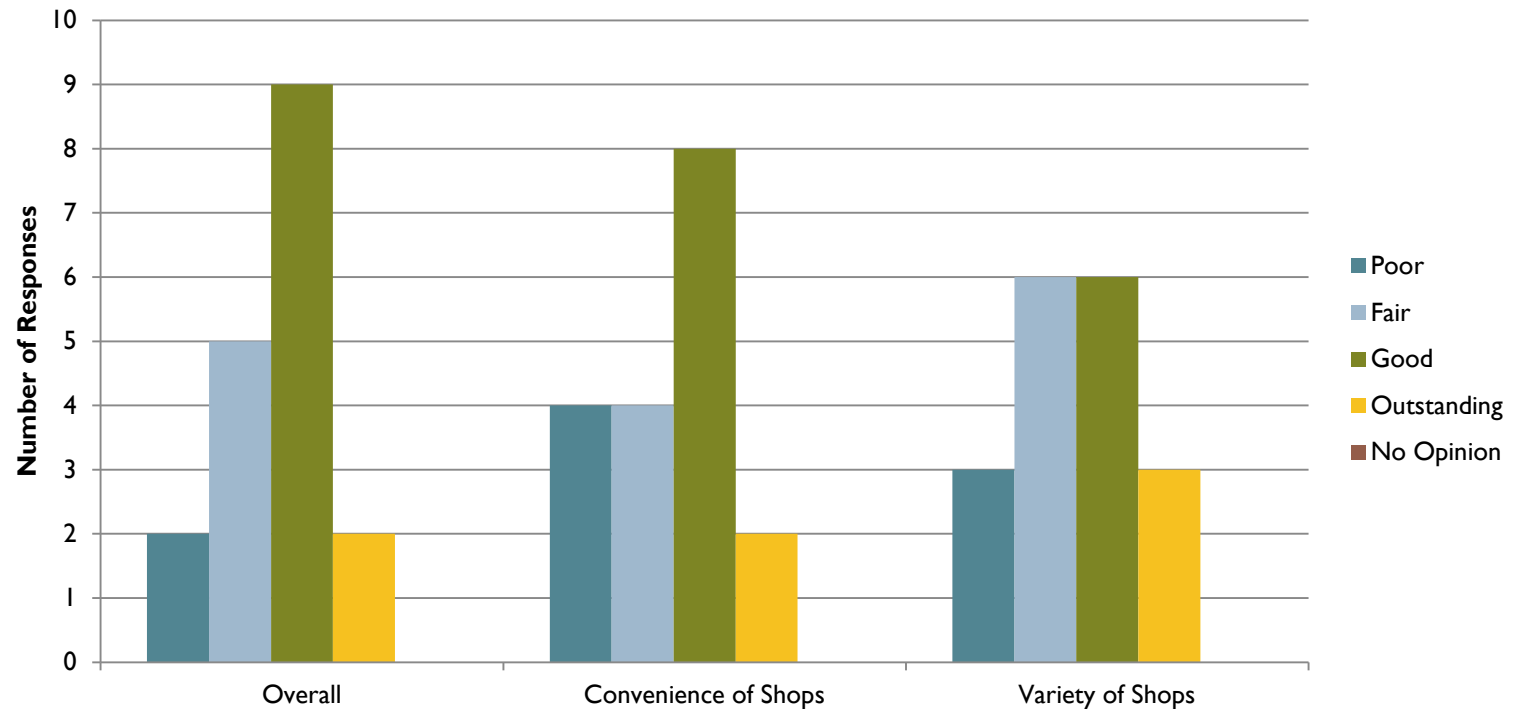


How would you rate shopping
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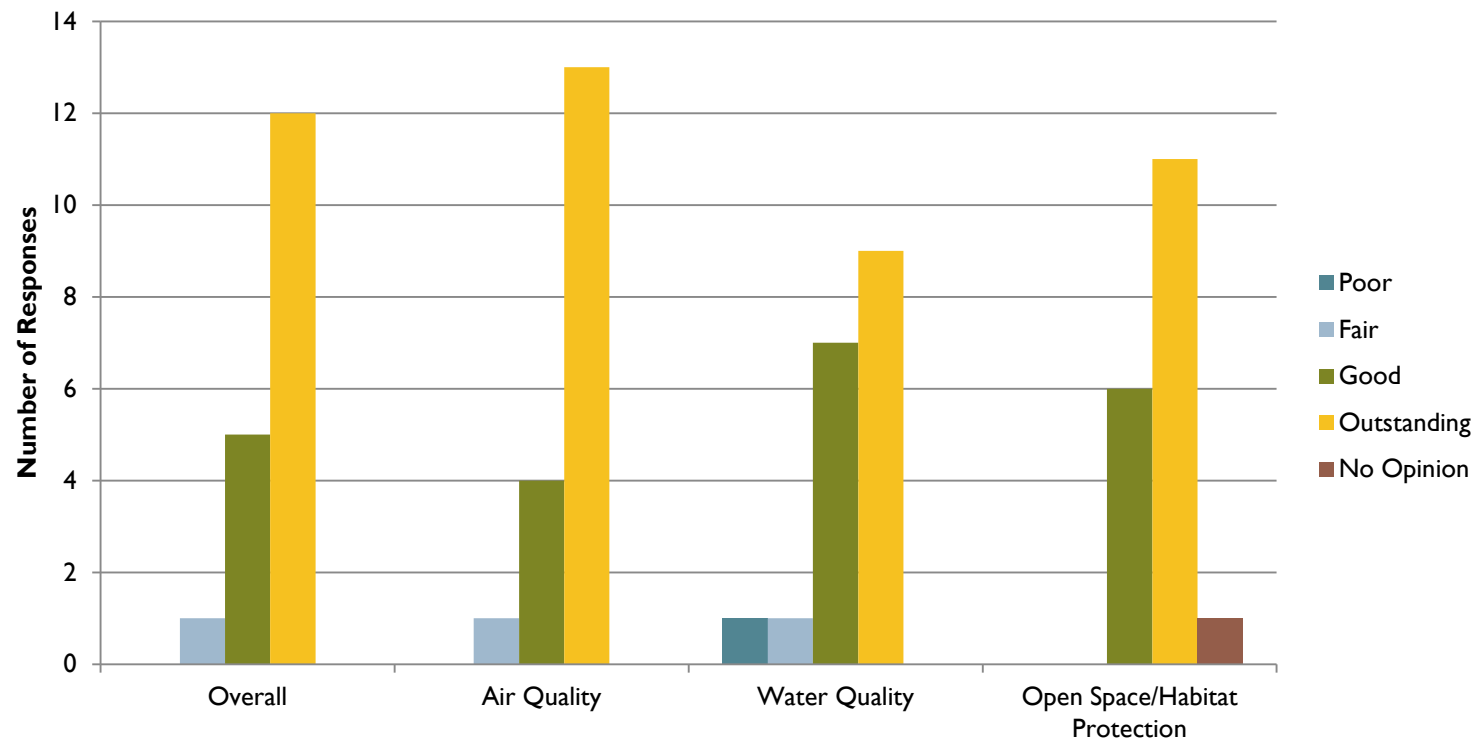
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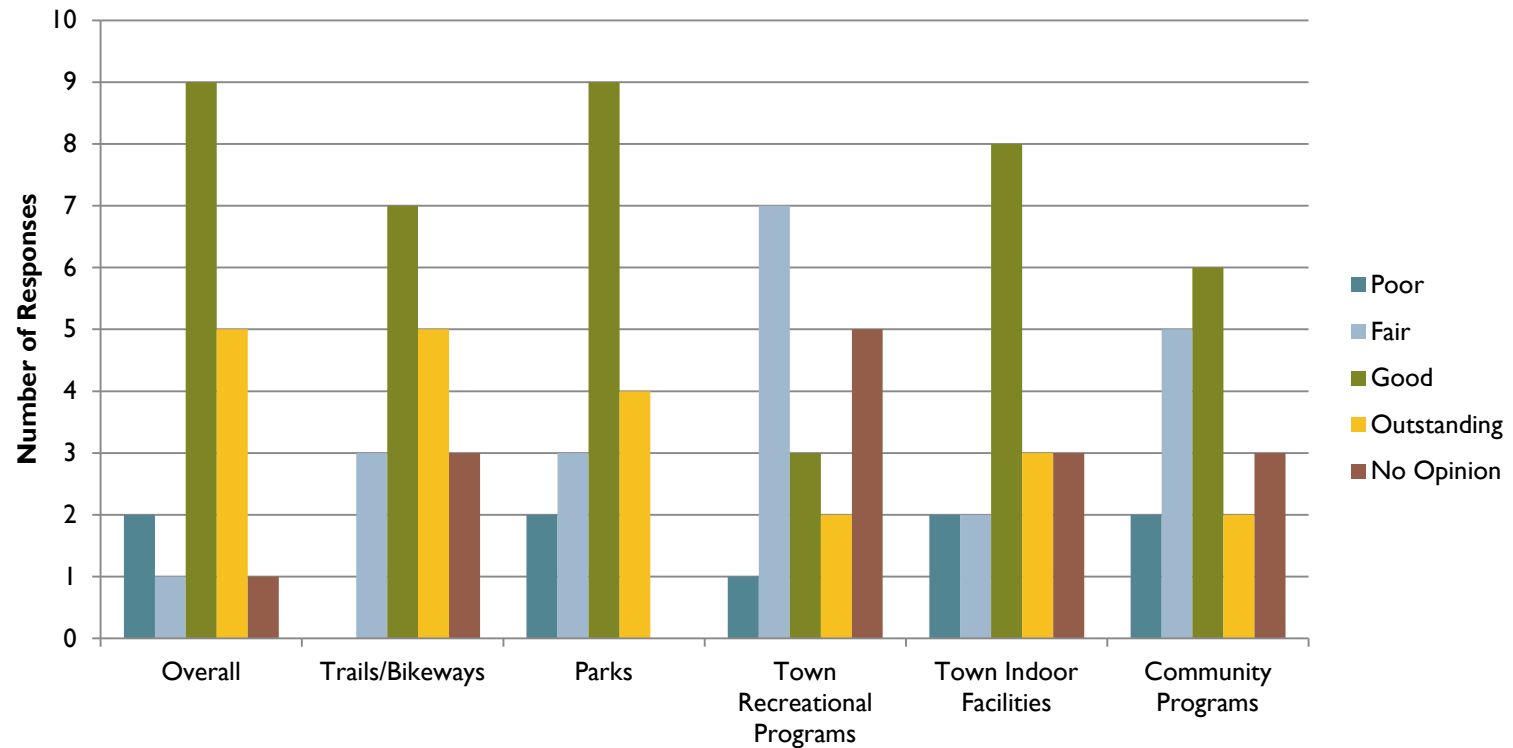
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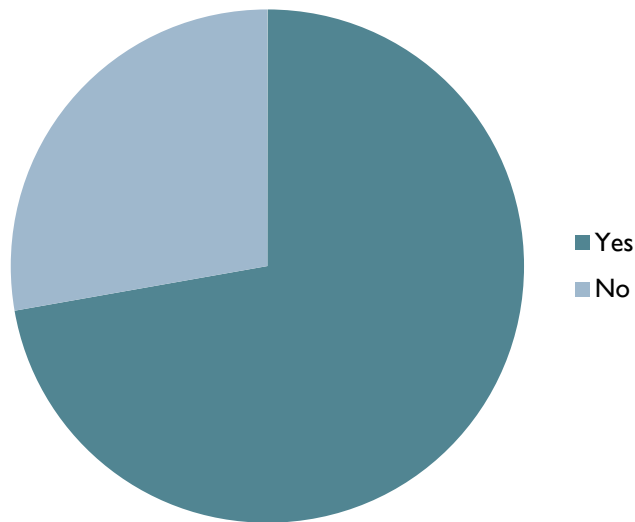
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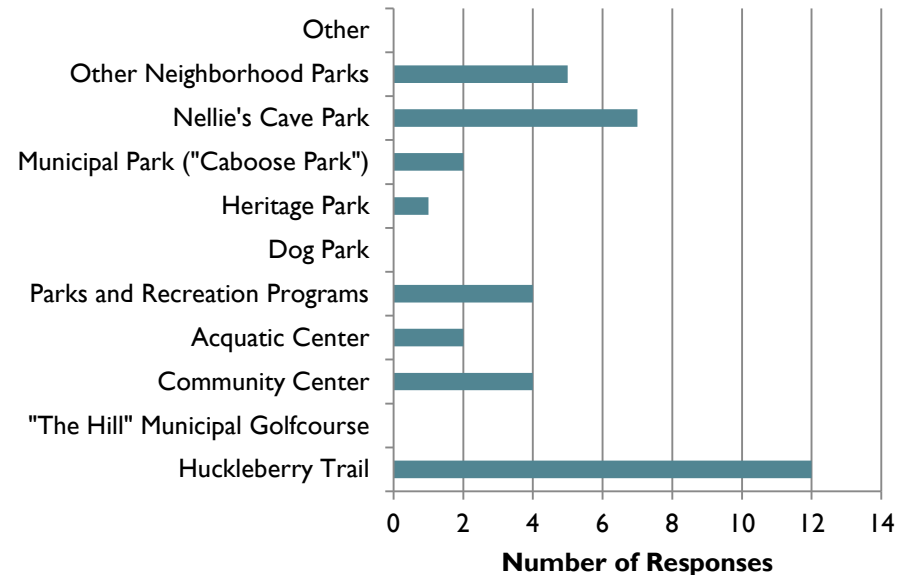


Recreation

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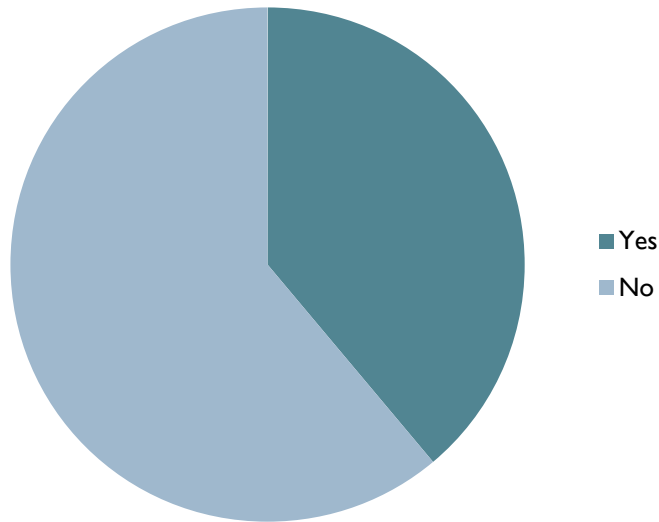


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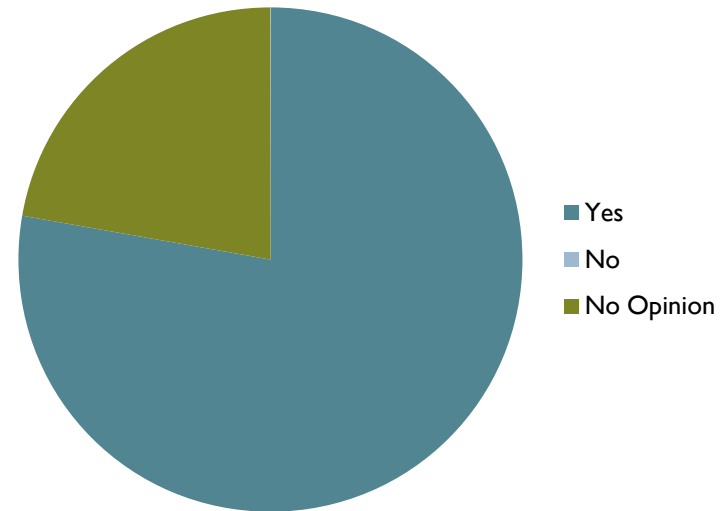


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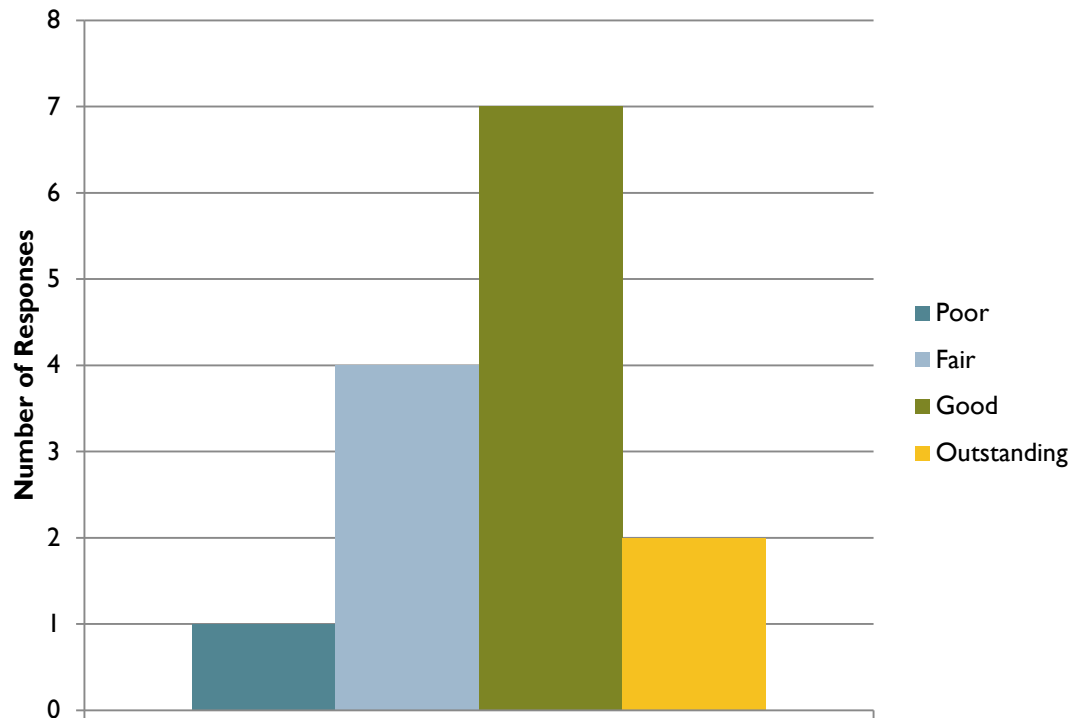


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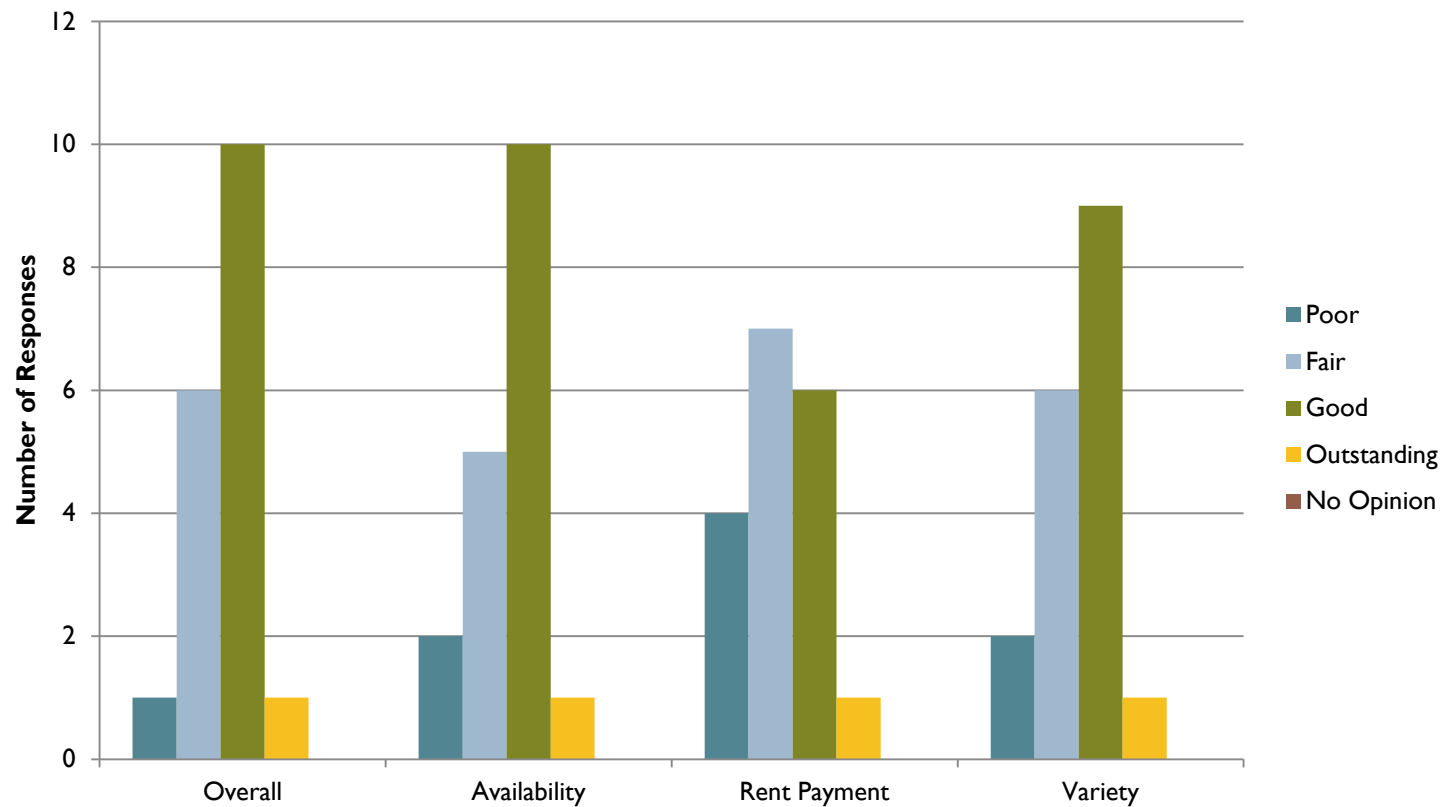
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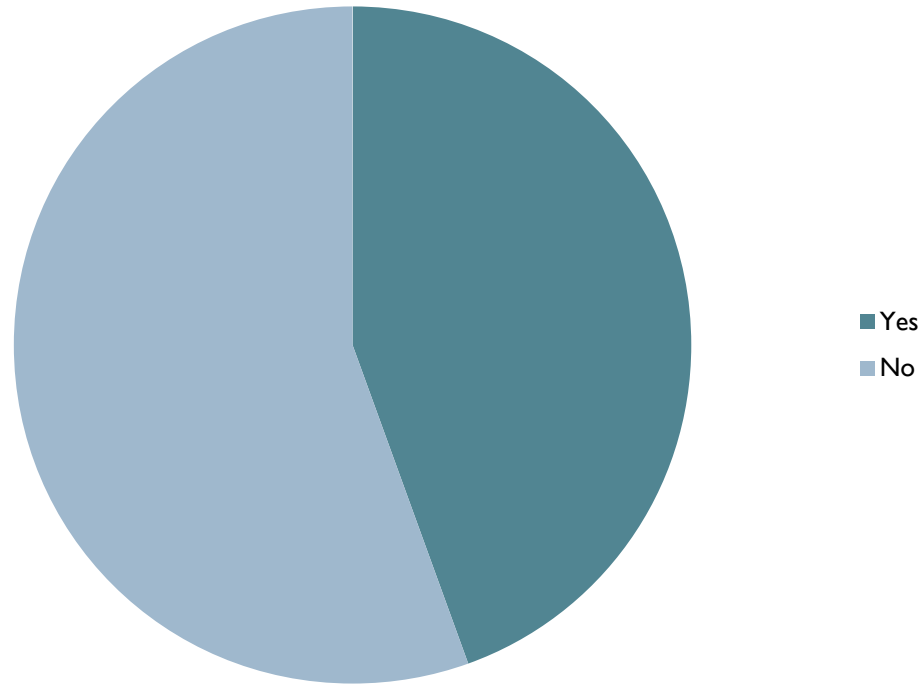
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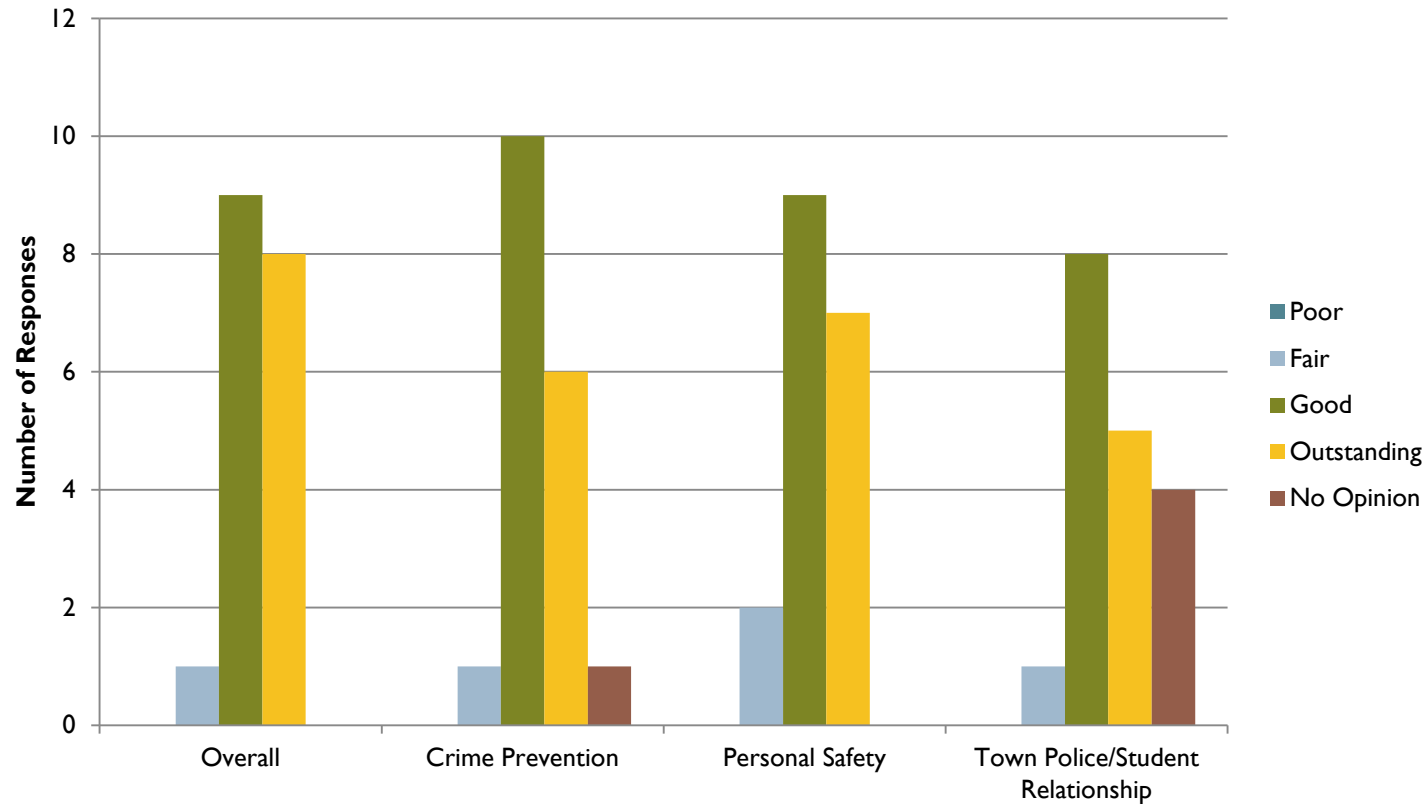
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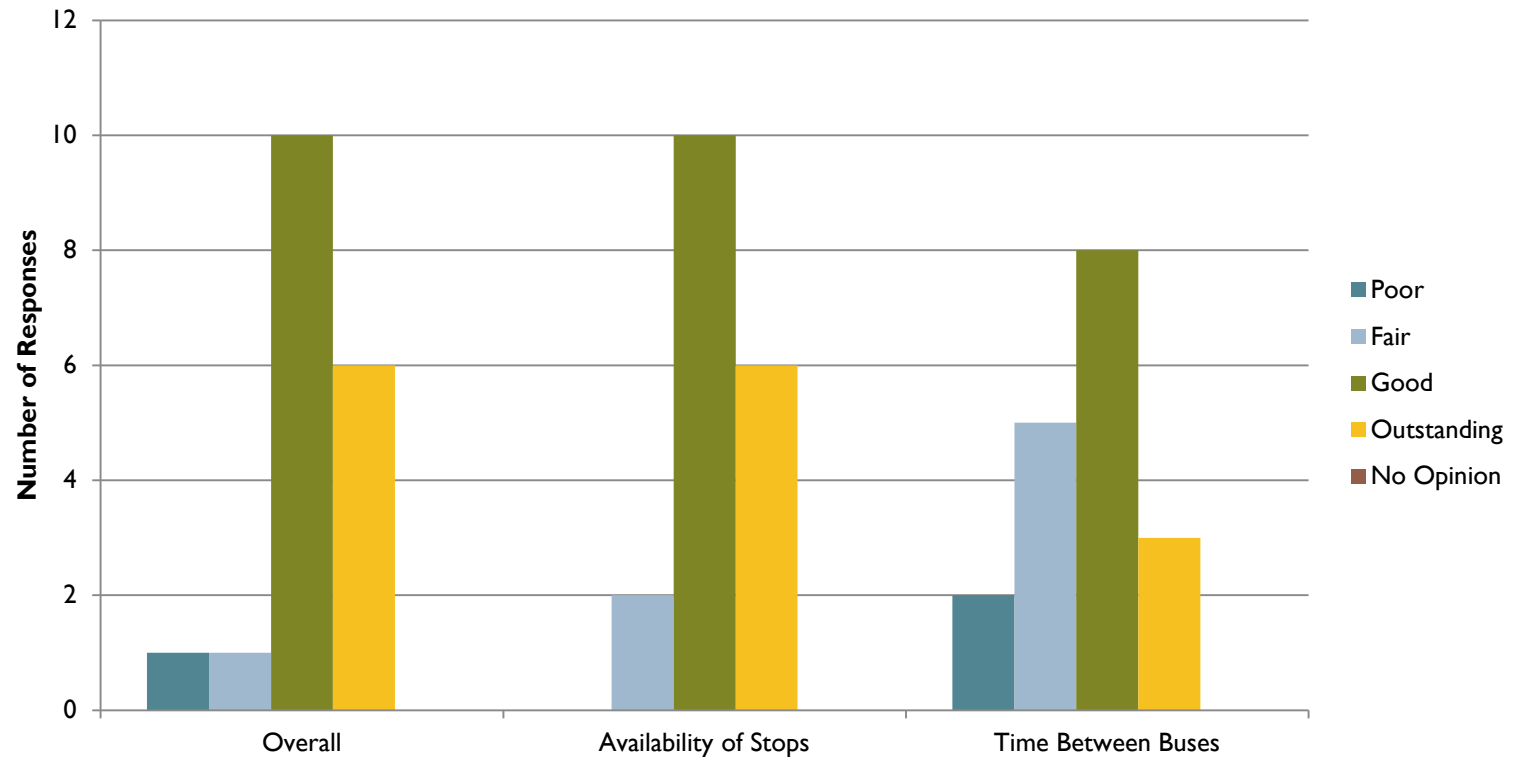
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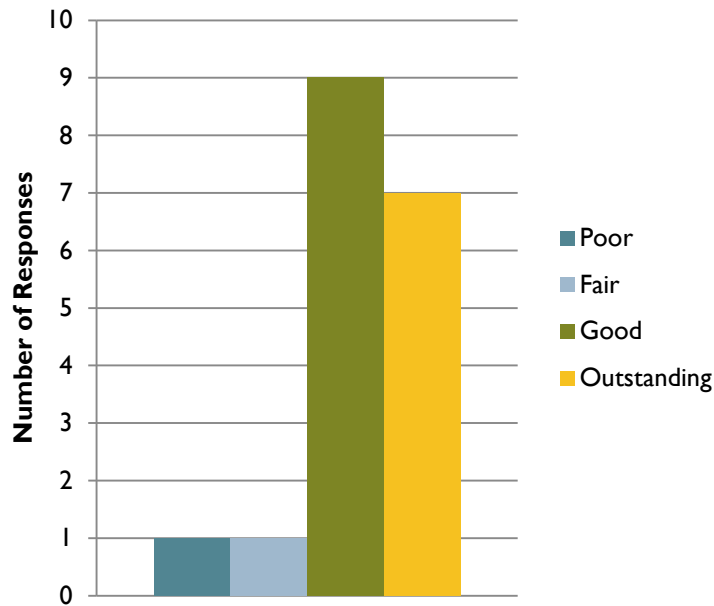
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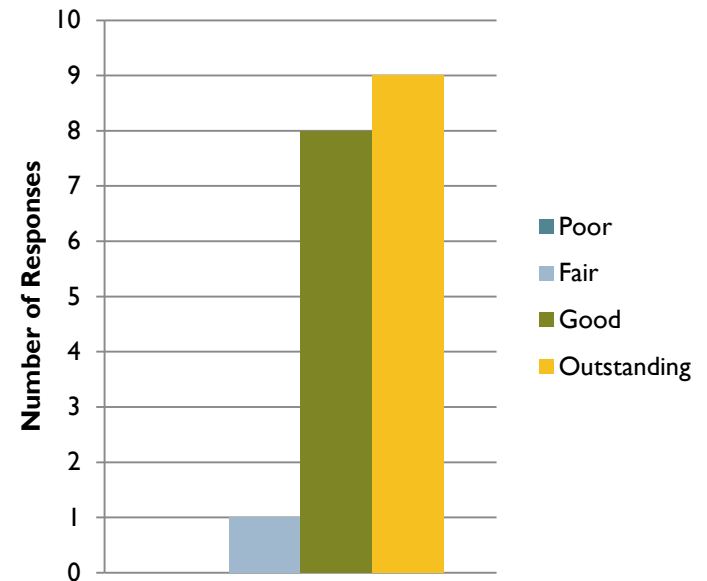


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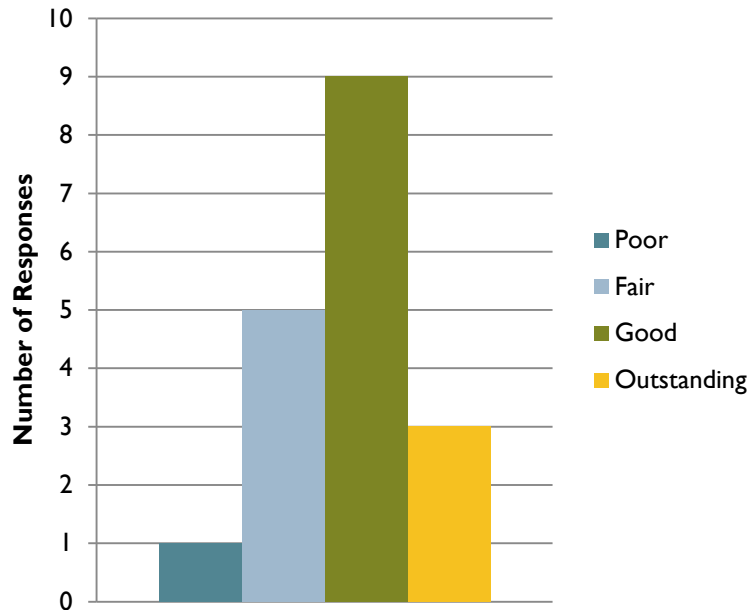


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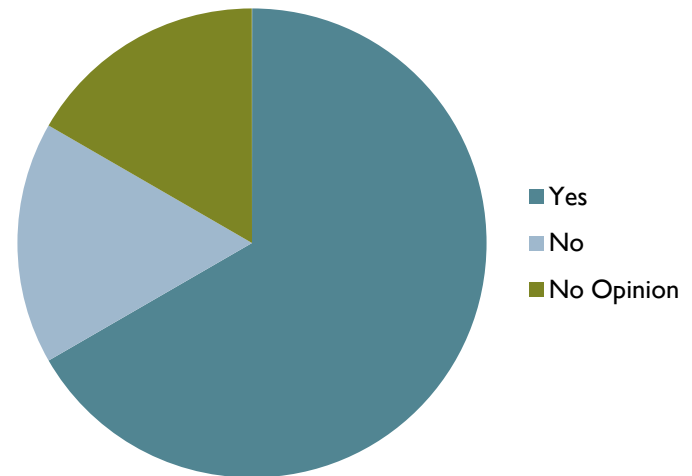


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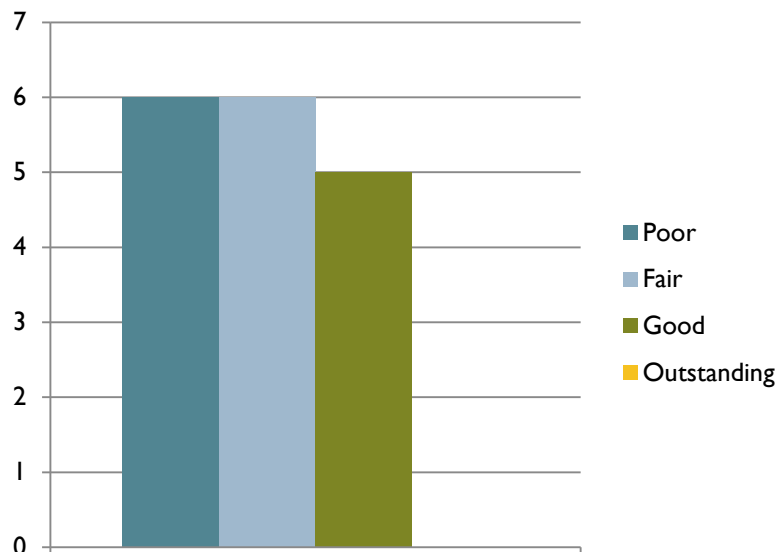


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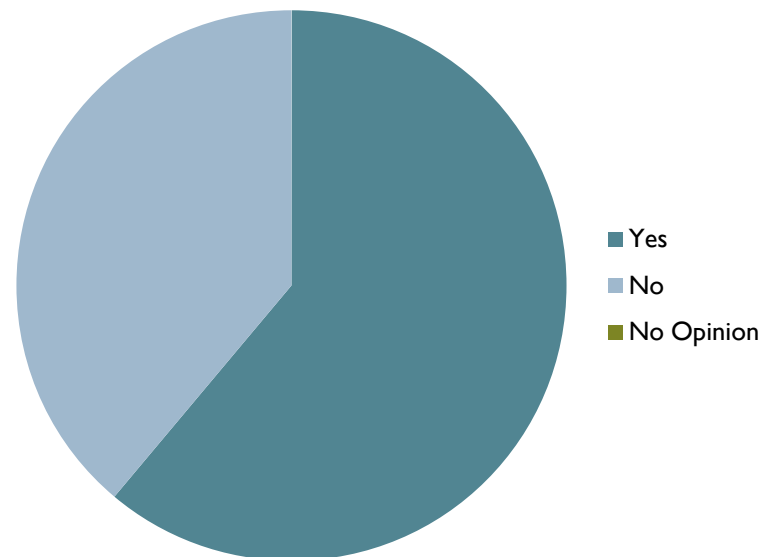


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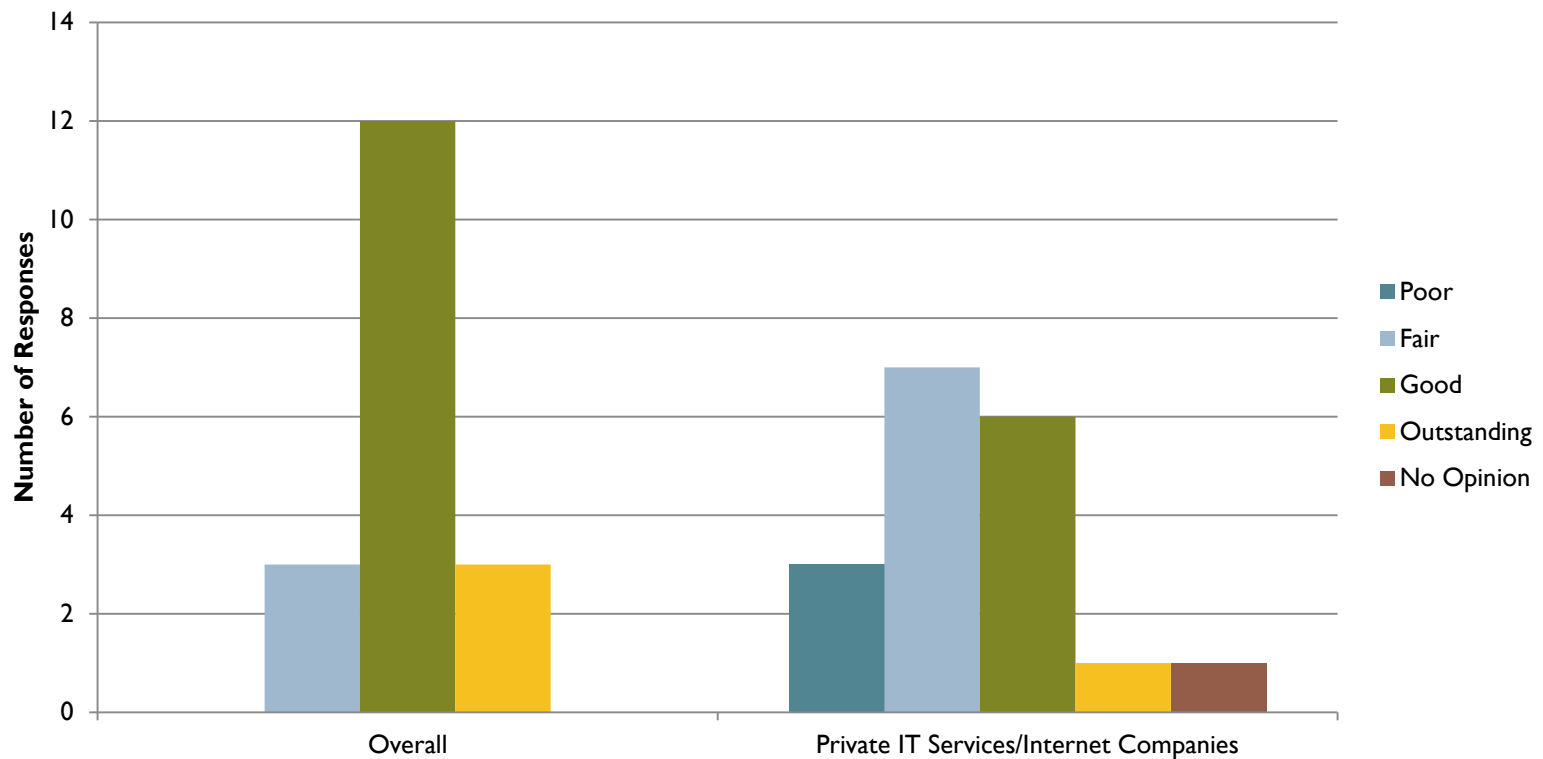


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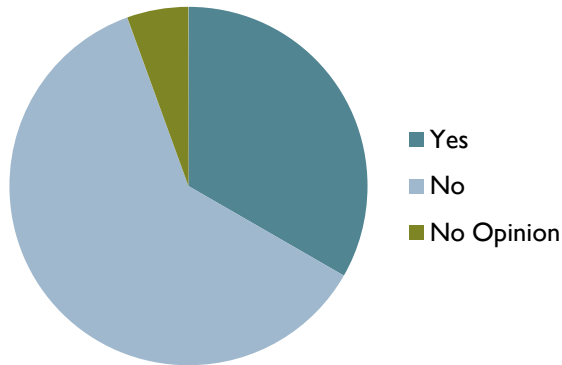
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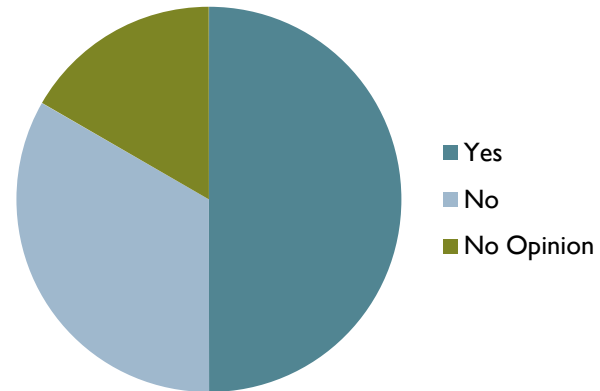


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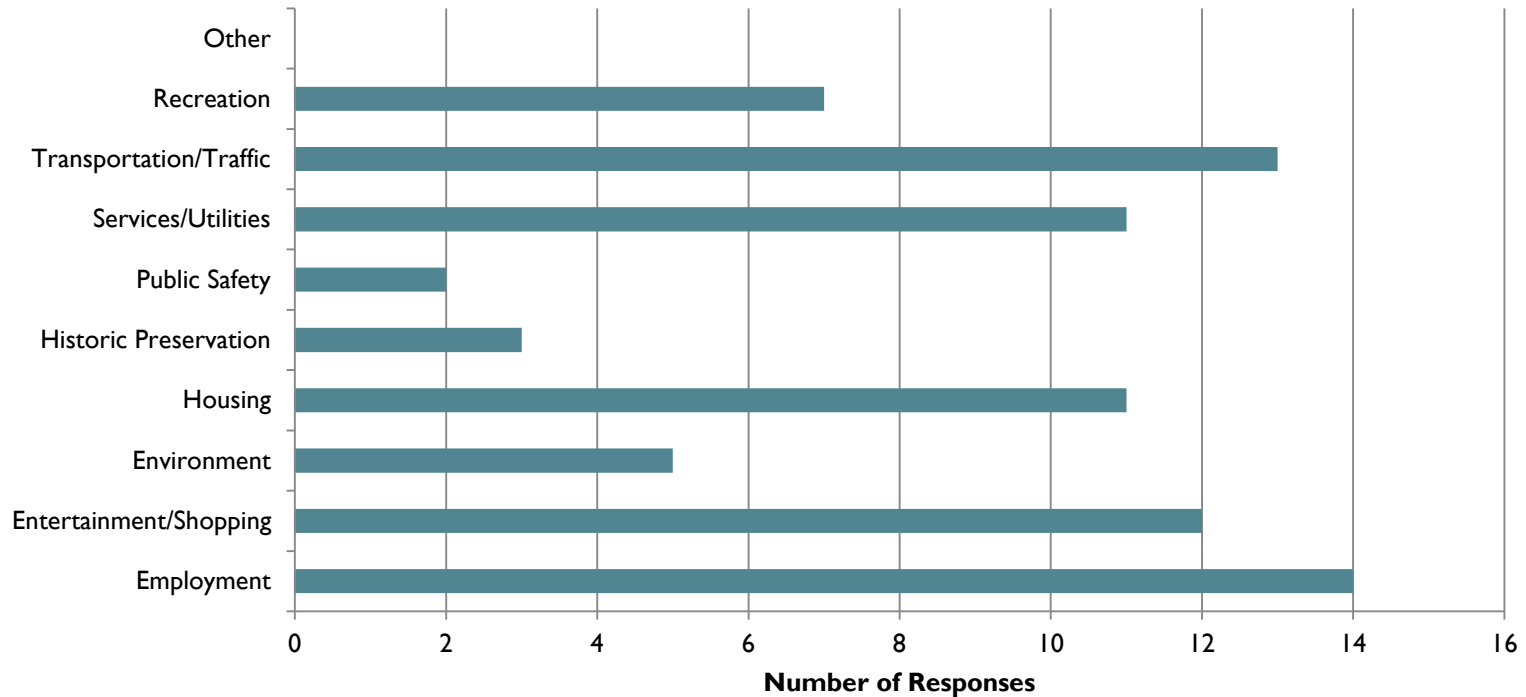


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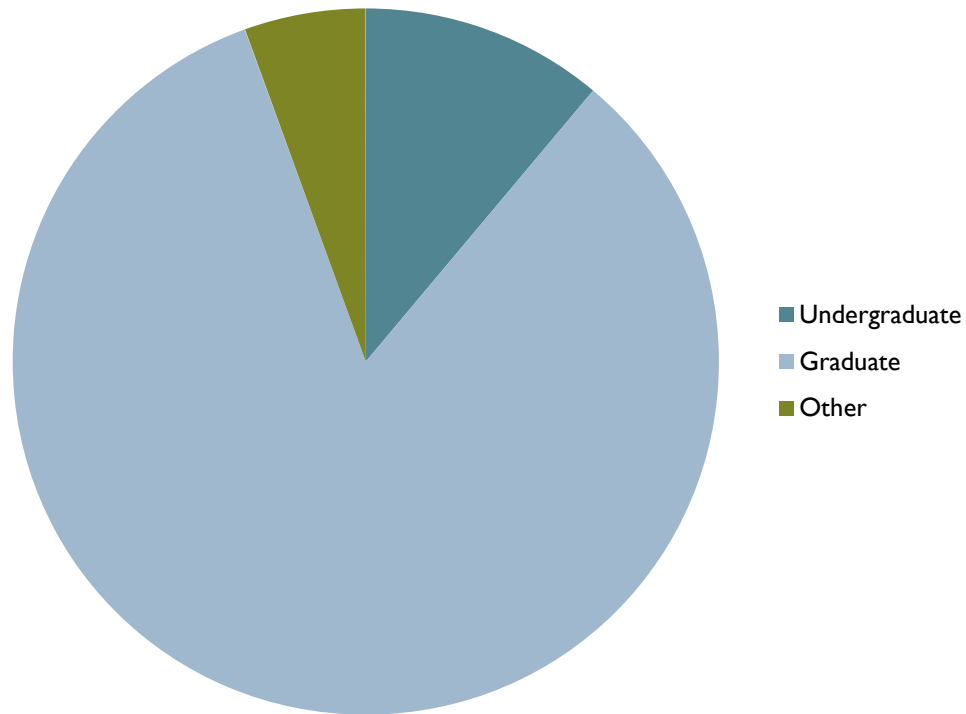
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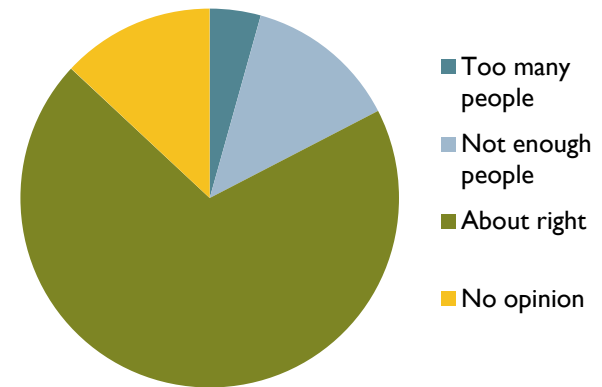
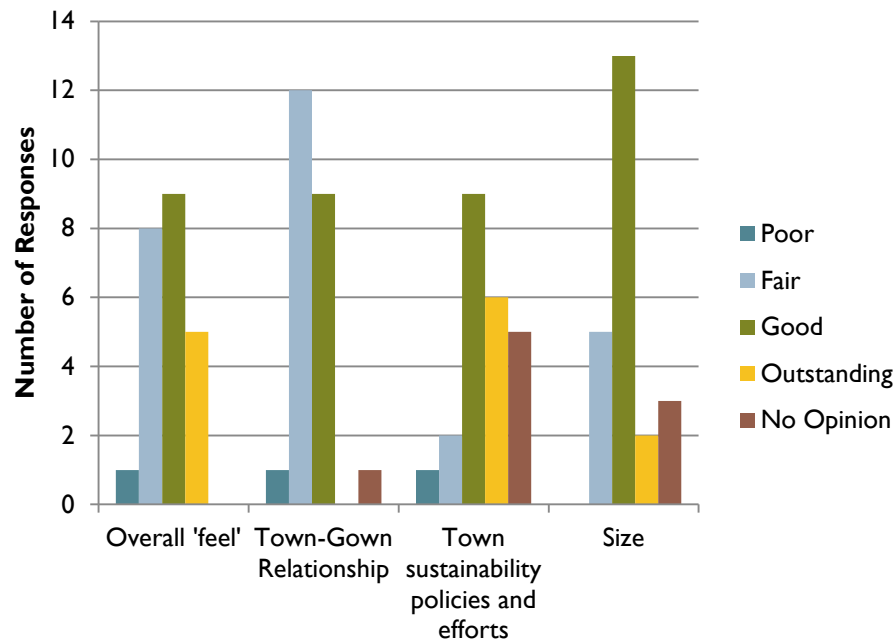
Retiree Survey Results

Paper surveys distributed to AARP members and returned by mail.

The Town in General

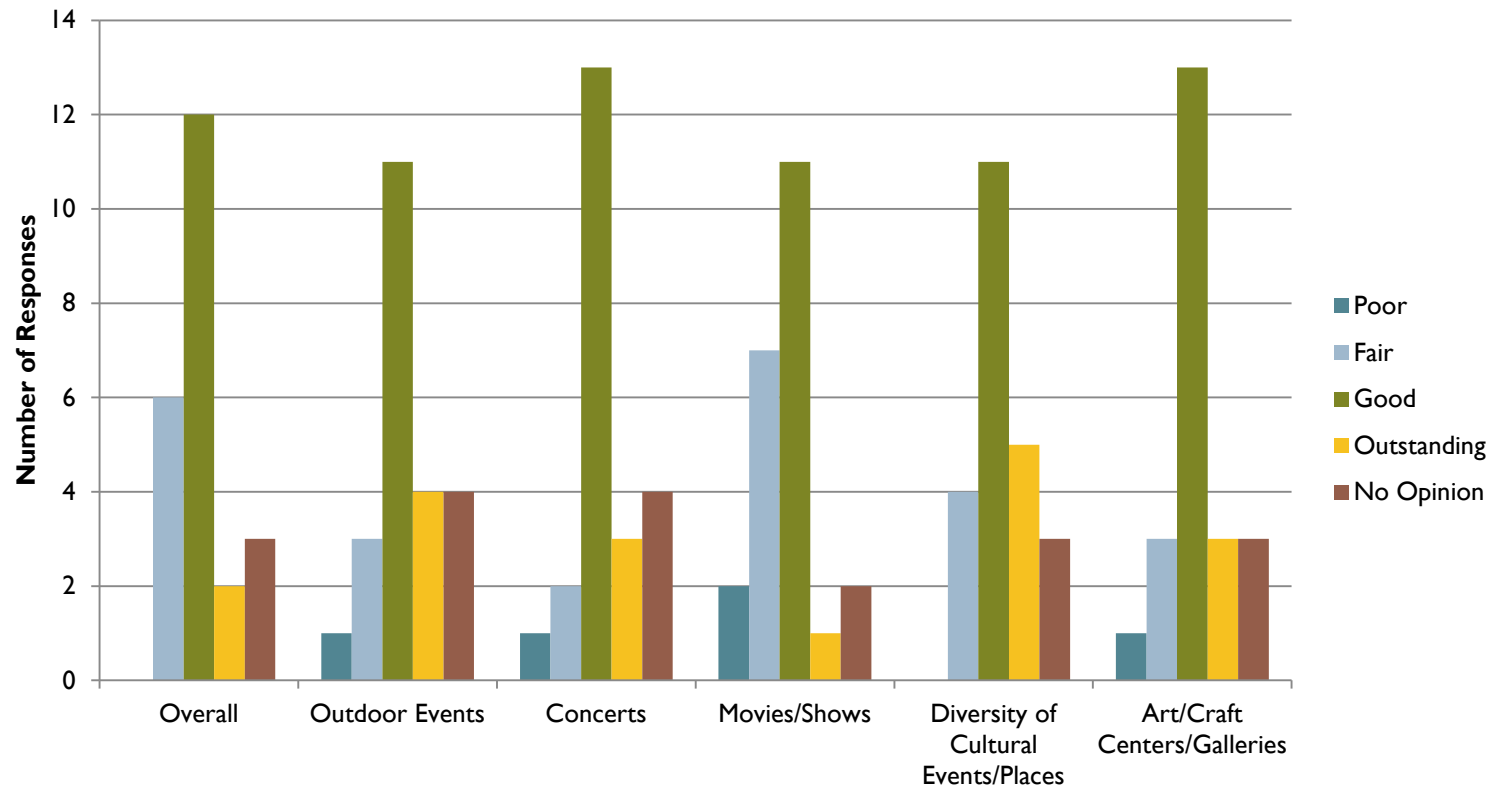
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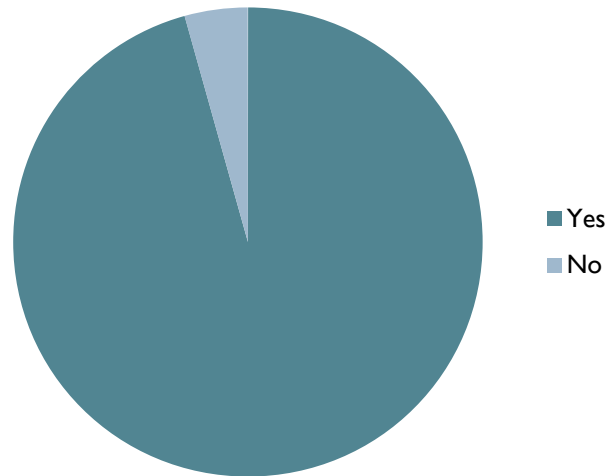
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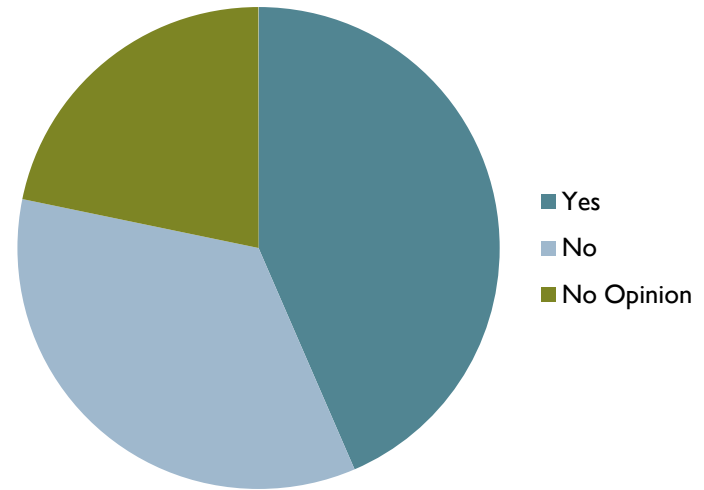


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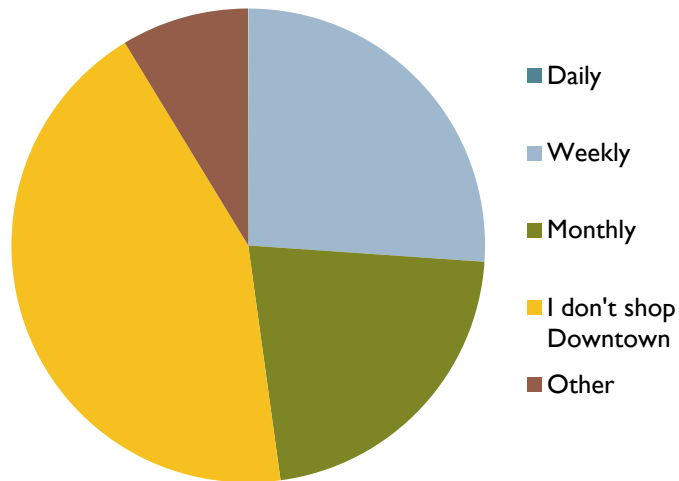


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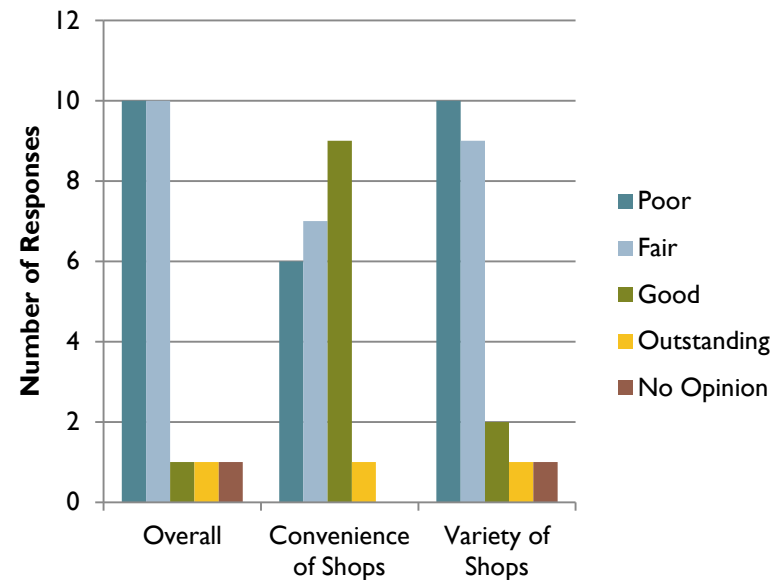


Shopping

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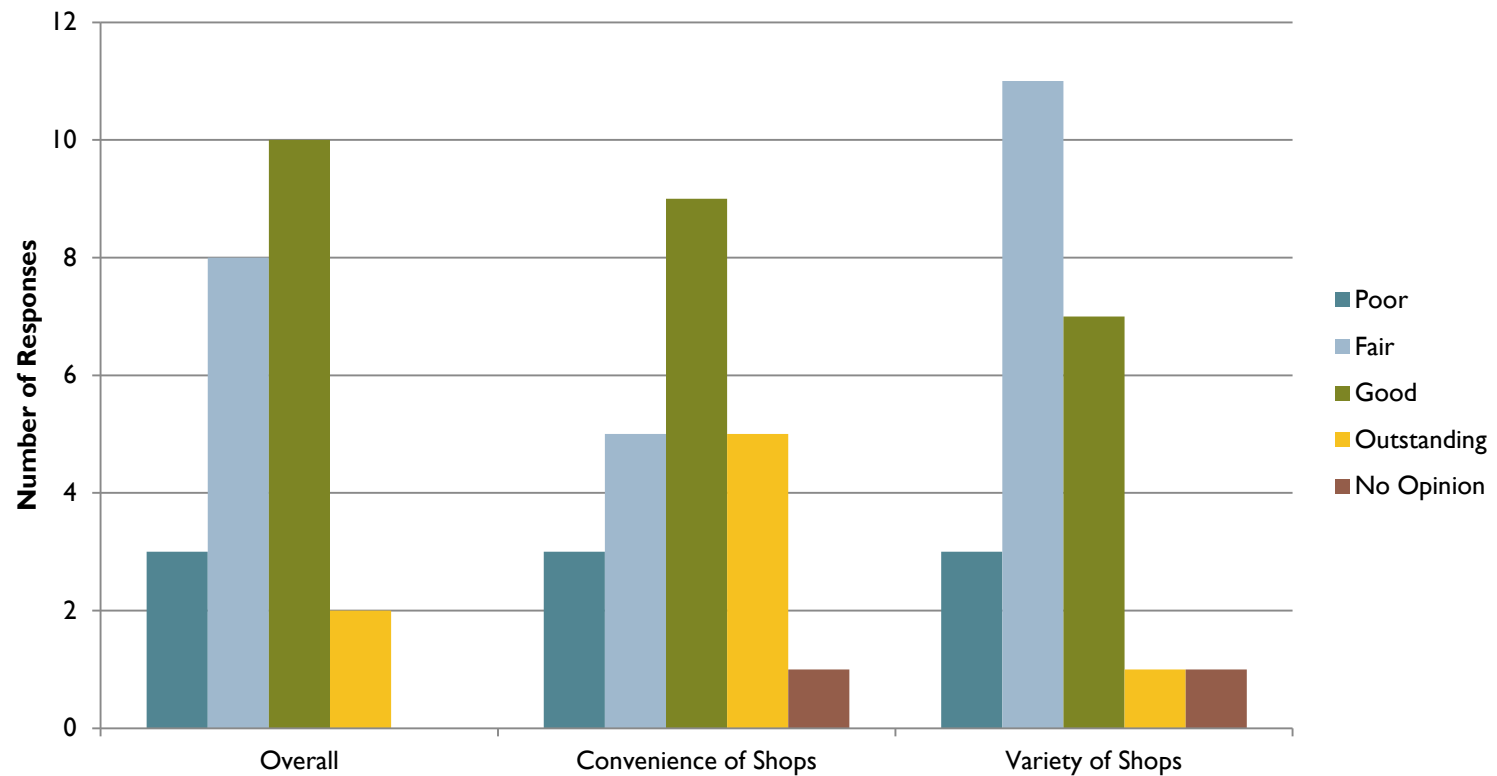


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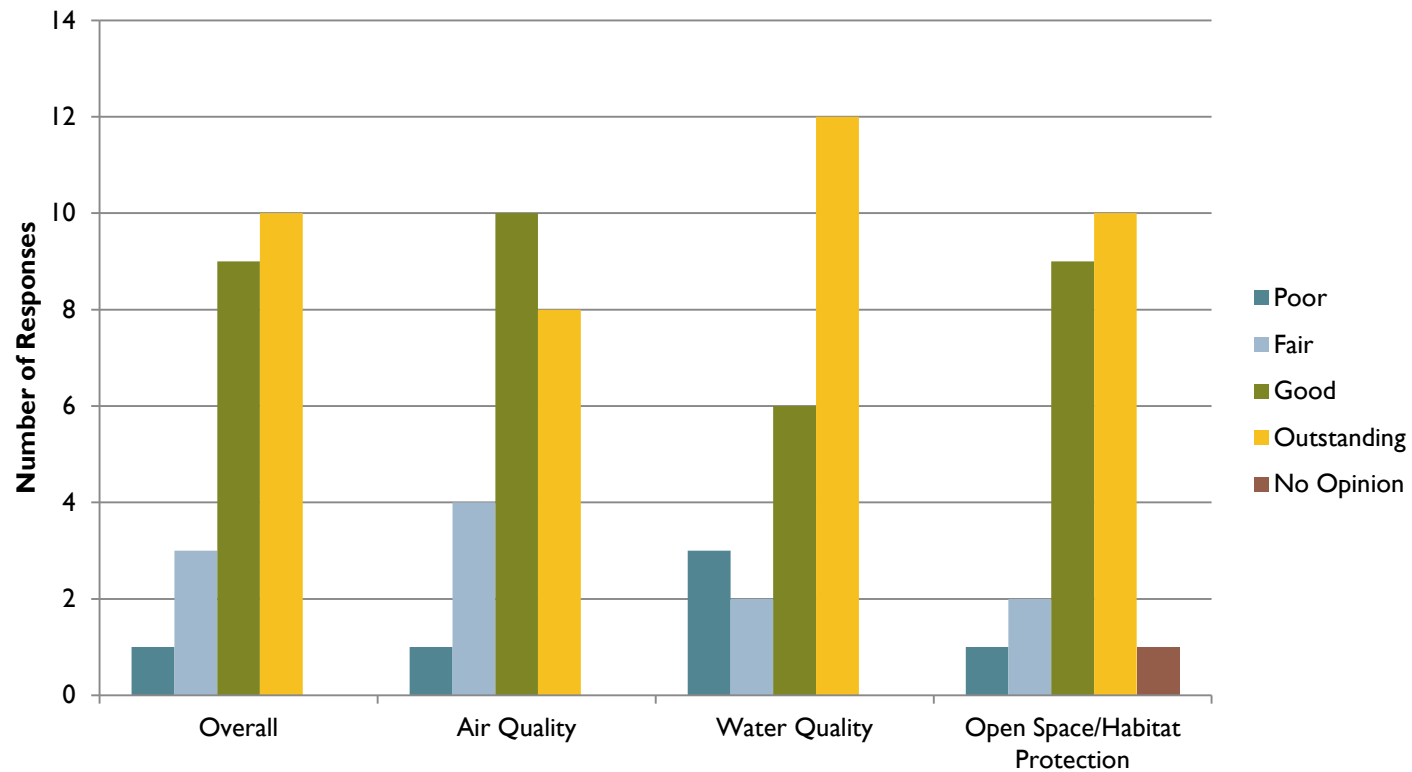
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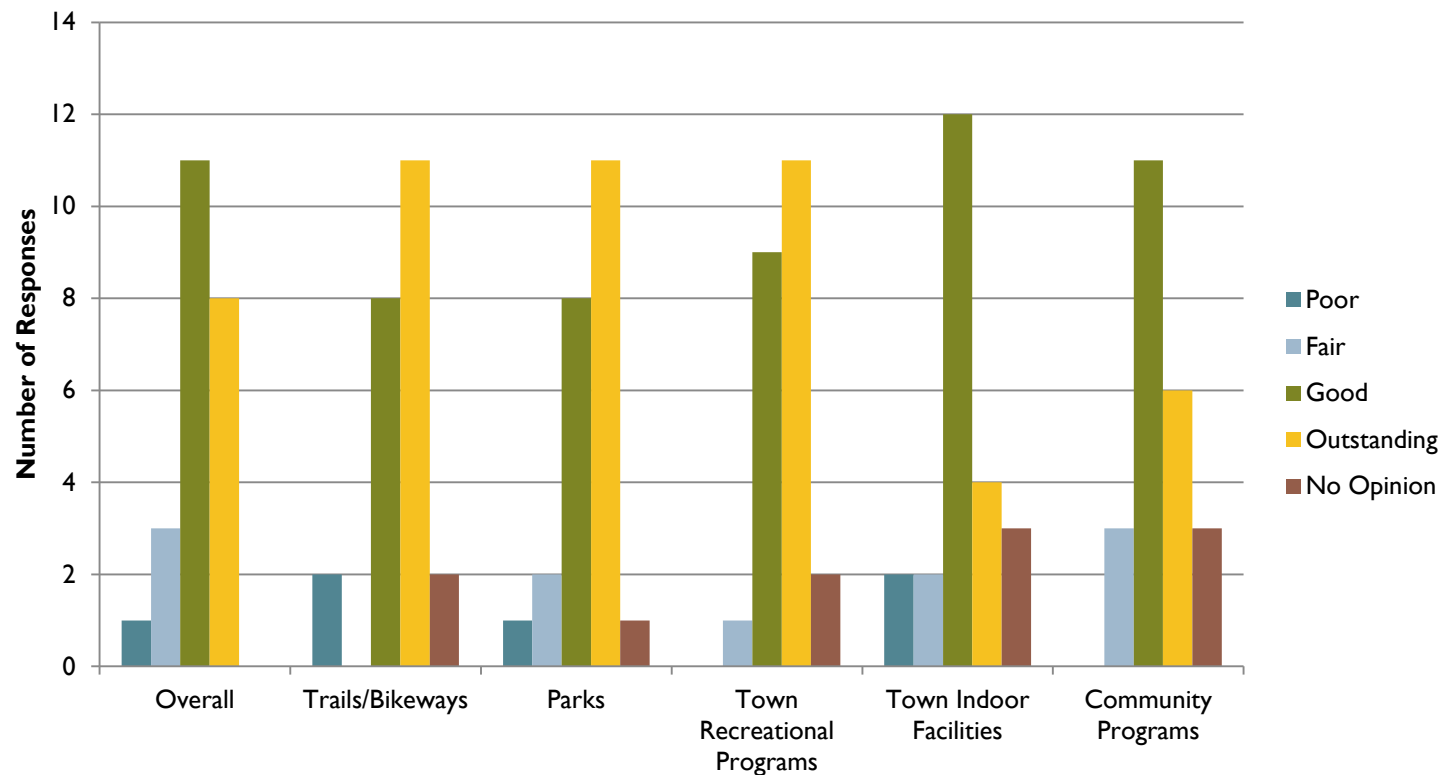
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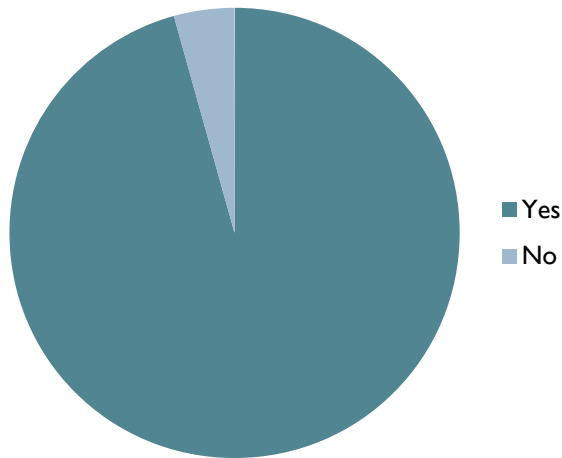
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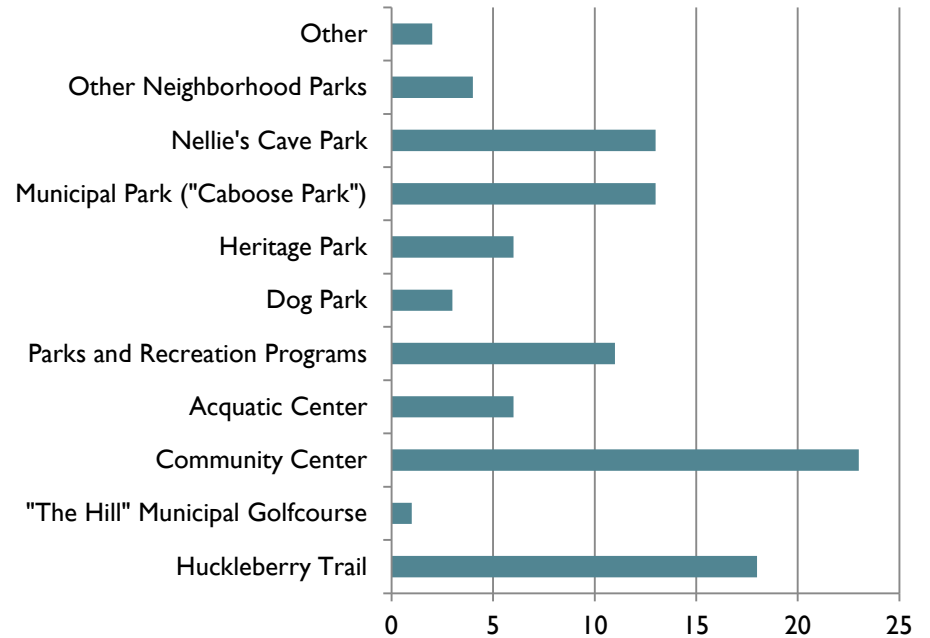


Recreation

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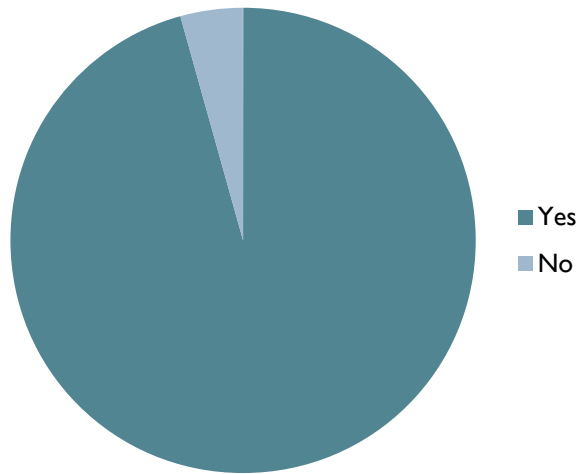


Town parks, programs and recreational facilities that retirees use:

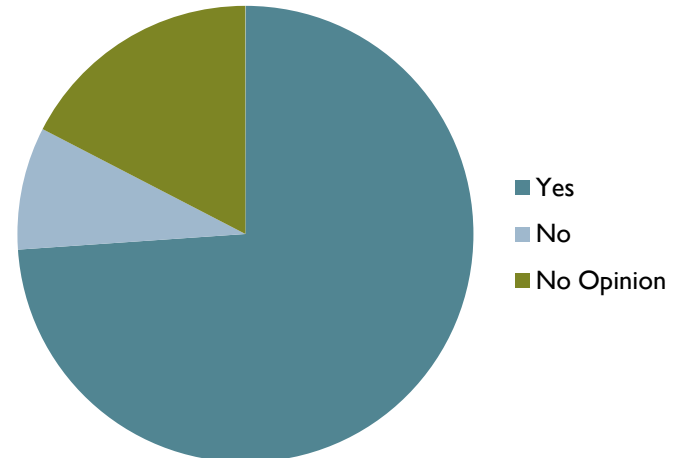


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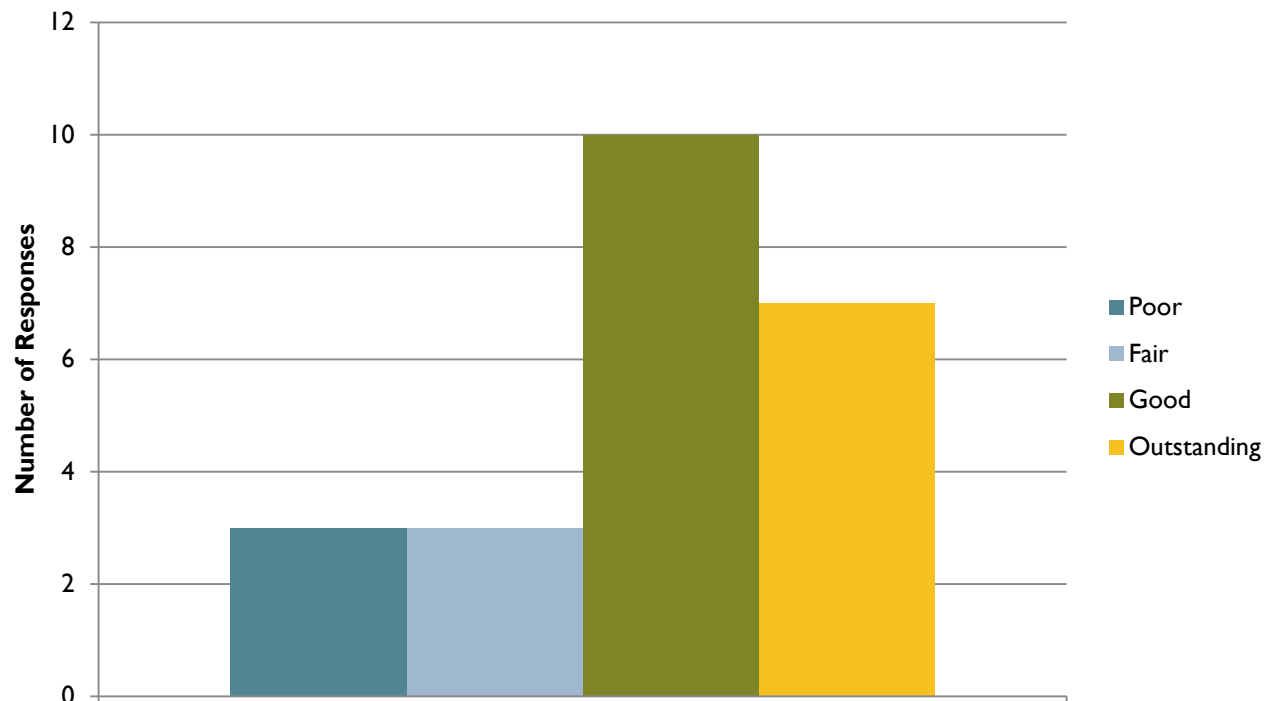


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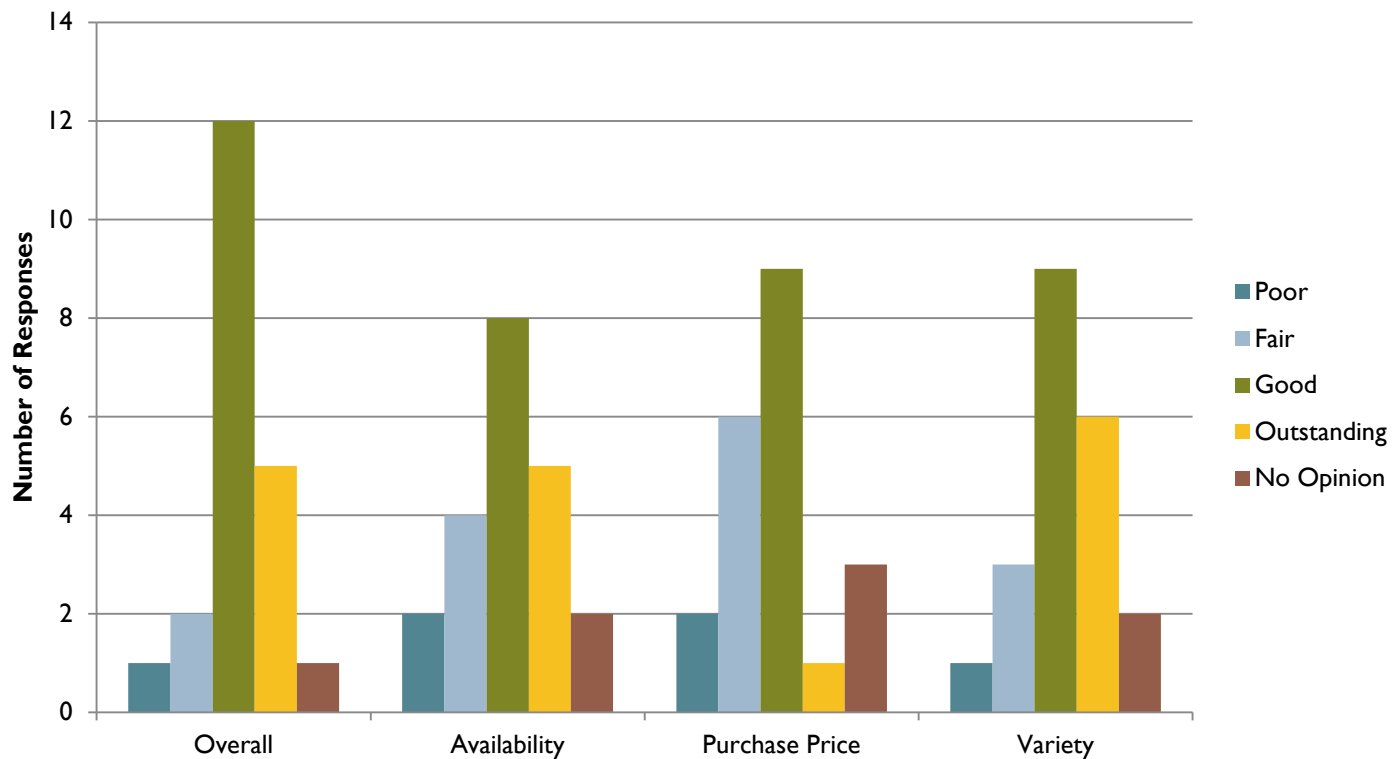
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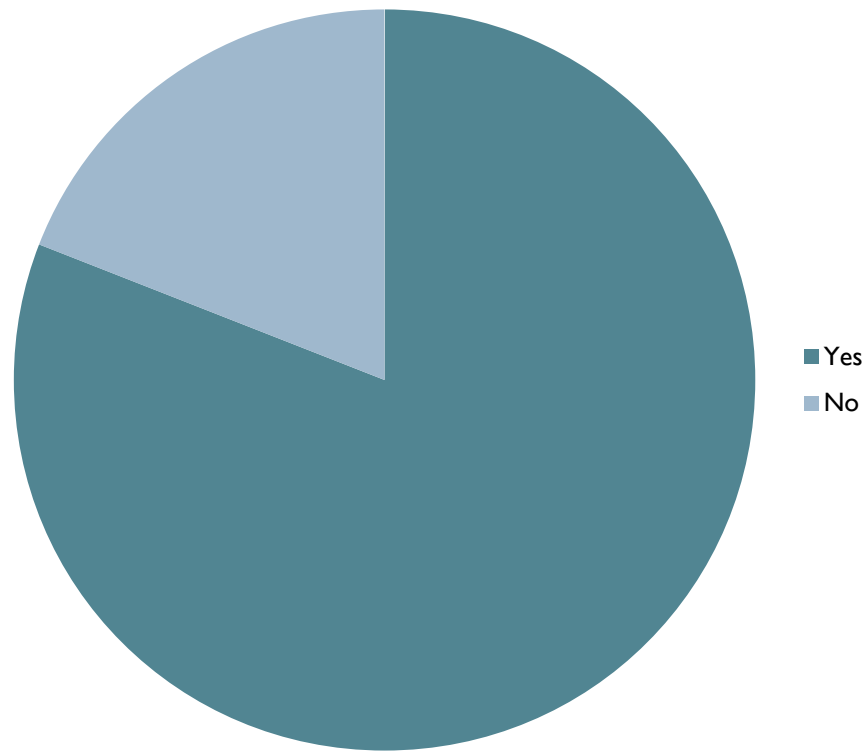
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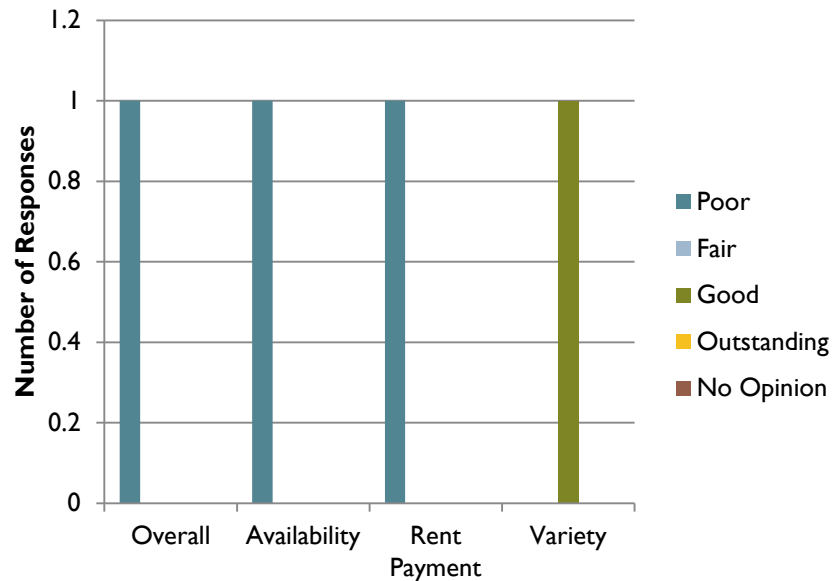
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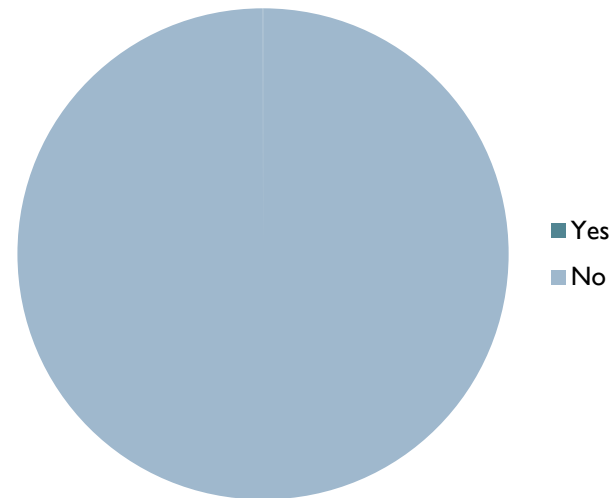


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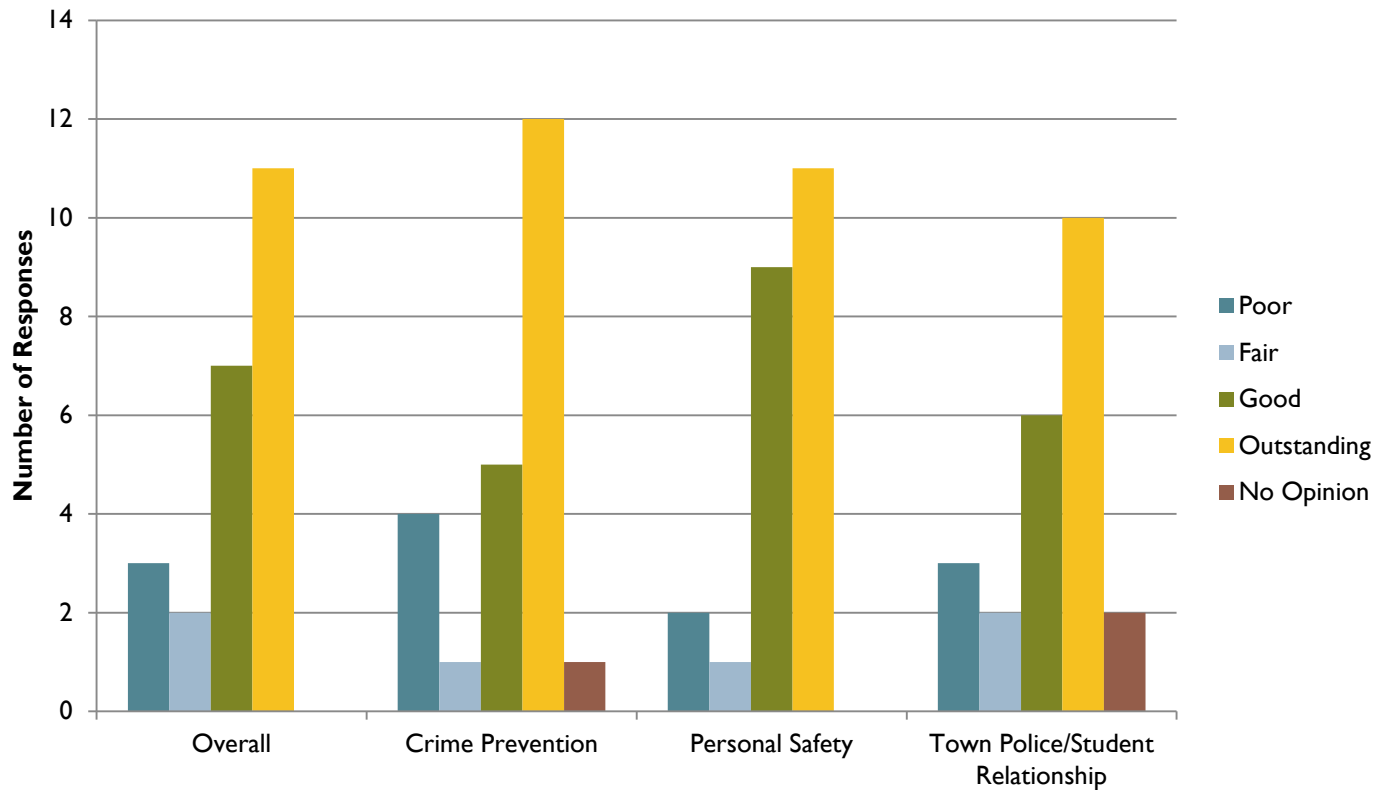


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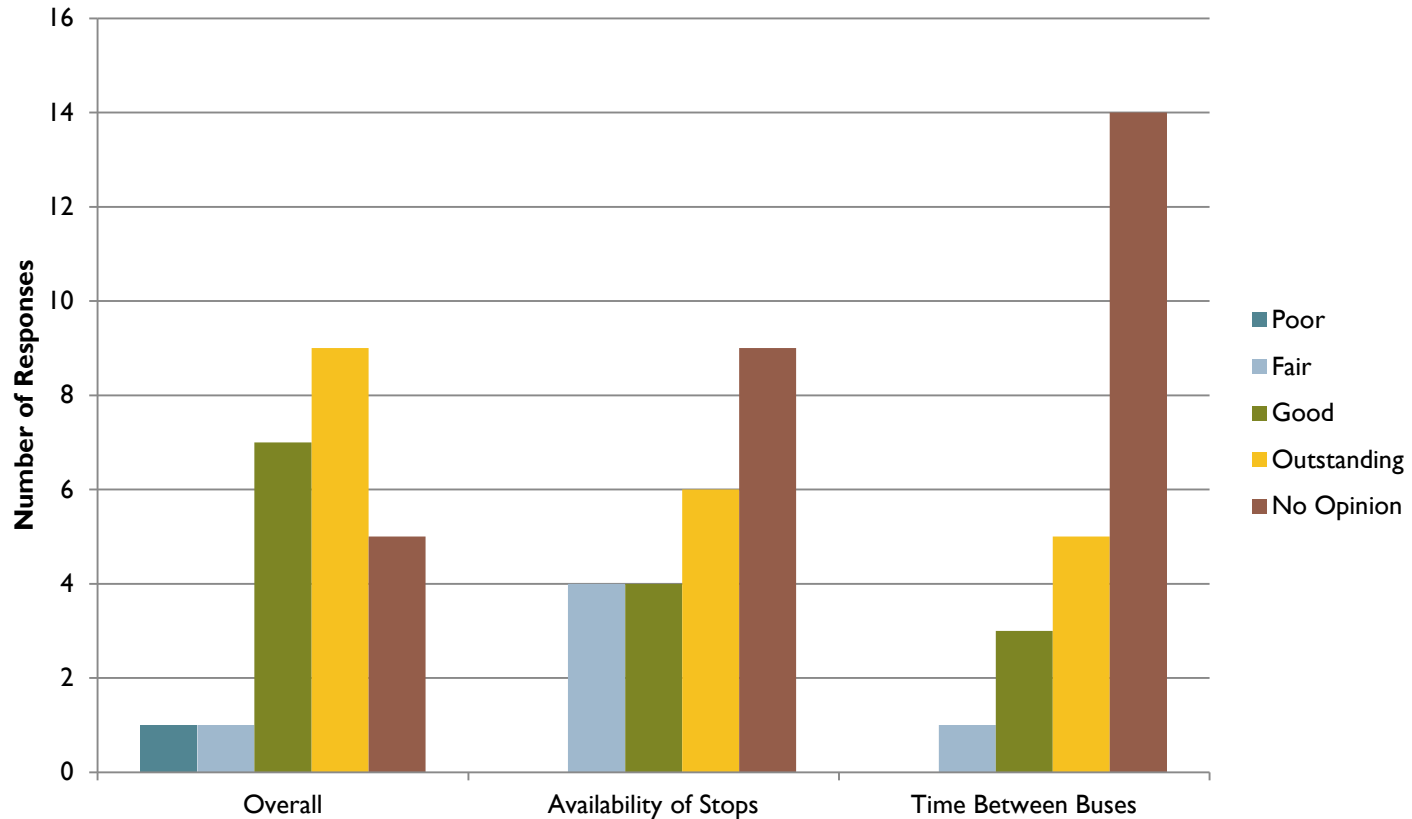
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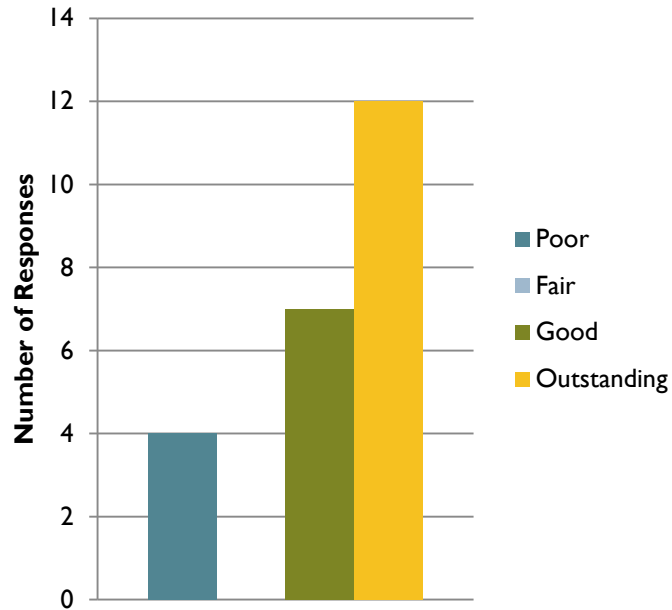
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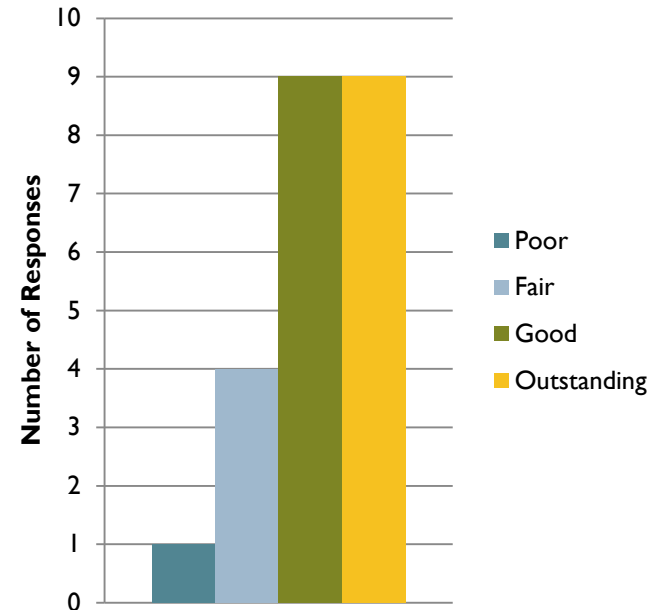


Transportation

Excluding football game days, how would you rate the time it takes to drive between destinations in Blacksburg?

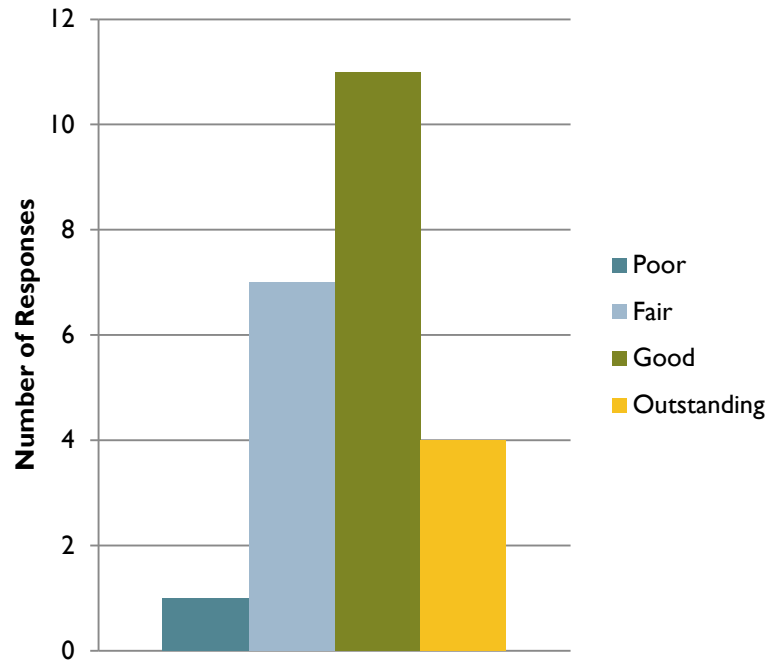


How would you rate the quality of roads in Blacksburg?

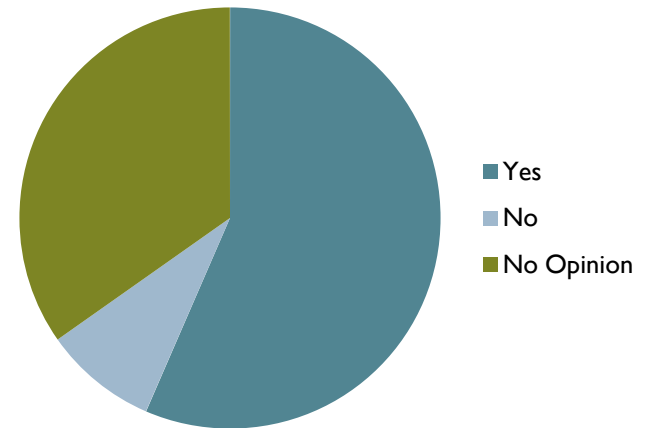


Transportation

How would you rate the opportunity to use non-motorized modes of transportation in Blacksburg (walking, cycling, etc.)?

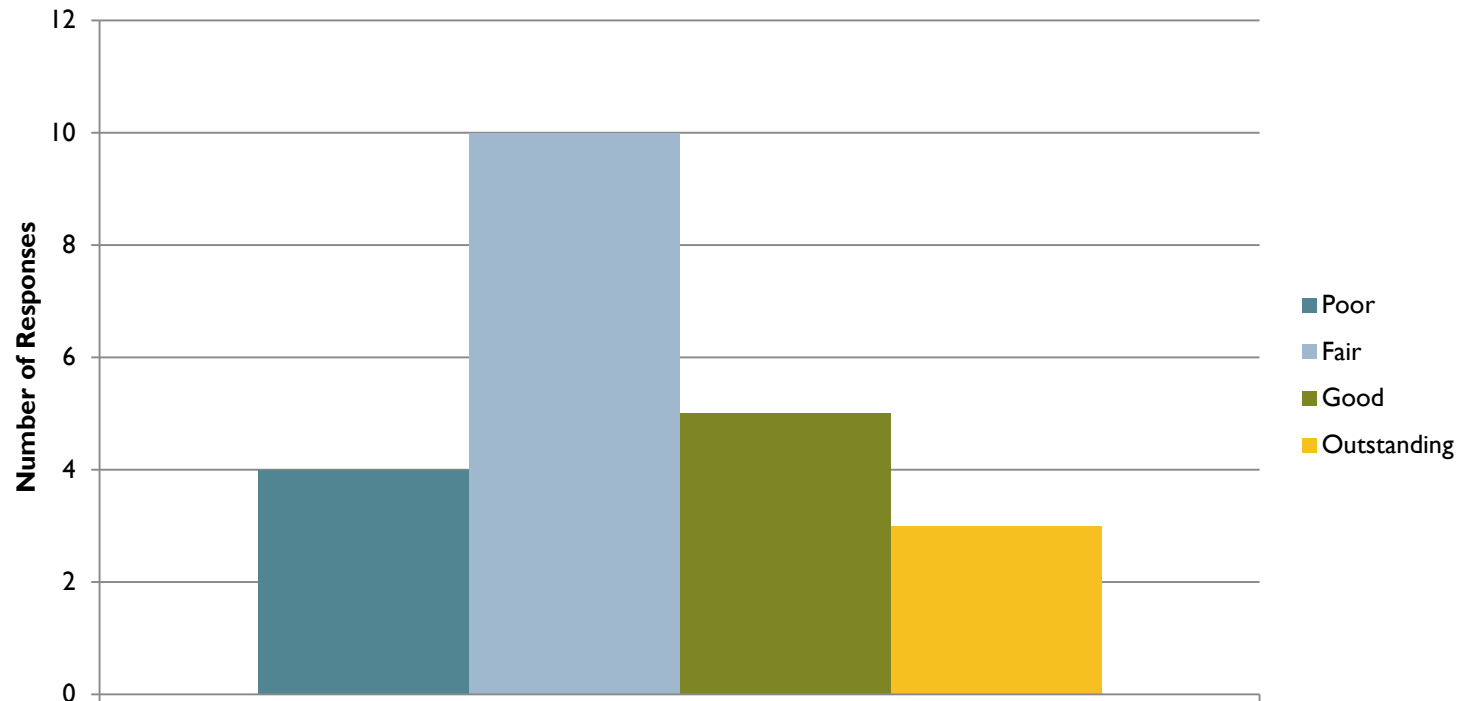


Would you like to see more alternative transportation options (both motorized and non-motorized)?



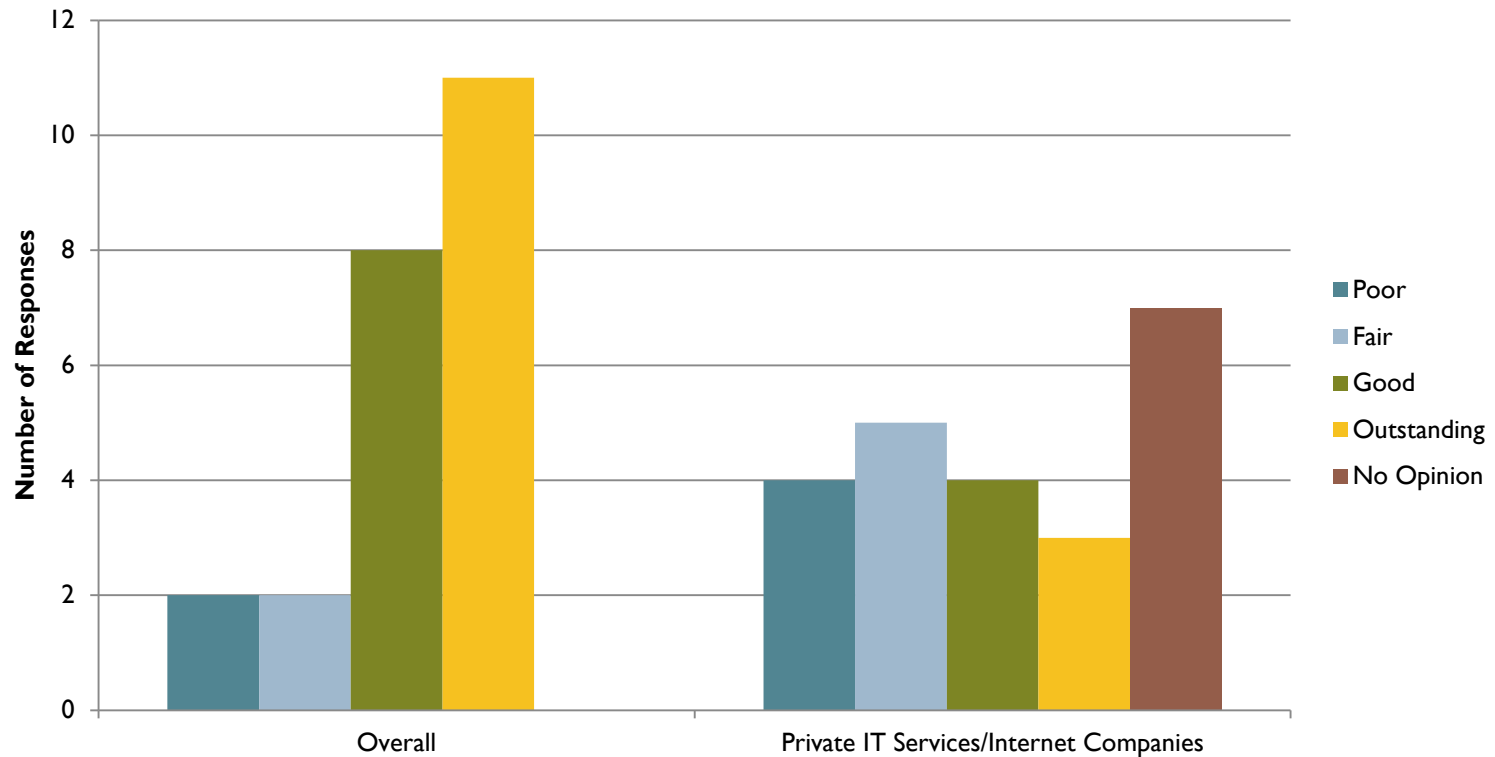
Employment

How would you rate the availability of employment opportunities in Blacksburg?



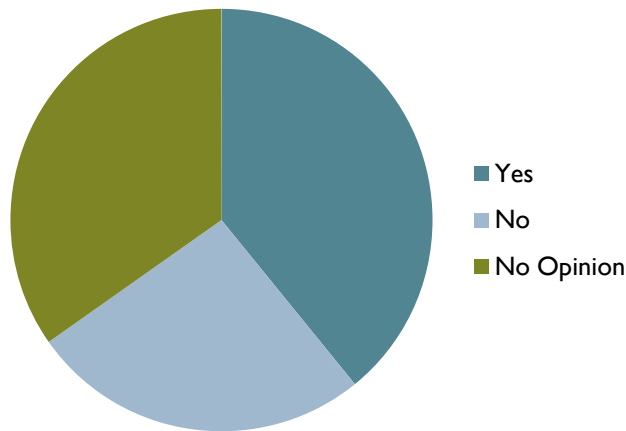
Utilities and Services

How would you rate the Town's services and utilities (water, sewer, trash, recycling, etc.)?

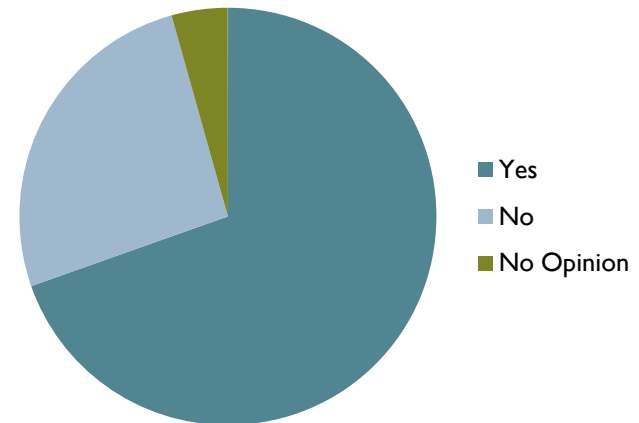


Utilities and Services

Would you be willing to pay more for better/faster privately provided IT and technology services?

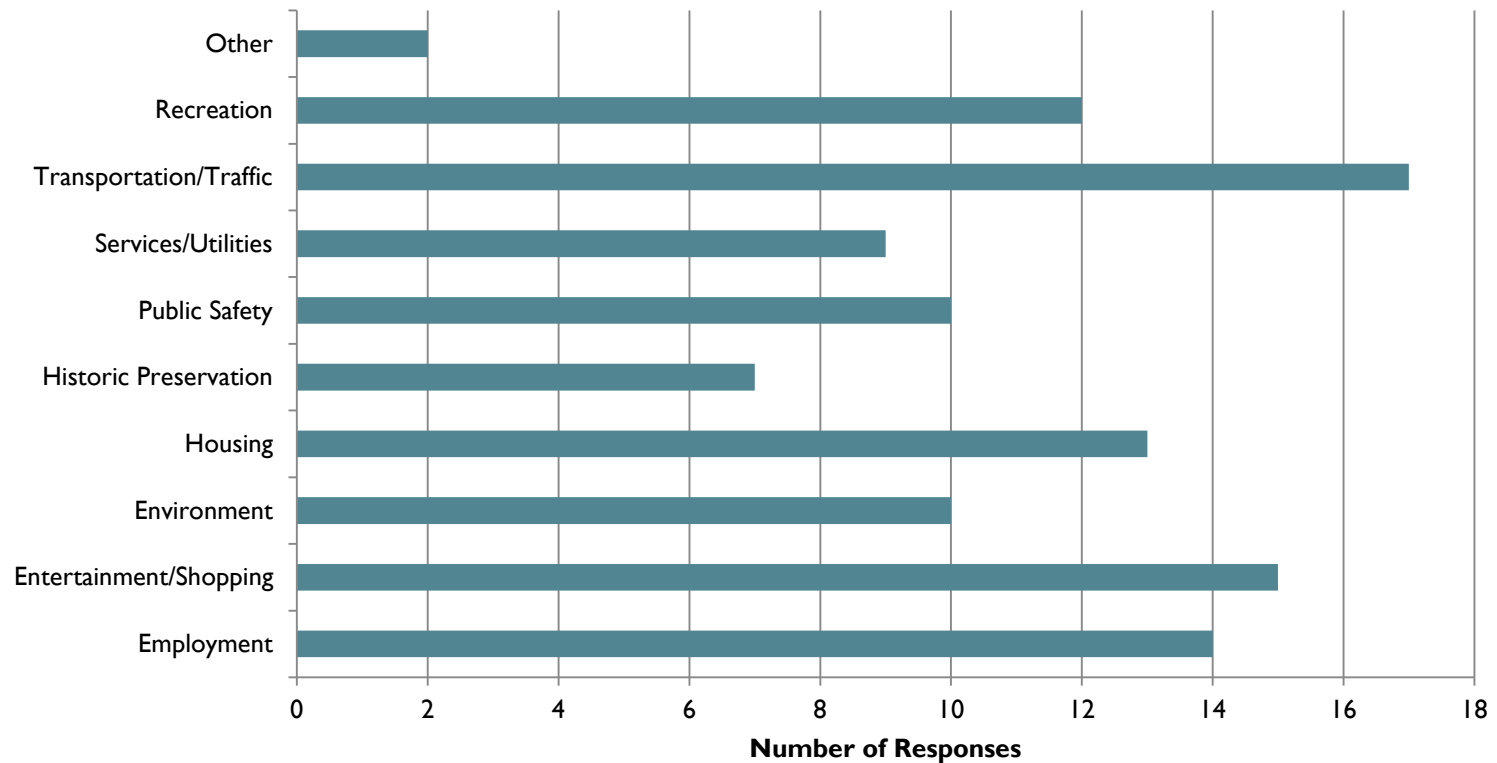


Would you be willing to pay more per month for energy sources that include alternative forms of energy?



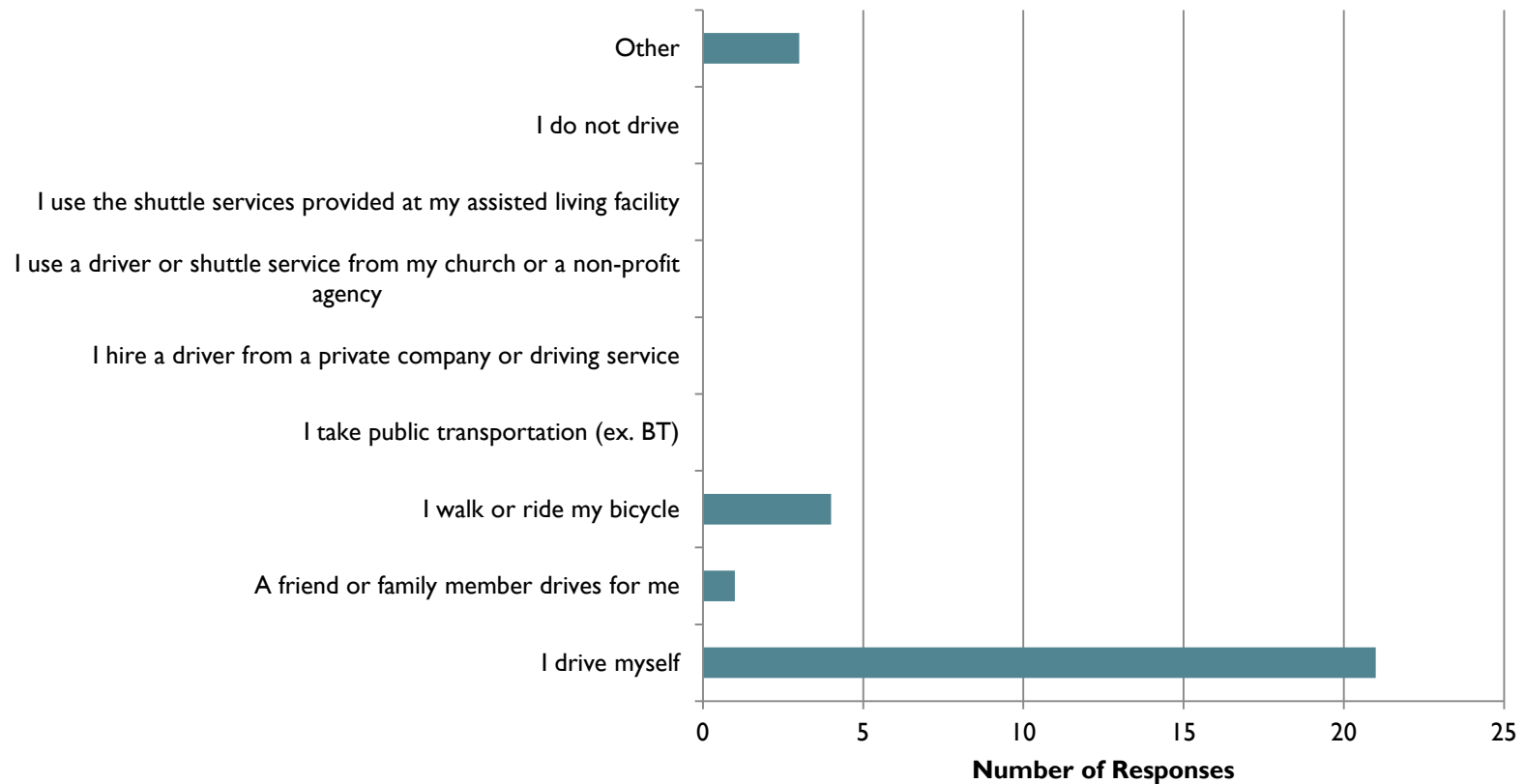
Concerns

Please choose the top five issues that you are concerned about in Blacksburg:



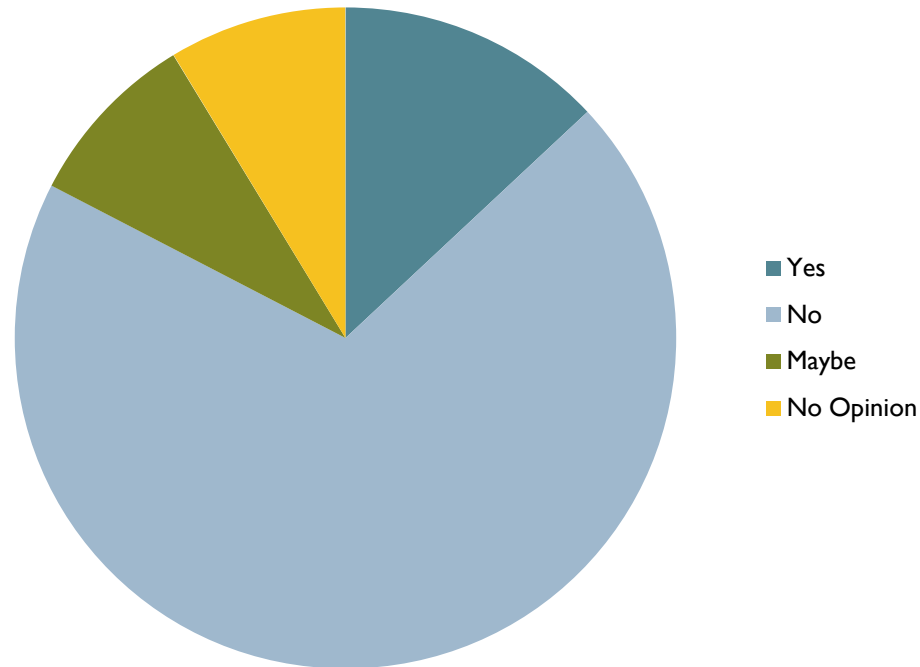
Questions for Senior Citizens

How do you typically get around Blacksburg?



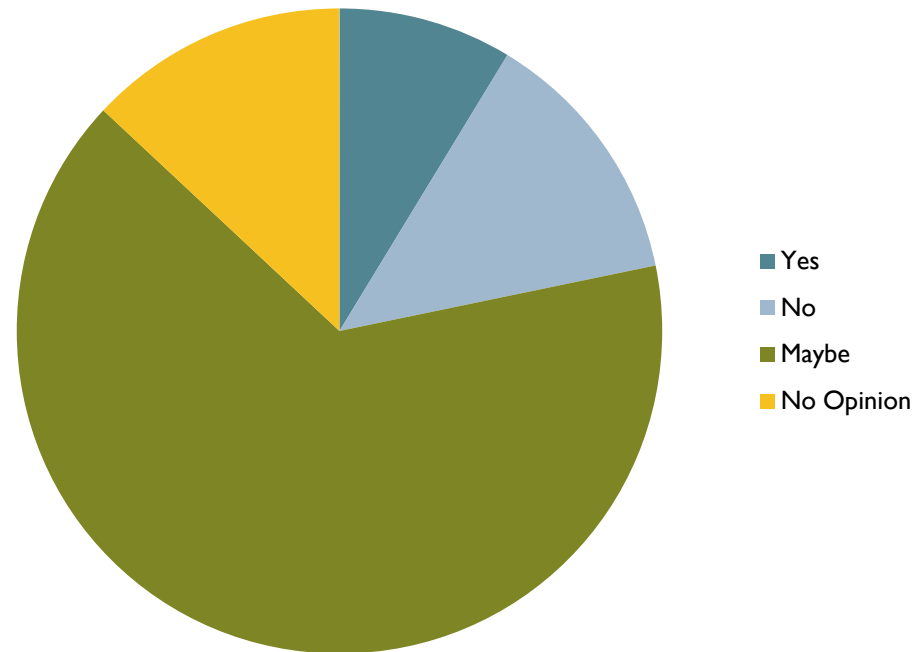
Questions for Senior Citizens

Would you consider moving or relocating from your current home to be closer to the services that you use (shops, restaurants, physicians, etc.)?



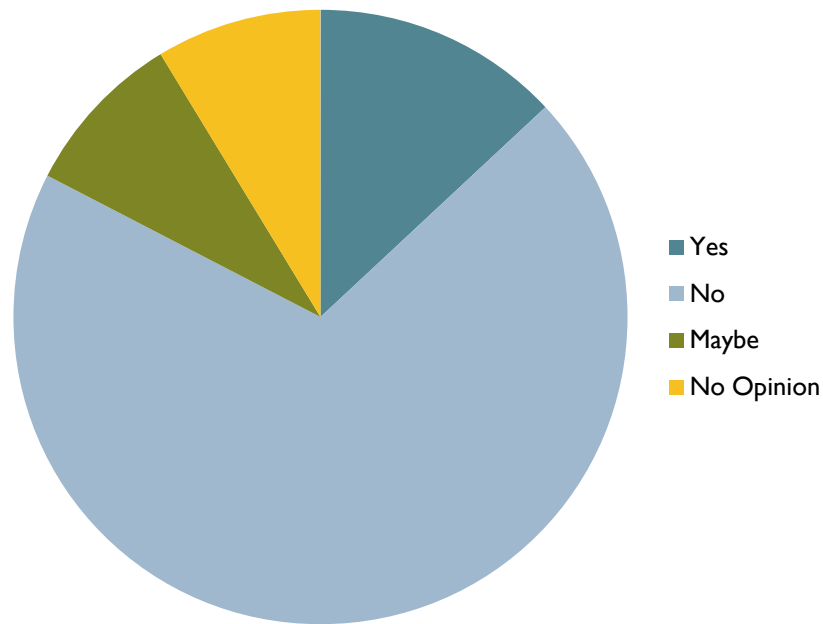
Questions for Senior Citizens

If Blacksburg Transit expanded its routes into neighborhoods, would you utilize public transportation to get around Blacksburg?



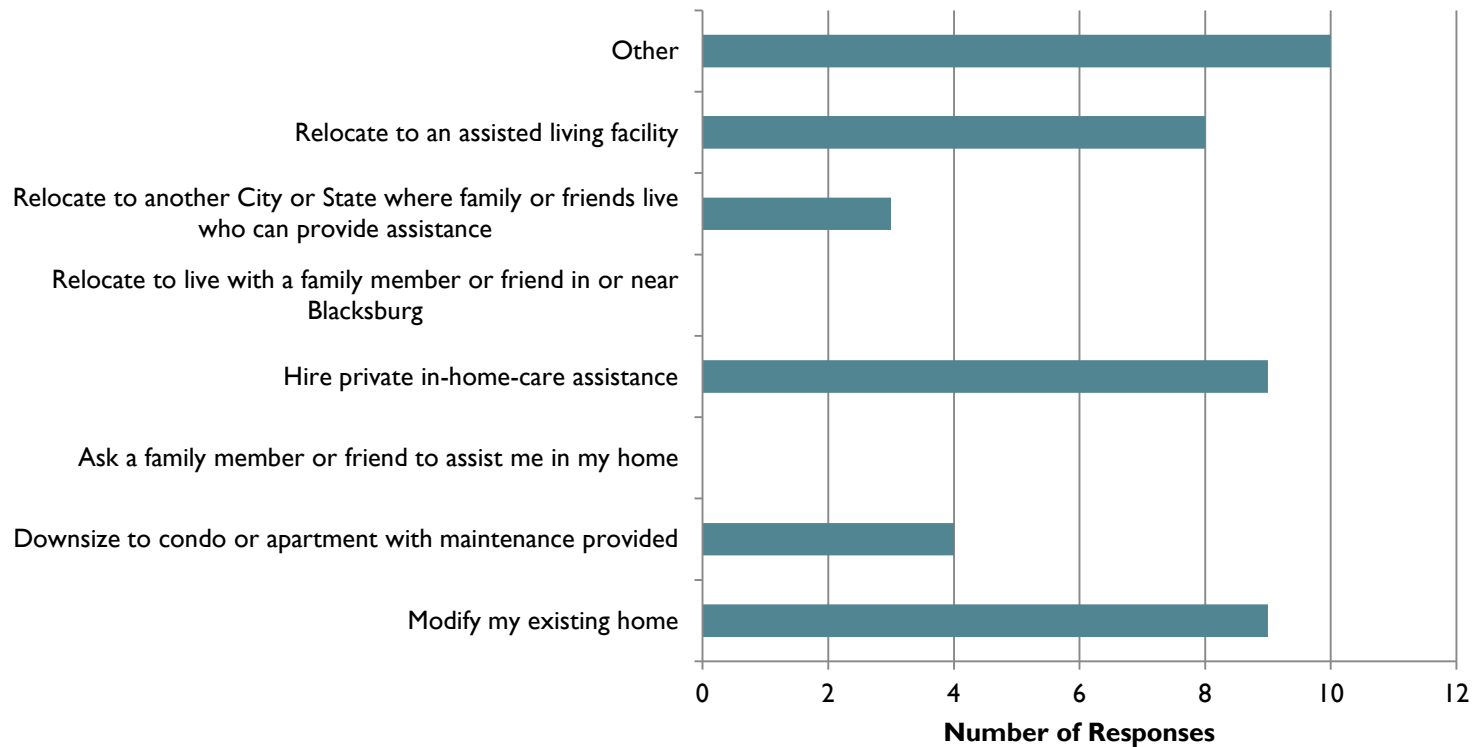
Questions for Senior Citizens

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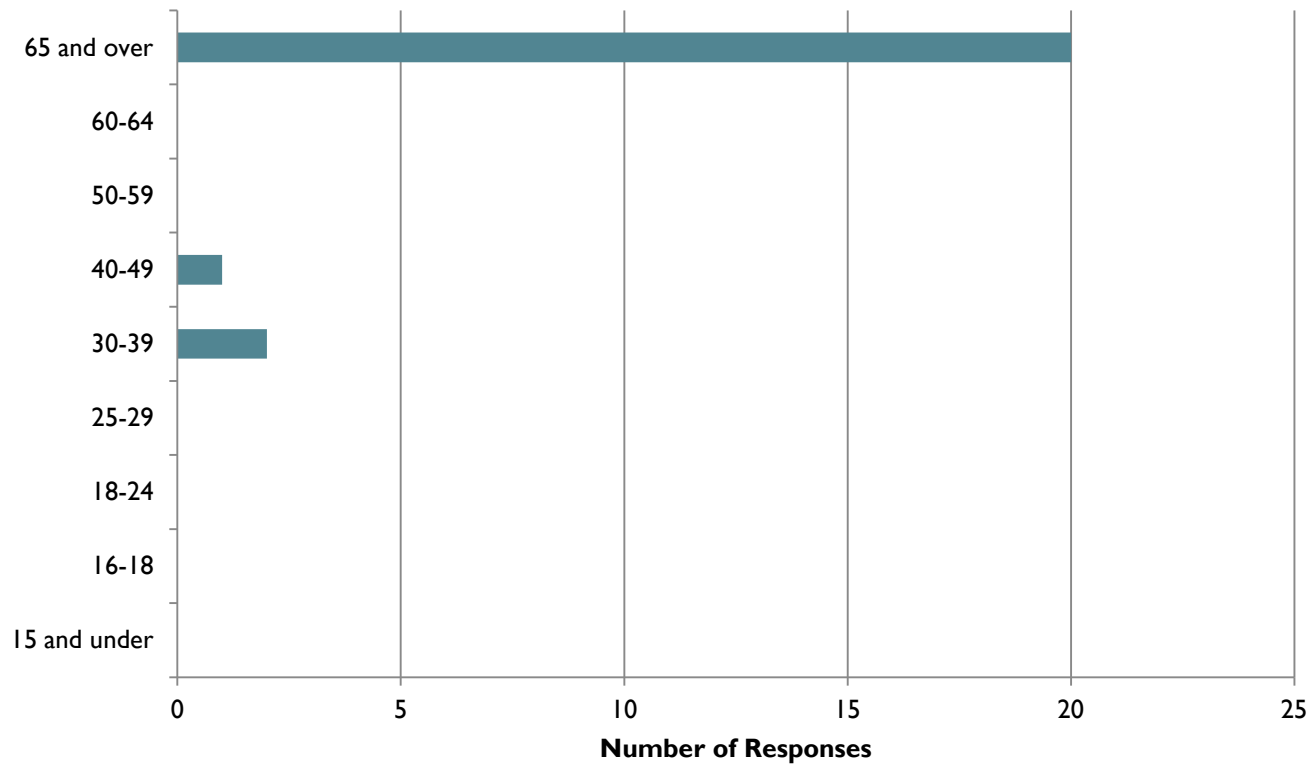
Questions for Senior Citizens

If the time comes that you need additional living assistance, have you made plans for any of the following?



Demographics

What is your age group?



Comments about the Town in general:

- Unfortunately, I feel that there is an extreme lack of cooperation on the part of Virginia Tech in coordinating with the town. If Virginia Tech would cooperate with the Town on issues such as sustainability, and better coordinate alternative transportation efforts, the Town would be a much better place. I see the institutional culture of Virginia Tech, one of being above the Town in purpose, as harmful to the Town as a place to live.
- Nice quiet town. Just what I need after a hard week of studying.
- This is supposedly a college town, yet nothing is open at time college students are up. The bus system is also one of the worst I've had to deal with. Also, I tried to go out to breakfast with my parents on Sunday and nothing was open. How is nothing open on a Sunday? The town needs to realize that college students work on a different schedule than regular citizens.
- Blacksburg is blowing up and I'm not sure I like that. I hear my dad and grandpa talk about how when they went to Tech the city was so much smaller and now it's just "huge." The biggest reason I chose Tech is the small town "in the middle of nowhere." I like that about it, but I'm afraid it's only a matter of time now when Blacksburg starts to build more and more chain restaurants, something I think would completely ruin the town; leave that for Christiansburg.
- The town feels small, but there are a lot of people living here, especially when school is in session. As a graduate student, I really preferred the town during the summer when the undergrads were gone. I felt that the town was designed more for that population, rather than the population when school is in session.
- My biggest complaint is the traffic and driving conditions of Blacksburg. I commute on a bike, and really wish there was more bike infrastructure. It's always hardest for cyclists to be on the road because they are respected by neither drivers nor pedestrians.
- However, my most dire concern results from being a pedestrian in this town. The drivers here are ridiculously unsafe, police included. I lived on South Main Street during my first year and used the crosswalk near Eheart regularly. Almost no one would stop for me if I waited on the sidewalk, and the only way to get people to stop was by walking out on the street, into traffic. However, even then people would often blow by you, well over 25 mph, and I've been nearly hit in that intersection several times. I've had other friends say the exact same thing. I think a pedestrian crossing light is critical at that crossing. And to put this into context further, even the police don't stop when there's pedestrians waiting on the sidewalk at that crossing. Also, I've almost been hit crossing other intersections because drivers are talking on their cell phones and not paying attention.

- I think the town needs to seriously address the issue of reckless driving, including speeding, talking on cell phones and not obeying pedestrian traffic laws, especially when the main roads get so easily congested during university months.
- Other than this, I love the town. It has a great community feel and there are so many things to do here.
- There is very little to do here, downtown is very run down and there aren't any good places to go. The town effectively killed the first and main project, which would have brought more shops. I can't wait to move to somewhere with more going on.
- Has the right size and the right sort of people to develop a real community feel. I'm not saying that all 42,620 residents of Blacksburg are a part of the same community - there are various communities who welcome various people. For those who are willing to make connections, the opportunities certainly exist, and I am very appreciative of their existence. I have never enjoyed such a community feel elsewhere as I have here, and I have lived in large cities, small cities, other college towns and suburbs.
- I see the primary problem in town as one of lack of coordination with Tech. The businesses that open are either way too expensive for students (lots of the clothing stores, for example) or stereotyped-student (lots of the bars and restaurants, for example). Why Tech didn't reserve some space ON campus for local restaurants in dining halls, filling them instead with chain restaurants, is beyond me. I presume Tech charges so much for the space that they made it impossible for local business people to take the space. This is unacceptable, in my opinion. And all the empty stores along North Main in downtown, especially past Washington Street, are just a shame.
- Furthermore, there is ridiculous traffic. Students drive one mile to campus. It's absurd. I think that town should make more of an effort to reduce traffic in downtown. We shouldn't be building more parking garages. We should be figuring out how to encourage people, particularly people at Tech, to carpool, bike, take the bus, walk, etc. Of course, the bus system is terrible... that's one major problem that could be fixed first in this area. It stops almost nowhere but where students live. It doesn't run often enough. And it stops way too early in the evening. It just isn't convenient. I teach an English Conversation Group at Cranwell and the first thing my group members always gripe about is the bus system. It's a disgrace for a university town like this one.
- Then there's the energy issue. Tech is supposedly "inventing the future", but it's still using coal. No one is disillusioned about the reason for this: We're in coal country and people around here have major interests in the coal economy. But electricity prices went up AGAIN this year. It's time for us to start shifting to alternative energy sources. There is enough wind through this town to provide at least the lighting for all the homes here. And what about water from the New River? And what about hooking

- up all the treadmills in all the gyms around town to harness their energy? Tech has tons of brainpower that could do this stuff, and is surely willing, but the coal interests prevent it from happening. It's unacceptable, and it's a burden on the people, particularly the students.
- In short: More reasonably priced, diverse local businesses, both on campus and off. More creative traffic solutions. More alternative energy. By the way, the new traffic circle and tree-lined streets and decorative lamps downtown are just lovely. Good job on that!
 - There should be some more stores for college students. There seems to be like nothing to do.
 - We need more chain restaurants, such as Pei Wei, Outback, Longhorn Steakhouse. If we want a viable downtown, we must have businesses to support it. This does NOT always mean local businesses, but we must have more of a national focus as well.
 - I like that it retains somewhat of a small town feel while still providing students with some nightlife options.
 - The town tries too hard to have a separate identity from the school, even though the town completely depends on the school and would not be here without it.
 - More stores.
 - Parking SUCKS around downtown. I do not carry damn quarters for meters, and the many lots that are around are too small. This encourages people to walk at night, which produces more drunk students walking alone at 4:00am, which is an ideal situation for robberies (one of which just occurred last week at 4:00am). I'm glad Blacksburg is maintaining its natural beauty by not over-developing (like Charlottesville), but the downtown area is a little run-down. Only Kent's Square looks nice, but it is fairly abandoned compared to the rest of downtown. Also, the bars are fun but are overcrowded to the point where I basically need to slap the bartender in the face to get a drink. And that happens in many different bars. But I like the parks, I went to one recently that was fun, have no idea what it was called because there was no sign. But it had a nice dog park and stuff. Housing here is so cheap (relatively speaking)! Yay for that.
 - I would like to see more variety of restaurants (not chains), more space for pedestrians and bikes, more greenspace, publicly available recycling bins, recycling and composting initiatives by local businesses. Apart from the huckleberry trail, there are very few bike trails and very little space for biking downtown.
 - The size of the town does not really matter; but the town is too spread out, which makes downtown not a real downtown. In general, the fact that the town is so spread out makes it difficult to walk to different places. And using the car all the time is not convenient (nor eco-friendly), especially downtown. The bus system helps though. The summer is especially difficult with the reduced bus service.

- Downtown could see more little business, cafes and restaurants. Making downtown car free would generate a great atmosphere. There is a lack of a (real) convenient shop downtown, which is quite inconvenient for students.
- More bikepath (especially separated from the cars) would also improve the town.
- help find businesses to move into abandoned places downtown like the old bank building. hurry with construction of where the old middle school was. tear down the fences and use as open fields until it can be built on. temporary dog park?
- The downtown main street feels so cramped, and is desperately in need of bike lanes or an alternate bike route. More recycling containers and opportunities should be provided downtown. I do like how the towns people really like VT!
- More and more businesses are going out and I don't see replacements going in their spots. Too many vacant shop in First & Main and downtown.
- I like the small feel of the town, and while it can get a little crowded at times with all of the students in town, it has a nice, comforting feel. The downtown area is alright, with a number of restaurants and bars, but it can get old going from one sports bar to another without too much variety.
- I like that Blacksburg is a small town. Blacksburg is small enough to be "homey" but large enough to provide many opportunities for entertainment, etc. I also like that I feel welcome here as a student (I live outside of Harrisonburg, VA and for the most part we don't really like JMU students).
- One complaint that I have is the availability of free parking downtown. Parking is terrible in this town and on campus, but I'm not sure what changes can be made to improve this.
- Downtown could use some expansion. Mainly bars and housing. If we brought student apartments closer to down town than out there in the village it would be so much better. Especially since apartments would be closer to campus. It would also be great if the police weren't out to arrest every drunk person over the age of 21. We've been waiting for that moment for a while and it sucks to be scared if we take one small step in the wrong direction we can be arrested.
- I love the town's support for the Farmers' Market and local events such as Steppin' Out. I think that sustainability efforts could be improved with more recycling initiatives in downtown.
- Instead of letting garbage like the 1st and Main development get built, incentivize for those business to move downtown and let downtown grow!
- I love when the Town has sustainable initiatives!
- The streetscape renovation has added no appeal to downtown Blacksburg. should have invest that money in buildings/businesses.
- Town-gown - police are and have always been extremely disrespectful of college students. They also blatantly discriminate against students.

- Sustainability- no green initiative in the recent streetscape projects. no recycling programs. really poor effort
- Size - downtown is small and should focus on infill
- There is a dumpster behind Tots and outside of the Armory building that is dumping toxic sludge into a drain marked for the creek. I've called both the numbers on the sign on the dumpster, contacted VT and the town and no one seems to want to do anything about it. Extremely disappointed in the towns ability to rally for an eco cause.
- The town is very geared towards students, but it seems like the place rolls up the sidewalks in the summer.
- Bike Lanes Downtown! The traffic is not slow enough to prevent vehicles from passing bikers. Bike lanes would have been helpful in the recent Downtown Improvement Project.
- Other than the construction of the First and Main Shopping Center, I believe the recent changes around Blacksburg have been quite positive.
- we need to better off the bus system to make it reliable, extended to all Blacksburg areas, interconnected with any other mass transportation systems in other counties and standard fees for not only VT students but for the rest of the community
- Can you put recycling bins on every corner? What is the point that VT students recycle if the town's public trash bins does not?
- I congratulate the bike transportation efforts, but can you extend it to residential areas, not only as bike lanes but maybe as areas only restricted to bikes?"
- not enough to shop around. bus system (TTT routes in the morning are missing!!) could be better operated
- The town has one focal point that you see people flock to on a Friday or Saturday night, it would be nice if there were other areas downtown that attracted a crowd like the corner (where Moe's is)!
- 1. I would like to see BT go to the Wal-Mart more than once every hour on the weekend, it would be more convenient if there were two buses running and one of the busses stopped at the target parking lot. 2. I think the town of Blacksburg should try and get target or Wal-Mart here we have enough people that would use it, that it would not be an issue to have one within walking distance of campus. I am suggesting this because for students who do not have a car it is a pain to visit these amenities.
- Promote using bicycles safely: Add more bike lanes on Main St, University blvd, Progress St, Turner St, Roanoke St. Professors and students would use the new bike lanes every day. Thank you for being considerate of bicyclists safety.
- The overall size and feel of downtown Blacksburg is quite nice. One can feel a sense of history about the place (especially the buildings), which gives it a sense of identity. The one issue I have is the cleanliness of the sidewalks, especially along Draper.

Draper in general looks tired and worn out along its first block. The large volume of people walking about down town lend it a friendly and lively atmosphere.

- Downtown has a great local feel with all the small businesses and the farmer's market. It's a great place to walk or just go to take a break from studying/daily life without having to drive all the way to Christiansburg. The rest of town has a small, close feeling. It's cozy without being cramped--the sense of community is very strong in the areas around campus as well.
- Wish every building was occupied downtown - sad to see empty storefronts in a thriving town.
- I love the unique feel of downtown. Blacksburg does a great job of providing ways for people to get involved with the community. I also love the music scene.
- You need more bars and more close to campus housing. The overall circulation of the town is pretty bad. There is no direct way to get anywhere. Downtown needs to grow physically and socially. There is no buffer between campus and down town so really feel like you're "downtown". There are too many vacant shops on Main Street, and not enough happening on the roads perpendicular to Main Street.
- I was very happy to see the amount of resistance applied against having a Wal-Mart installed here in beautiful Blacksburg. I am equally happy to see that Books-a-Million has closed its doors. Blacksburg is a wonderful place when not clogged with corporate creep. Blacksburg is best when it's a local-only municipality...the farmer's market is a wonderful example. I hope that someday the McDonalds, the Chipotles, the gas stations, and the Kroger's will also go away and let us be a truly be-local, shop-local entity.
- I feel as though the rule of "no more than 4 unrelated people living in the same residence" is outdated and unnecessarily restrictive to students trying to find affordable housing in the area. This is especially true considering basically no on-campus housing is offered to students after their freshman year.
- There is nothing for families and kids - no playgrounds, no nice park where they could play, no place where they could go on weekends and have some fun - except Price House Nature Center which was nice surprise. In order for people to get out of the house and really stick downtown it would be beneficial to have a variety of uses, for example family pottery painting shops, kids movies in Lyrics on Saturday mornings...
- I would love to see some urban agriculture/community garden efforts.
- The downtown has several buildings that are currently not up to code and are condemned that are on main street that could be turned into awesome offices and retail space if there were investors interested in doing so- I would love to see the building adjacent to Sharkey's become something as well as the old Blacksburg National bank.

- Seems as though Virginia Tech students (as I am one) are overpopulating the tiny town
- I think it has lost some of its character, but I like how some of it is still present in some of the local shops and eateries. As a student, there are times I wish I had a better relationship with the locals.
- I would like to see more of a presence of residential life in the downtown areas of Blacksburg - particularly the densest built areas around Main Street. Many storefronts are vacant and most of the 2nd floor suites of the buildings along Main Street are empty. Is it because they lack high speed internet connections? Are people not investing in them, renovating them, and leasing them to students/professors/residents? I think that could really change Main Street for the better - bring a completely different dynamic into the downtown, instead of just shoppers and people going to eat or drink. Having more full time residents downtown might also make some different types of businesses more viable, like a pharmacy (which historically has been downtown) or a small grocery store.
- Needs to become more biker friendly by including bike lanes on all streets
- I like the traffic circle now that it is finished, but I don't like that there is so much construction going on at once. It is becoming increasingly hard to keep up with the ongoing construction and I have been late to class or other obligations more than once when dealing with traffic resulting from construction. I have ran into construction on Turner Street (but not consistently), on Prices Fork (in front of the new construction for the Signature Engineering building), on Progress Street (at the same time the traffic circle was being constructed), and in the traffic circle at times when it was being repaved and traffic was not allowed to exit onto Prices Fork. These inconveniences would be nice to know about to plan trips in advance to avoid congestion. I am upset that I cannot show my family the true feel of this beautiful town because of all the construction going on left and right. It would be nice if this construction could be scheduled for times with less traffic, like at night, and maybe one project at a time! If all the construction workers around Blacksburg focused on one project at a time, each project could be completed much faster and more efficiently. It is frustrating to have to really think about what routes to take while navigating the town. None of this was a problem my freshman year. Also, I don't think the Town has control over this, but I am very frustrated that an entire commuter/graduate parking lot was taken out with no spots mediated for the construction of the Signature Engineering building. I constantly see faculty/staff lots with empty spaces (at any time of day), and the parking garage has not been sufficient to deal with the amount of commuters coming to campus daily. I consistently have to park on the top floor of the parking garage or at least a 10-15 minute walk from my classes. This defeats the purpose of driving to and parking on campus, and I get frustrated when I walk through countless faculty/staff lots with empty spaces galore.

- If you are going to remove a 4-500 space parking lot that was all commuter, there needs to be some type of mediation for that removal of parking. I'm also a little confused by the physical location picked for the Engineering Building... it is surrounded by two parking lots and a ""temporary"" Surge building that has been there for more than 5 years now. So much for a temporary building. Why not remove that and put the Engineering Building there? It seems as if the new building is removed from central campus, and it is not as if VT has a shortage of land to build on, but they just had to pick a commuter lot to put it on.
- Sustainability efforts are far better than most towns - but to increase the sustainability of saving the environment look at synchronizing the lights. At the moment lights in the same path are not in sequence and stop the main flow of traffic for no reason.
 - Dumpsters behind TOTS/by the Armory are disgusting.
 - The "feel" of the town is great, but I would like to see more variety in businesses on Main St (and around it) besides mostly restaurants and bars
 - South Main area is not attractive. Downtown is very nice. I would enjoy more restaurants and quality services (salons, health, doctors, etc.) Understand reasons why there aren't many, however.
 - Blacksburg is missing the mark. Nobody wants Blacksburg to be great more than I do, and Blacksburg has the right ingredients. The problem is the spread out nature of the town and its assets. The model should be State College, PA which is home to slightly more students but a smaller overall population. Housing, shopping, restaurants, and bars need to be consolidated. State College thrives year-round and is always considered one of the best college towns in America. Nearly every student and certainly some professors walk to class from their downtown apartments. What do they pass? Breakfast joints, bookstores, and coffee shops. And on the way back? Pizza shops and bars. What do Virginia tech students walk past? NOTHING! Students are forced to ride busses or cars because of the inexplicable distance of the majority of student housing. This causes both a parking issue and lack of economic stimulation for any Blacksburg business. Think if all the students living in Foxridge lived downtown. Of course there would need to be large apartment buildings but businesses would thrive and the students would love the convenience. Now think if all the students lived downtown. Wow! Blacksburg starts to become a budding, vibrant, small city. Macado's, Carol Lee Donuts, Lefty's all move downtown within walking distance. As Blacksburg stands, one needs not only to be an expert and enthusiast to know all of the gems of the town, but one also needs a car and a gps to reach each remote location. The point I am trying to make is that Blacksburg leaves an impression on each visitor to the town and the university. With all of its best assets so spread out, it is nearly impossible to make the impression that it deserves to make. If housing, shopping, restaurants, and bars, were all downtown, Blacksburg and downtown suddenly becomes much more impressive to top visiting students,

faculty, athletes and entertainment groups. All this without even adding much, just consolidating what is already here. If certain zoning regulations prohibit this kind of structure then Blacksburg is its own worst enemy and there is no hope. I believe in Blacksburg. p.s. I love the farmer's market but the town needs to hang its hat on the types of places that attract the types of people that will make its great and thrive. Places like the farmer's market are great but cannot be the feather in Blacksburg's cap. We need energy and excitement.

- I love it here. The sense of community is great and everyone is so friendly.
- Downtown's general market is bars and boutiques. We need to seriously integrate some of Blacksburg's strongest attributes. For example, we have a great music and dance scene here in SW Virginia. Blues at the Cellar on Monday Nights.... you have bands that play at Awful Arthurs all the time. Then... we've got the South West Virginia Dance Society (Ballroom, Swing, Waltz, Lindy, Charleston, Collegiate Shag) and Salsa at Abellas Cafe every Wednesday and Saturday night. What about something like a "Move and Groove" festival. Kind of like a mix between Steppin' out and Floyd Fest. Maybe this has nothing to do with the comprehensive plan, but it's a way to establish both economic development initiatives and perhaps bridge the barriers between students and locals.
- It would be nice to see 1st & Main w/ more stores in it. Overall, love the town.
- I love Blacksburg! I think that the combination of mountain, open space, and development are unique and the Town needs to be sure to preserve the open land around town. I think that this survey is a great way to develop the Town-Gown relationship...I have attended one Blacksburg community meeting, but have not really been asked about what I think about Blacksburg before. The community in Blacksburg is great...the farmers market and football games make for a splendid weekend!
- I personally dislike the parking options in town...I often prefer not to spend much time downtown due to the lack of parking and the congestion that develops. In addition the new traffic patterns and increase in construction (both in the town and on the VT campus) create an additional problem for people that want to utilize the businesses. The new circle also is not helpful to the traffic pattern. The major thing I love about the town is the Blacksburg Library. It is a wonderful place to meet and study. The wireless is always working the staff is always helpful and the resources are great.
- There are too many college students in such a small area. There is not much of a sense of community. Where are all the old people?
- I love Blacksburg. I think it's a great place to live!
- Blacksburg is very clean.
- Downtown is vacant. It seems every year there are less and less businesses and more and more vacant buildings. It is sad considering the population it serves is vibrant.

- I would appreciate more availability of garages or covered parking for apartment dwellers.
- Traffic during school semesters is too congested, especially around campus. For locals, who are also students, this is obvious during summer months.
- It is a small town that really is moved by the students at VA Tech, the why the student that pay full Bus pass, Cannot move in holidays and break days to go to Christiansburg Shopping mall, or go to supermarket in the afternoon, where are the TAXIS in this small town
- Blacksburg is both crowded (too many people) and small (not enough people).
- There is a lot of police presence on the streets of Blacksburg, much more than is typical for a town this size. When I see policemen all around town, it actually makes me feel that it is not a safe town to walk around in--because based on the number of policemen I see the first thought is that there must be a huge number of crimes being committed. Too many storefronts in downtown Blacksburg are empty, businesses can't afford the high rent and are not lasting on Main Street--this makes the town look deserted, and does not leave a good impression on visitors coming through town--or those considering moving here. The businesses that can survive, do it by selling alcohol, and so there is a disproportionate amount of bars in this town--especially those that draw a different night 'clubbing' type of crowd. And now we're back to the increased police force, brought on to enforce and control the night life generated by these bars. There needs to be more of a balance in this town. Families live here too, not just students.
- I think the Town-Gown Relationship should be something that occurs more than once a year to give more students the opportunity to participate. Having cooperative efforts between Blacksburg, VT, and UAP students is a great way to implement new ideas from a student population that dominates the area. I would like to see more coalitions such as this and more often.
- I think downtown needs more diverse shopping rather than the enormous amounts of restaurants.
- needs to be more geared towards a college town and less of a college trying to fit into a town
- I like our beautiful simple town of Blacksburg. I specially want to thank its efforts to encourage local businesses and farmers (through farmer's market)!
- Coming from a larger city, I miss actually authentic ethnic cuisine and a diverse range of people. I lived in Roanoke for 5 years and enjoyed that much more than Blacksburg due to the availability of good ethnic food, more shopping opportunities, and more options of things to do at night. If one wants to go 'out' or downtown at night, one of the only things to do is drink, which is not my preference. There are not very many opportunities for dancing (unless you like one kind of music) or cultural events, etc. There is also no fine dining. I would rather cook than go out to eat in

Blacksburg. Most restaurants smell bad (like old beer...amongst other things...) and don't offer any quality food. I think the town could benefit from having better restaurants and shopping opportunities--shops could make a lot of money off of college kids and parents!

- A beautiful area with people from a good diversity of backgrounds. A good mix of liberal and conservative viewpoints encourage stimulating dialogue. All in all, there seems to be little animosity between "locals" and students which is great. The town would benefit from more businesses in the central downtown area, rather than building between Christiansburg and Blacksburg or by the Hardee's area by the Inn. A bike lane on Main Street through downtown would be beneficial. Don't add anymore roundabouts like the one just added at Prices Fork and Main. It's stupid...not roundabouts in general, but the way that one was designed is pretty silly. I realize that isn't the most constructive criticism, but c'mon. Also, opening the dog park before grass had taken root or it was sodded, not the best decision making...I mean, c'mon! However, the incorporation of green space in the town (parks, tree plantings, etc.) is respectable in town. More green spaces are always great when feasible, but it's generally clear that the town sees the value in it. An interesting idea would be the day lighting of Stroubles creek through downtown and campus where it is under pavement and concrete...but I realize this would be no small undertaking.
- Something needs to be done to get new businesses in all of the old empty spots downtown which are just becoming more run-down every year. Something to help get new businesses not in the food industry would be great. Where is all the retail?

What types of shops would you like to see added to Downtown Blacksburg (ex: a pharmacy, a bookstore, etc.)?

- Urban style grocery store, with no parking but oriented to the street front, I believe this would bring a lot of foot traffic downtown. Also, a better selection of non-bar restaurants, and perhaps a few fast-food locations.
- delicious local restaurants
- More clothing stores and places to eat later in the night.
- Bookstore, more clothing stores, music store
- Can't think of anything to add, though I think we could stand to lose a few barber shops.
- Pharmacy, cheaper clothing store (not Hokie clothes!!!), more ethnic restaurants
- a Whole Foods store
- anything. downtown is a mess, there are empty shops, and nothing new. downtown needs big name, higher end stores and way more development.
- Better restaurants. The reason I don't shop in downtown is because it doesn't have anything I need (e.g., groceries, gas, pharmacy), and the shops which sell things I don't

need have a boutique, expensive feel to them - they're only for people with lots of extra income, not people who are 'value-seeking'.

- Everything. Why aren't we completely self-sustainable? Why do we all have to go to Christiansburg? I'm not talking about introducing box stores. I am happy that Blacksburg does not allow these. But it should then make its space more affordable to business owners so that they can open shops that can compete with those box stores. Bollo's, for example, is very cheap. But its rent is sky-high, so it's never renovated. It's a ghetto bakery. Of course the owner of the building sets the rent. But how much is he paying in town taxes?
- Forever 21. Urban Outfitters. H&M. Macy's. --Big name places to shop
- More national restaurants, national retailers - Barnes and Noble, a Best Buy.
- A bookstore would be great to have in the downtown area.
- Used bookstore, record store, affordable stores in general.
- Pharmacy and office space
- Yeah, a pharmacy would be nice. Maybe some nicer chain clothing stores that wouldn't make downtown seem so run-down. Better food places would be nice. Blacksburg is good for beer but not so good for food.
- used bookstore
- Locally owned shops selling Virginia made products (food and clothing).
- A lot of shops, mostly shop convenient for students... to avoid them to go to the big shopping mall, especially if they don't have a car or prefer to shop downtown. So there is a need of convenience store, pharmacy, bookstore, more cafes (to study or to meet people), etc. This would also improve the atmosphere of the campus, since the campus and the downtown are very connected.
- I love the shops they are just expensive. maybe would like to see a pharmacy or a sports store (soccer store!)
- Pharmacy
- shoe store, book store, better clothing, better food, better bars, better hairstylist, salon, nails, etc
- pharmacy
- arcade
- Bookstore, pharmacy, restaurants, more commonly known shops
- pharmacy
- Nothing that I can think of.
- bookstore
- an electronics store (i.e. Radio Shack) [their location by Kroger on South Main St. is not ideal, poor parking lot, etc.]
- Convenience store
- More clothing stores

- N/A, but it seems like there is an overabundance of expensive clothing shops
- Pharmacy or General Store
- Better Chinese restaurants.
- Some real Coffee Shops, clothing stores, a piano bar, a dance club, more restaurants with GOOD food
- More variety instead of so many boutiques. More variety in craft/art stores.
- a good used bookstore, more college-aged student clothing shops that are reasonably priced (like Mad Dog but less expensive), I would love to see the old bank be converted into a music/events venue for concerts, speakers, even wedding receptions and banquets (kind of like The National in Richmond or The Norva in Norfolk). Let the architecture department students design it under the guidance and approval of the licensed professors.
- Something that will sustain
- I would just like to see the empty shops downtown rented out. a bagel place would be awesome.
- More business in general would be good economically for the area. More variety of stores would be good as well.
- Donut Shop
- clothing
- There aren't really any restaurants that you "dress up" for in the area. I think a high-end restaurant would be well-received. I would love to see the old bank on the corner of main and Roanoke turned into such a space.
- cheap organic food stores, thrifty stores, permanent market place (something like east market in DC), town pharmacy (not a chain pharmacy)
- grocery store IN DOWNTOWN (I don't have a car, so doing grocery shopping isn't that easy.) it would be neat having sth in downtown (cheaper and more variety than Seven Eleven)
- Public Library
- Maybe one or two more upscale restaurants, or maybe places/restaurants that would be unique to Blacksburg. Possibly another concert venue like Awful Arthurs. I want a diner style restaurant that would serve up a good breakfast on main street.
- Wal-Mart or target of some sort
- none
- Bookstores would be a fantastic addition to Downtown, especially a used bookstore. Most of the stores seem to be restaurants, or rather expensive boutiques.
- Organic/health market, more clothing shops
- I wish there was some sort of convenience store, pharmacy, small grocery store, second hand bookstore, or a bakery. It would be great not to have to drive to those places.
- More bookstore, shopping complex
- Bookstore, more non VT apparel, bakery

- A grocery store (or CVS type); a liquor store
- Anything local! Any corporation with a corporate HQ not in Blacksburg does not belong in Blacksburg. (I personally would love to see another hookah bar).
- less expensive gift shop options, places to buy birthday gifts etc.
- Something like a Wal-Mart--a place to buy basics so you don't have to go all the way to Christiansburg.
- Video game store, pharmacy, convenience store
- Bookstore , outdoor windows such as European countries
- Family oriented shops - whenever we go we go with kids - Frosty Parrot is great, toy store or craft store would be great, Trader Joe's would be awesome! Anything that is affordable and practical and we would come and support.
- A cheap drugstore/ pharmacy would be nice!
- Bookstore!!! Outdoor dining space. Nightclub for dancing!!! NO MORE BARS.
- I'm interested in seeing more restaurant options that aren't bars or at least don't serve the typical "bar food." It would be nice to have some more vegetarian and vegan friendly food options. Gillie's is fantastic but a little variety would be nice.
- Before I talk about shops, I'd like to see an influx of creative and knowledge worker space that blends into the downtown fabric- we need to take some of the energy from the California Bay area and have software companies and game/film outfits move in here. They'd bring people who would patronize local eateries and shops within walking distance- extend it beyond Modea, they should be the norm and not the exception among our downtown businesses. As for the shops- if we have more creatives and programmers, the culture of these folks would support more interesting novelty, specialty, and toy options for the area. It would also support more artisans in the area, and we could have domestic goods made locally and in shops downtown.
- A general store that sells home items you might only find in Christiansburg (Target, Wal-Mart) More clothes stores!
- I would like to see more of a variety of specialty shops. Instead of mainly clothing stores, maybe there's a store that sells handmade crafts or just music, etc. I think specialty shops, having expertise in a particular area could add a lot of character to what's existing. I think Bollo's is a good example of one.
- Like noted, a pharmacy would be great, grocery store, bookstore - it's still a question of whether or not the public will support it - is it easier and cheaper just to go to CVS or Barnes and Noble in Christiansburg? Right now, probably. But if people are physically living downtown and can walk around the corner to these places, that's a whole different perspective.
- Bookstore with non Textbooks in it.
- Bookstore
- More convenience and grocery stores.

- more general clothing stores. general convenience stores. small grocery stores.
- Keep big-box stores OUT of downtown. I love that there are no real chain stores downtown and that most are locally owned. We DON'T need another pharmacy or bookstore.
- bookstore, coffee shops, convenience store, affordable clothing stores
- more upscale
- Cheaper clothing stores.
- No comment I only usually eat downtown right now.
- pharmacy such as CVS or Rite Aid
- Craft store, galleries, local food shops
- eye wear, nail salon
- More practical shops- shoe store, less expensive clothing store, bookstore, grocery store
- Everything that should be added to Blacksburg should be added downtown. Bookstore such as Barnes and noble, movie theater, pharmacy, quality beer distributor, abc store, music store, shoe store, apple store
- I think the addition of mainstream shops does not agree with the rural feel of the sixteen blocks of Blacksburg. I don't want to see the small town feeling of Blacksburg disappear in the next few years. I think downtown could use a selective thrift store or consignment shop. The locally owned shops/restaurants are the places I enjoy the most.
- Grocery, stores that are more affordable to the student population
- General Store (band aids, tissues, milk, etc.)
- karate studio, dance studio, vendors on the street!!, tapas bar, a hardware store (so I don't have to drive to true value haha), a local auction space, something like a flea market (I have old stuff that I want to sell but having a yard sale is a pain in the tush-- can you provide a space for me to bring all of my crap and I can sell it?) or craft market (similar to farmers market but is indoors year round), what about a florist?
- More food options.
- There definitely needs to be some sort of open late cheap food...I would suggest the franchise Cook-Out, but I think that it needs to be a local business. Blacksburg should also allow food vendors!
- not sure
- general store
- I have lived in Blacksburg when there have been both downtown. I do not believe that the population would support either a pharmacy or a bookstore. The parking and traffic downtown are disincentives to visiting downtown for either when other opportunities exist within the town limits.
- A pharmacy, a bookstore, places that sell useful things and not just clothes, decor, etc...
- A craft/fabric specialty store
- Small, local owner shops.

- none
- More places to eat that are nice - not another pizza place.
- grocery store, not a 'convenience' store
- I would like to see a place where you can buy novelty items such as gifts that are not necessarily Virginia Tech related.
- used bookstore with reading area
- Convenience shops
- A general store
- A bookstore and outdoor store.
- I would love to see a bookshop/coffee shop and bakery.
- Better parking!
- Shop is not a problem, the bad Bus transport system that the town has on weekends and holidays.
- better restaurants and more variety of food.
- Clothing stores (not Hokie wear)
- Music store (CDs, movies)
- Hardware store
- Second Hand stores! Clothing, house wear, fabric, etc.
- Local Farmers market everyday
- clothing stores.
- more food places, areas to eat breakfast
- a pharmacy, and a general goods shop
- community bicycle and bike repair shop (coop-style)
- fine dining, authentic ethnic food, clothing stores
- the used bookstore is great- and a bookstore less student centered would be nice.
- Ice cream
- Farm goods store. I realize the Farmer's Market has a lot of selection, but a farm goods store or farm co-op store that offered in season fruits and veggies, as well as local honey, local meats, local cheeses, jellies, jams, canned goods, etc. would have its place. Even soaps or some farm/yard work apparel. Obviously, such a store wouldn't include the variety found at the farmer's market, but would provide a good source for some local staples. A bookstore would be nice, but let's be honest those are almost dead so it probably wouldn't be around for long....with a world class library on campus, Kindle, Amazon, etc. I'm not pooh-poohing bookstores. I like them and think they can be relevant in the proper situation, but it would be difficult for it to survive and compete in downtown Blacksburg.
- It is getting better all the time, but when I see empty storefronts that remain boarded up for a long time it is disheartening.

- Making downtown more bike/pedestrian friendly is what would bring me downtown, not a different type of shop.
- record stores, bookstore (NOT textbooks), non-hokie clothing, convenience store, more unique gift stores, thrift store.

What types of shops would you like to see added within Town limits (ex: a bookstore, a movie theater, etc.)?

- A movie theater would be nice, and perhaps a better selection of electronics (video games, movies, etc.) stores.
- A concert venue!!!
- bookstore, movie theater, music store
- Maybe a small electronics store
- Bulk food store
- a Whole Foods store
- a real mall. try to aim for something like Charlottesville, Blacksburg is way too quiet.
- Shoe store.
- Everything, people. We should have everything.
- Borders or Barnes and Noble. Movie Theater. Shopping places.
- More like Christiansburg, A Wal-Mart
- A movie theater would be nice to have in town. The lyric is great, but it doesn't get as many movies as a commercial movie theater.
- Freaking Wal-Mart. The town apparently likes giving all its sales tax to Christiansburg.
- Arcade laser tag etc.
- MOVIE THEATER, definitely. Better places to eat.
- movie rental place, too bad they all went out of business.
- None, I am happy with the variety of stores within Town limits. I just wish they were easier to access without a car.
- "Between Christiansburg blockbuster's movie theater and the Lyric with only 1 movie every week, another theater (showing more diverse movies than Christiansburg cinema) would be great! Additional non-chain cafes...A music instruments shop..."
- the shops where bull and bones are useless. no college kids can afford to shop there and they are old people stores anyway. get a movie theater, keep bull and bones, get a cheaper clothing store like the gap or old navy and cheap restaurants
- Multiplex
- see above
- a movie theater
- arcade

- Movie theater, more shops with later hours. Most of the shop at First & Main close at 7pm. That's too early if you work a full time job. More chain stores for the students.
- none
- Nothing that I can think of.
- bookstore, SONIC!!
- a bigger music concert venue. (Consult Clair Brothers Audio Systems)
- Movie theater, more clothing stores
- none
- A movie theater would be nice. I'm also disappointed in the quality of Chinese food available in Blacksburg.
- NO MORE BIG BOX AND STRIP MALLS
- More variety of shops. Bookstores, more variety in craft/art stores.
- I can't think of anything.
- recreation
- bagel place
- There aren't many clothing stores I feel in town that aren't geared towards a VT football fan. Some more general clothing stores, that aren't as expensive as some of the existing clothing stores would be good.
- Clothing/Fashion Retail, Movie Theater
- Wal-Mart
- A Costco would be nice.
- Trader Joe's
- art supplies (more than one!), at&t store!! (always have to go to Christiansburg),
- Bookstore
- Wawa.
- movie theatre, mall
- none
- Bookstores would be a great addition, especially since the only one I know of is closing. Another movie theater would also be a great addition as would a toy store.
- First & Main Shopping Center could be a great venue for clothing shops (Gap, J. Crew, etc.), more restaurants
- I would love to see either a movie theatre or an urban outfitters in First and Main.
- Shopping complex
- a Wal-Mart, Target, Meijer, etc.
- Anything local! Any corporation with a corporate HQ not in Blacksburg does not belong in Blacksburg.
- Movie theater
- More gift shops and flower shops

- Something like a Wal-Mart--a place to buy basics so you don't have to go all the way to Christiansburg.
- movie theater, winter gear specialty store
- Good brands of clothing- bakery - international market
- Children clothing, Aveda, Origins, Crazy 8, GAP, Eddie Bauer, something for kids like playroom or kids exercise room - adventure indoor playground.
- Movie theater- large scale. So sad books a million is gone.
- You have a bookstore and movie theater within the town limits...
- I'd like to see development fill the existing office and retail spaces that we have within the walking space of downtown- I'd rather reduce the sprawl factor of Blacksburg and condense businesses rather than add large-footprint warehouse-structures in asphalt seas. I wouldn't recommend a bookstore because we're in the midst of a media format transition and I don't know how much of an enduring presence paper goods will have- they'll be around, but enough to support further establishments? I don't know. A movie theater would be nice to not have to drive to Christiansburg, but it doesn't need to be an uber-plex to be useful- something smaller, easier to maintain, and less expensive would be ideal.
- Movie Theater
- I'd like the town to focus on the downtown before they did anything else. That is the only way Blacksburg can begin to be sustainable.
- NO WALMART!
- Bookstore
- Cinema-pub style theater
- not sure what the town needs
- A real movie theater would be nice so that we don't have to travel to Christiansburg to see a movie. But NOT downtown!
- movie theater, cultural center, coffee shops (more of local ones, not Starbucks)
- A AMAZING DINNER WITH EXCELLENT BREAKFAST ALLL DAY
- Not sure
- I am satisfied
- move theatre for current movies
- movie theater
- Downtown and the "town" not including Christiansburg are too similar to me to comment.
- movie theater, sonic, more thrift shops
- add everything to downtown
- I'm not sure "addition" is the right mind set.
- Movie theater, department store, Target or similar
- a bookstore (for books other than textbooks)

- Christiansburg is great and I really like the fact that I can bike to the Christiansburg Mall. However, I would never feel safe driving on the streets of Christiansburg on my bike (only on the Huckleberry!)
- clothing stores at 1st & Main like J. Crew, Banana Republic
- local think local business opportunities. some sort of outdoor store...maybe with tube/kayak/canoe rental. something less formal than the blue ridge mtn. store.
- not sure
- general store
- Movie theater
- I do not think that we need another movie theatre within Town limits. When considering travel time/traffic, the number of theatre opportunities are comparable to a larger city. There are on-campus movie opportunities and The Lyric. Within a 20 minute drive, there are three additional theatres (Regal, Scarette's, Radford Theatre). If one goes to Roanoke, there is a micro cinema (The Shadowbox), independent theatre (The Grandin), and numerous commercial theatres. Having worked at a number of movie theatres over a 20 year period, I do not believe that building another theatre is within the town limits is a prudent business decision.
- movie theatre
- I don't know
- Bookstore, clothing stores, target.
- movie theater, more clothing stores
- Wal-Mart
- a larger movie theatre; a bigger/better all-needs store [Wal-Mart/k-mart]
- The University City Blvd area is forming up nicely with new eateries and a soon-to-be gas station. I am still very disappointed with the failure of First and Main. I am also perplexed by the tenants and upkeep of the area by the Virginia Tech Surplus building. That area is odd and poorly maintained.
- Chick-fil-A
- Clothing shops
- A better music venue/ bar with a stage
- More high-end shops like Sax's and Macy's.
- A venue that can be enjoyed in the cold weather.
- KOHLS!! Costco/Sam's Club/Bjs. Whole Foods.
- A good and elegant restaurant, everything is jus pub bar
- more local restaurants with more variety.
- Movie Theatre/Draught House
- Less franchise chain stores, more locally-owned small business-owner owned shops"
- Second Hand stores! Clothing, house wear, fabric, etc.
- younger oriented clothing stores

- A movie theater or a ice cream parlor.
- movie theater
- Another movie theater although I love Lyric
- A better hometown burger place (the downtown joints just don't offer a big, juicy, tasty burger)
- movie theater, concert centers/anything with a dance floor
- movie theater would be nice for the first and main shops, but I like making the dinner and a movie excursions to Christiansburg. I go to the lyric weekly though
- Target!
- The town, as far as shops, doesn't need much added. If you are concerned with adding stores though concentrate on downtown. Although I enjoy bicycling, we don't need another bike shop. Just to let you know.
- Movies, and easier access to shopping centers (i.e. within walking distance of each other, rather than having to drive to access each of them).
- No opinion
- record store, bookstore, movie theatre.

Comments on shopping or entertainment in Blacksburg:

- fine as it is
- Once again, everything closes early when many of us still have classes.
- NOT A WALMART FOR THE LOVE OF GOD PLEASE DO NOT EVER BUILD A WALMART IN BLACKSBURG
- there are no concerts here, please do something to bring in bigger name acts.
- It's embarrassing. And boring! No 24-hour-cafe? Seriously? It's a college town!!!
- We need more NATIONAL chains!
- There isn't a whole lot of the 18-20 crowd who cannot drink yet - a nightclub might be nice.
- Does it exist?
- Nothing but bars. Downtown needs a variety of night life.
- I like that Blacksburg isn't over-developing, but I do have to go to Christiansburg for just about everything other than groceries. Which is okay, I guess, since it's close. But bad for the environment when people in Blacksburg hop into their pickup trucks and SUVs and cruise all the way to Christiansburg, getting 8 miles to the gallon. We need to save our planet from human pollution and waste.
- Since I have a car, I actually appreciate the fact that most of the big box stores and chain restaurants are in Christiansburg so that Blacksburg retains its small-town feel. We just need better public transportation linkage to Christiansburg so the students can get there

without cars. Also, it would be nice to have a better venue for live bands to play, with an actual stage and some standing/sitting space like the former venue The Lantern.

- I would like to see more access to shops outside of downtown Blacksburg but within city limits. For instance, a safe network of bike paths throughout downtown and city limits would really help. Also, more green space throughout the city to encourage pedestrians to walk to stores would be good. There are sidewalks but not a whole lot of shade so walking anywhere on a hot summer day is not pleasant.
- Shopping is okay; entertainment could be a bit improved.
- shops seem to have strange hours and are never open early and late enough
- Good choices at times and in certain places but not overall. Lots going out of business. Can't believe the Easy Chair went out in University Mall.
- I like that there are enough stores to get essentials in Blacksburg but that the shopping hub is located in Christiansburg. Most stores a student would need are located in Christiansburg, leaving Blacksburg to maintain its small-town feel.
- Nothing that I can think of.
- all of the clothing stores are above a college student's budget
- It would be neat to have more musical performances, especially of big-name artists to balance out all the indie bands.
- Get better concerts. Local stuff is cool but some mainstream acts would be awesome.
- More concerts
- I love the new First and Main shopping center, I think it adds a lot to Blacksburg's shopping opportunities. Also, the Kroger Gas station is great.
- I haven't ventured much outside of downtown. Parking downtown is very inconvenient.
- please no big box stores!!!!!!!
- More entertainment options/festivities would be great in downtown.
- Improve shopping convenience by adding bike lanes. Increase shopping by allowing for increased accessibility of bicycles.
- I love the lyric, but I wish it had more variety each week.
- We need a better concert venue
- I am for closing down all the corporate eye-sores on south main and reclaiming that land for public usage or for the environment. They should have never been put up in the first place. Most of those slots are empty and have been empty for a long time. This is what corporations do—they waste money hand over fist and we the people get ugly urban sprawl in exchange for their waste.
- It targets only very specific clientele - high-income or students. The only place where families with kids can go on overly hot or rainy days is library, Barnes & Noble in Christiansburg, or Roanoke, Charlotte...
- I don't do it- sucks.
- Places that draw live music would be great.

- Overall we already have (in my mind) a fairly diverse and well-rounded downtown for the size of community that we are- I would leave it to supply and demand to see what should be added to the community.
- Not enough clothes stores in Blacksburg
- The Lyric does an excellent job at choosing which movies to show and the venue is awesome!
- It's okay, I find myself going to Christiansburg to Target, specifically, for a lot of things. Stores around here just can't compete with the prices.
- It is a little frustrating sometimes to have to do a lot of shopping in Christiansburg, but as I said before, I like that Blacksburg doesn't have many chain stores, especially downtown. This should definitely be preserved.
- Not sure
- I can usually find what I need.
- The only entertainment I am aware of downtown in the evenings is restaurants, which can be expensive
- Would really like to see more activity at First & Main
- I wish I could get everywhere by walking and not driving my car. Christiansburg's build environment is made for cars, not people. I love the Friday night events out on the quad during the summer, as well as the black box theatre events. Steppin' out is great. Gobblerfest is awesome too! but seriously, like I said on the previous page-- SW Virginia has an awesome dance and music scene. I mean... do you know how to social dance? Don't you think it's a loss art form in entirety? When you go to a wedding, do you have any idea how to dance? You'd be surprised how talented the dancers here are at VT. Dancing is great! It releases endorphins, you meet awesome people, there are opportunities to travel, and its way cheaper compared to lessons and late night dancing in big cities. If we had a dance and music festival here in Blacksburg we'd attract a lot of attention. People who are apart of local dance groups would volunteer to teach because in return, people would show up to their own hosted dances. Everyone wins!
- It would have been nice to have the movie theater at 1st & Main
- Downtown is very convenient. I am curious why Steppin' Out happens before most students are back from summer break? I feel like we miss out a little bit. I have never been to Steppin' Out and I feel like I'm missing something great! Blacksburg DEFINITELY needs an outdoor amphitheater space. The old middle school site would be awesome for larger concerts and events...if it were preserved as open space or parkland! Check out Koka Booth amphitheater in Cary, NC.
- I don't do much shopping downtown because the parking and traffic/construction is inconvenient
- Fill vacant building, advertise/ store of front of art galleries more robust, MORE LIVE MUSIC!

- The shortcomings I see relate to Virginia Tech's efforts to bring in outside entertainment, not with the Town's efforts. When compared with similarly sized/located schools, I think the choices of outside entertainment are substandard. The town, and The Lyric Theatre, do a good job supplementing entertainment opportunities, but additional efforts belong with Virginia Tech, not the town.
- Seems like you have to go elsewhere for both.
- I wish there was more to do in Blacksburg besides college student things.
- I would like to see better sidewalks along south main and to University City Blvd to really connect the student body to those venues. I would like to see more upscale eateries.
- Most of the shopping in downtown Blacksburg is more sustainably focused i.e.: The Clothes Rack and Homebody. They are fantastic stores which I love but perhaps most everyday clothing can be incorporated within the downtown fabric. A pet store would be fun to have downtown too. There are things to do in Blacksburg if you find them. The only thing is marketing of the events. The Farmer's Market is such a popular event for Wednesdays and Saturdays because of how good the reviews of it are and how it has spread to everyone within the school and community. I think more weekly events like that need to take on the notoriety of the farmer's market.
- I would go downtown more often if it were easier to park a car.
- If the rent on Main Street were more reasonable, small business owners shops could survive in Blacksburg.
- We are doing fine!
- Concerning entertainment, it would be nice to see an active downtown community center (maybe in the old bank) where regular dances/dance lessons, children's activities, poetry readings, presentations concerning community improvement (especially partnering with the university), or other events could take place. I stress that this center would have to be active with regular activities taking place as well as periodic "special events". I would also like to see more active partnerships with university students (especially graduate students rather than administration), since that is what the town and university should function as (not that they are at odds currently). I feel like there are many grad students (including myself) who love this town and would be willing and ecstatic to find a way to help the community prosper. We have a lot of good ideas and passions, but you have to remember we are graduate students and often lack funds (i.e., don't have that financial freedom to run for town council or contribute much financially).
- Why are so so many downtown spots just being allowed to degrade?

Comments about recreation in Blacksburg:

- Great
- More unpaved trails!!

- Most of those parks are not within walking distance of downtown...
- It's good, but we need more student activities and trips.
- Some parks could use some upgrading
- I love the dog park so incredibly much. Pretty much everything else, it seems like non-Tech affiliated people hate students and want us to get the hell off their lawn.
- Not bad.
- The only park I went to was very nice, but it had no sign near the driveway so I have no idea what it is called. It had a small dog park in it. And a baseball diamond.
- There seems to be a decent amount of choices in parks and rec programs especially combined with YMCA programs, but I cannot comment on the quality. It would be nice to have more expanded bike trails especially out past Foxridge, and especially more bike lanes on roads.
- I wish there were more parks closer to downtown, and a better network of bike paths in the downtown area.
- Some signs to indicate all these recreational opportunities would help A LOT. If you don't know the town, it takes a long time to discover them (parks, aquatic center, etc.).
- get a women's adult soccer league started!!!!!!! very disappointed one does not exist
- parks seem small- really great parks and rec outdoor programs though, and good fireworks on July 4
- Blacksburg has a lot of nice parks that are great for picnics. A community outdoor pool with reasonable rates for students would be nice for those who are here over the summer but do not belong to a pool through their apartment complex.
- Heritage Park and Hand in Hand/Caboose Park are by far my favorite parks. I used to visit Blacksburg when I was really young, and Caboose Park always had such an impression on me. Heritage Park is such a wonderfully preserved oasis and I think it really captures the spirit and a little bit of the history of the NRV.
- I don't know any of the available recreation activities in Blacksburg.
- Aside from a couple of the larger parks, most of them are dead space. The smaller parks could be better utilized.
- more bike lanes would be great! (possibly signage on how bikes are supposed to use the new roundabout?)
- Good, just make sure they are well maintained.
- Bikeways and bike lanes to downtown would increase accessibility to downtown. Parking a car tends to be difficult.
- The Huckleberry Trail is a fantastic addition to the town, and a pleasure to use. It would be nice to have more offshoots of the trail, or another trail that allows access for those living further from the Huckleberry.
- I am largely unaware of many opportunities to use the recreational facilities (unknown locations, programs). Since we have the gyms on campus and most off campus residential

complexes have free gym access, I don't think there is a great student need for rec facilities. Also the easy access to Duckpond and Huckleberry trails make outdoor exercise convenient and traveling to a specific park inconvenient, especially for on campus students.

- Trails with mile markers and that are continuous (unlike the trail connecting the Duck Pond and Foxridge/Hethwood)
- We need more to accommodate bikes with less cars.
- More playgrounds!!!
- For the size of community that we are, I think we do a good job of providing opportunities for recreational activity and recreational spaces.
- Recreation is strong
- For the amount of natural beauty in this area, the park service and natural open space amenities open to the public are severely lacking.
- It's wonderful
- I don't know.
- I like the Huckleberry trail its real nice
- It would be nice if it was easier for students to use the various soccer fields, since there aren't many other places for students to play soccer.
- I think Virginia Tech recreation covers a lot of us
- I know it is a work in progress, but a climbing gym downtown would be heavily supported by the multitude of climbers in Blacksburg. Bike lanes are nice, drivers are an issue.
- We need an ice rink. Also would be interested in some of the town recreational events, but can't afford many of the leagues.
- I work at the Blacksburg rec center as a volleyball referee and its great. I hear that Heritage park is beautiful... I've never been there though. Can we have a community picnic or something there? That'd be kind of cool... I guess you have to worry about food regulations and what not. What about Dog park... I've never been there but it seems like a cool place. I'm a student and I've just realized that there are all these parks in Blacksburg. Are the connected in some fashion (via bike paths?) Are they connected to the Huckleberry? Do I have to drive to get there?
- Great facilities. Have noticed the sidewalks along Turner and I like them. I would like to see sidewalks put in along Owens.
- I think there are opportunities in Blacksburg that can still be capitalized on. Students should be informed of community opportunities...marketing!
- they are always clean and well kept which makes me happy to use them
- I enjoy the emphasis on locations for outdoor activities.
- These places are okay if you look at them individually but need to be connected more. These are obscure and undiscovered. These park are here in Blacksburg but not always

known to residents and therefore not accessible enough. Creating a network between them and connecting them with main street would make them more effective.

- Extension of the Huckleberry trail would be nice.
- I really appreciate the recreation in Blacksburg!
- I love the parks and public rental spaces.
- Wish volleyball league season was longer or that there was a second/third one in the spring/summer.
- I have not heard about more than 3/4s of the venues listed.
- That's pretty good.
- Expanding trails to help promote bike commuters would be great.
- a need of outdoor town pool
- The best feature of Blacksburg is certainly its parks, trails and other recreational facilities
- Some of the bike paths are deteriorating and have large potholes, especially along Patrick Henry Drive. Otherwise, paths and bike lanes are quite good, and most motorists seem to respect and are patient with cyclists.

Comments about the environment in Blacksburg:

- Outstanding
- I realize Modea is beginning to run the city and we want to keep them here, but the old middle school site would have been a lot nice if we turned it into a big public park and open space.
- In the summer, the water tastes very "biological", like it came from a lake, not a river.
- Blacksburg is very auto-centric, with First & Main being a disgusting example of how the auto-centricity is pre-eminent even in this day and age. Downtown attempts to follow a more modern, 'smart' form, but it's such a small area that it doesn't make any difference. Instead, I simply minimize my trips to downtown, because parking is so dreadfully inconvenient, biking isn't appropriate most of the time (who wants to arrive at dinner sweaty and out of breath, or frozen to an icicle by winter?), bus is terribly inconvenient (weekend and evening service frequency is too low), and walking takes too long.
- We could definitely use a lot more open space or creative parks in downtown. There is just nothing to DO here... And I am NOT from a city!
- We focus on it too much.
- I like that Blacksburg still has a good deal of green space.
- It's the mountains. Its fine and cold and kind of like living in a Victorian Gothic novel all winter.
- Nice Small town feel.

- Blacksburg is a fairly pretty place to live. I wish the busses would travel a bit further from campus because I like living more in the woods (3 miles off campus) but I also like to walk to classes etc. (to reduce natural gas consumption in my car), which is why I now live closer to campus (1 mile away), but it's not as scenic closer to campus.
- Too much light pollution from Lane Stadium. Air quality is usually ok except when wind blows the smells from the nearby farmlands. I don't know much about the local surface water quality but it could probably be improved.
- I would like to see more public green spaces for folks to "hang out"
- The housing is not great (bad quality habitations). But the environment is good. If course with so many cars, it is a bit polluted, but the green spaces compensate a bit.
- very pretty and green
- Blacksburg has a friendly environment with a great view of the mountains and fields for farm animals and ponds. Some of the areas with lots of apartments complexes get crowded and don't have a lot of green spaces, but obviously students want housing close to campus.
- The water quality and preservation of streams in Blacksburg can definitely be improved. There is so much building that runoff will remain a problem until things settle down.
- It's been improving, which is fantastic! However, the coal plant on campus actually leads to Blacksburg not have the greatest air quality, especially when you live next door to it. I would like to see more of a master plan developed for green spaces and how they can be connected through pedestrian and bike ways.
- protect it!!!! I love Blacksburg's green spaces!
- I'm serious about that dumpster, It smells horrible, pollutes the water, and is generally kept in a messy state, trash all over the place. It is not good for the towns people or environment
- Great farmland and rolling hills, but don't keep developing outside of town limits. Put more housing in town, densify downtown, and add housing at First and Main, that would greatly improve that complex and bring more people in and keep business from going out of business there.
- Climate Action Plan, Livability Initiative, TMDL plans are all moving the city in the right direction. Planned developments such as Hethwood are also pleasant for residents who appreciate green space.
- I like the converted old houses to office space. It retains the old town feel.
- Overall I believe the environment is quite good in Blacksburg, except for some of the downtown streets and sidewalks, which are often dirty and garbage strewn. There has been fantastic attention given to numerous public spaces throughout downtown, but the first block on Draper is almost always filthy and covered with the stench of stale beer. Personally I believe that those stores inhabiting that part of downtown should be held to higher standards in their attitudes towards their contribution to the downtown as a whole.

- I feel the demand of the growing student population and university expansion has contributed to the overall reduction of open space in certain areas of the town. I think the development sometimes takes away from the secluded natural feeling experienced in other parts of the town.
- There needs to be more parks or some open space without buildings in the way of my view of the mountains.
- When will we stop building? There is construction all over the place! Isn't this little town big enough? When I moved here a few years ago, the attitude seemed much different...things need to change to keep Blacksburg small. The whole attitude of the NRV should be to keep things small.
- Absolutely wonderful
- I love the environment! I feel like better infill development needs to happen if we continue to grow, too many dilapidated old buildings and trash around. I like that most of the downtown and Tech areas are becoming far more walkable.
- Stroubles Creek and other waterways in Blacksburg need more prominent attention. More attention on the lawn along college avenue as a public space would be nice. As well as more park/garden/public green space. The small lawn near the farmers' market sees good activity due to the market. It would be nice to see other green spaces like that.
- Blacksburg is a comfortable community to live in- overall it's friendly, but I wish it were more condensed and walk-able as an overall community. It's very sub-urban, and I'd like to see it condense and free up surrounding land, especially if the land could be utilized for agriculture for local consumption.
- The drinking water is great, the health of our streams is absolutely horrible. Sediment from construction sites and their increased run-off are choking our streams (for example, right now on Turner Street, the amount of sediment coming off of the new Parking Deck/Commercial development going in next to Collegiate Square is unbelievable - all of that sediment is going into Strouble's Creek and into the Duck Pond, severely reducing water quality and almost definitely choking out species of plants, bugs and other animals).
- There aren't enough park connections to the National Forest, or widely publicized park entrances to the National Forest.
- The campus coal plant is an issue. Increasing traffic and congestion makes me not want to walk on sidewalks near busy roads, and I worry about the air quality, especially on campus near the coal plant. Green space like the golf course should be preserved, and the university's plans to eventually have a Greek row on top of the golf course is ludicrous.
- It's quite nice.
- Many options. You have this covered!
- Appreciate efforts the Town has made to increase recycling at apartment complexes.
- First is main is somewhat walkable (I mean, it has sidewalks)... but only if you bike to it first. Books a million just went out of business... It just needs something more. More

parks? More trees? I mean there are some really great places to lounge (I love the quad across from the lyric... and places to sit outside of bollos... that bench is fantastic... can we put another bench there? I love to loiter-in-a-non-criminal-sense-of-loitering). Water quality is pretty good... then again I haven't gotten my water tested. Do they offer free water testing in Blacksburg? The air is pretty clean compared to other air I've breathed (I went to India once-- it was rough). Lets preserve the huckleberry. Can y'all use the bulletin board space more often? I walk and run on the Huck every other if not every day and I read up on news and what not whenever I'm there. It's a great community board space. I think downtown needs to harness this music thing before VT takes over. I mean we're building this huge performing arts center and the town and the school need to grow together.

- I think that there should have been a report or something telling the citizens how the old BMS was going to be torn down in an effort to ease the feeling that asbestos was/was not circulating in the air during the demolition. Perhaps it wasn't addressed b/c of knowledge that shouldn't have been shared?
- I am concerned about Stroubles Creek and the Duck Pond as far as water quality goes. I am not sure how many students even understand where Stroubles Creek goes or its importance. What if the creek was day lighted on the drillfield? What a shocker to the students.
- more connected green spaces and utilize Struble's creek by using it to link these places and to Huckleberry trail.
- Daylight Strouble's Creek. It can become such an asset to the natural environment of Blacksburg, as well as creating a destination for the students and the community.
- good so far
- Burning coal and wood makes the air quality bad.
- More sidewalks and bike paths would be nice. Especially along major roads like Prices Fork Rd.
- I like that there's not a lot of corporate development
- The New River is key source of water within the community and protecting it from downstream pollution from other hubs within the NRV is important. Extreme amounts of construction hinder air quality through the amount of trucks we see in and out of campus on an hourly basis.
- good
- Streams are piped and run below the concrete, which eliminates habitat for many critters. Open watercourses are polluted and full of garbage. It seems that many Blacksburg folk don't appreciate healthy, pollutant-free streams. Undergrads seem to think they can throw empty beer cans wherever they choose. I call Patrick Henry Drive "Beertrick Canry Drive."
- Keep day lighting Stroubles! I love the town history tours- expand them a bit?

- As I've stated before, the town has committed to open space. Some considerations would be to include more community gardens in different neighborhoods, or even open access edible riparian plantings in the parks which streams run through (e.g., plant serviceberry, paw paw, nut trees). I would focus on native landscaping, and preferably edible, native landscaping. Just a thought. If you did this, I'm sure several in the grad student (and probably some undergrads) community would be willing to help with such plantings.
- A great place to live for clean air (except for the coal "stuff" near the upper quad) and wonderful open spaces for outdoor living.
- We have a coal plant on campus.

Comments about housing in Blacksburg (renters):

- Great
- The cluster of apartment complexes is ugly. Would be nicer if we promoted students living in houses rather than a bland sprawling apartment complex.
- There is a lot of housing, but having to apply a year in advance is ridiculous. Also, more information on non-undergraduate, non-apartment complex housing would have been appreciated when I was planning my move here.
- housing is way overpriced here. most apartments are garbage, and there is no mid-range housing. everything is either cheap and crappy or fancy and overpriced.
- The operating cost of an energy efficient home should be lower than that of one that is not energy efficient. It doesn't make any sense for renters to pay more for an energy efficient home; they should be paying less, or the same amount, and in the latter case, the profit can go to repaying the capital investment. If I were faced with an offer to pay more for an energy efficient home, I would be insulted.
- I'm a grad student. I'm at max as it is. I couldn't pay more if I wanted to. But do I think Tech should make energy-efficient homes available? Yes, definitely. More importantly, I think it should begin switching to alternative energy sources.
- There is not enough affordable housing in Blacksburg, affordable housing
- There is plenty of housing available, but not all of it is quality housing
- The rental companies seem to like to screw over students.
- Inadequate
- Of course I could always go for paying less in rent, but rent here is pretty reasonable. However, it is exponentially more reasonable if you have a roommate, which I prefer to live without. I would be willing to pay more to live in a green rental place. ANY APARTMENT THAT DOES FULL RECYCLING FOR RESIDENTS IS AMAZING. And that is why I live where I do currently. They recycle EVERYTHING for me. It's wonderful.

- Most housing especially places like Foxridge and Windsor Hills are way too expensive for the area.
- Not friendly for renters, especially for international students. Nobody will rent you an apartment before you come. And then, applications, big deposits, renewal of the lease in December (!), etc. Few housing is available at a walking distance to the campus.
- wish there were more houses with yards available to rent
- It would be nice if the properties were better maintained. The abandoned apartments in the Center St/Warren Ave. are an eyesore and a waste of prime living space.
- It is pretty easy to find somewhere good to live, especially due to the housing fairs and pamphlet books that area businesses provide.
- Too many 'complex' style apartments. Need to be more integrated into the town. Rent prices and availability for one bedrooms are VERY poor.
- Many of the apartments are of low quality.
- The days of car driven, low density apartment complexes are over. New developments should encourage walkable and community driven buildings in proximity to downtown and campus. In general the cost of living in Blacksburg is phenomenal, but the overall quality of the apartment housing is pretty poor... scary even - Poor construction of Village Phase 1 leading to floors cracking near collapse should be a HUGE red flag. Just because we're students doesn't mean these buildings should be student storage boxes so cheap they are unsafe and not livable. Apartment complexes NEED to be on town recycling or the town really needs to start enforcing its current policy's because most complexes don't provide what they are required to.
- Landlords could be better in general. Landlords in Blacksburg treat every tenant like they will destroy the place. It's unfair practices for someone who respects their space.
- Quality of some student housing is subpar
- Housing is too far away from campus for students
- I live in Shawnee, it is really low quality housing that I can't believe it can exist in USA. None of the coding exist for these apartments. I don't know how each year they get approval.
- As a graduate student, the housing is way to catered to the undergraduate population. It would be nice to see some slightly better quality housing.
- Overall rental property prices are buoyed up by the university population- rentals are more expensive here than in a lot of the surrounding area and more than other communities the size of Blacksburg. Also, there's a lot of poor rental properties that survive because their owners can still exact a premium for them out of the university student population. There are a lot of properties that are really showing their age.
- The extreme variance in pricing among available spaces for rent is weird and frustrating, as more expensive homes do not always equate with a better or more convenient space. The inconsistencies make finding and choosing a space a more laborious process.

- Good choices of housing as an undergrad here, now as a grad student it's a little more limited, but that's to be expected. And again, more housing downtown would be amazing.
- Wish there were more house opportunities for undergrads.
- Not unless there was some benefit I was getting out of the deal.
- Parking downtown sucks
- You have done a great job adjusting for the number of students.
- There must be a question about location. Physical housing is good. Location is terrible.
- I live in an old house with 3 other roommates and it's a great house, but its old. Not very energy efficient. And to get my landlord to adopt more sustainable practices it's pretty impossible. We do home improvements on the house all the time and he's not all appreciative of it. It'd be nice to have some sort of incentives for improving the quality of my rented space. I'd like to have energy saving windows because the heating bills in the winter time are expensive. What ways can I prevent heat from leaking out my windows without paying a lot? Are there programs out there that can teach me about that sort of thing?
- Rent and housing is extremely expensive in Blacksburg. Additionally, housing that is in a good neighborhood for a family is outrageous for grad students to pay.
- I would love to live in a more energy efficient home and I think that if I wasn't used to a lower rent then I would be able to spend the money on having better amenities that would result in a cleaner, better environment. However, I have been spoiled by the cheap rent in Blacksburg and my leaky windows (I don't pay utilities).
- I love the place I live...however, the other housing options that the Realtor showed me were horrible (dingy, run-down, ceiling falling in, poor lighting, bad smell...in general unsafe to occupy). Many smelled of cigarettes and other pungent odors and were not adequately cleaned prior to being shown to me. Just because this is a college town does not mean that the housing for people coming to live here should be under cared for. Many of these places desperately need to be torn down! I have lived in my current home for the past 5 years. It is definitely outdated, but I love the location and my duplex
- I may be willing to pay more rent to live in an energy efficient rental if the cost of utilities was significantly reduced.
- I dislike that so much of the rental housing is geared for people with roommates. Renting as a single person in Blacksburg seems to be a disadvantage. Also, the cable system needs to be reviewed. I am limited by my apartment complex to use certain Internet and cable providers who charge more than what I would pay if I were a homeowner. Also, energy efficiency is not a high priority for landlords. I pay over \$150/month in electricity for a 1 bedroom apartment because my windows are so old/thin.
- I was surprised at how expensive it was to rent a one-bedroom in a good quality apartment complex and how impossible it was to find an apartment complex with either garage or covered parking options. It's something I would have paid extra for.

- As a potential house renter, my only concern is the distance and accessibility of my potential house to campus. I want to live sustainably so am looking for a house I can bike from or ride the bus from. Parking in Blacksburg is a hassle so transportation without a car is probably the best bet.
- Since I arrive in VA tech, There is a problem to Rent a place because the absurd policy of 2 maximum pets and weight, Places allow 2 Big dogs (pixburg, etc) but do not allow 3 small pet (Winnie dogs), I think it is discriminatory for people that are responsible with their pets, beside that most of the rent places abuse in keeping the security deposit from the foreigners. If that is the law, please post it in some place in Blacksburg homepage, so people who want to come to do a high education knows about it.
- if the energy bills were less, it would justify living in a more efficient place
- I could live in a much nicer, newer, and modern one bedroom in Roanoke for less than I pay to live in a decent apartment in Blacksburg. Finding a one bedroom in Blacksburg is very difficult--you basically have to start a year in advance. One bedroom apartments are either really highly priced or very old/run down/smelly/not in nice places, etc. As a graduate student, I don't want to live near the noise of undergrad housing and grad housing away from that is also hard to find. I live in Foxridge, which is pretty nice, but it is nowhere near new, there is still noise, they buildings, layouts, and appliances are all outdated. Brand new apartments with high ceilings, exposed brick, new appliances, etc. are available in the heart of Downtown Roanoke....I may be moving there again.
- I live in a townhouse owned by my two roommates. I don't know much about the other options in the area but I would certainly pay more to be more efficient
- I would be willing to pay more for energy efficiency if I were a homeowner...because initial cost would generally be offset by long term dividends. As a renter (and a grad student with fairly little money), I am not willing to pay more to rent an "energy efficient rental" because I can't be around long enough to see the payout unfortunately, and can't afford to pay more money for the "feel good factor" as much as I'd like to be able to. I'll just take the simple and inexpensive steps to save me money and use fewer resources like plastic covering windows and letting the yellow mellow.
- Some housing owners continue to take advantage of students, charging high rates for housing that does not meet appropriate living standards.

Comments about historic preservation in Blacksburg:

- Keep them! Gives a good town vibe
- I know we have a historic district, but couldn't really tell you where it is. I would guess it's either all of or within the 16 squares.
- I would love to see the downtown of Blacksburg modeled after Abingdon's downtown.
- historic Blacksburg is a dump and most buildings are stuck in the 50's.

- Without any marketing efforts on behalf of historic preservation, what amenity does the public receive from it?
- I'm happy about this. I wonder, though: How much money goes into this that could be put instead into helping local businesses open? Maybe a better balance should be achieved.
- There are a lot of older historic buildings in need of help. Blacksburg needs to take better care of its historic buildings
- Blacksburg's interest in preserving its downtown is holding it back economically.
- More advertisements
- I would like to see more interpretive signs to educate the public on historic preservation in Blacksburg.
- to be honest, the whole town seems old...
- Where are they?
- Historic preservation is important to the current and previous character of the town, but we should also not be afraid of new building typologies and designs. If done correctly a contemporary building can compliment a historic one and vice versa without copying a strict guideline of false ornamentation.
- historic preservation is crucial in Blacksburg to keep the small town, homey feel!!
- I want to get inside the Black House! I am curious why it has been sitting there so long without being finished and reopened to the public. Would love if the historic homes were open to visitors sometime during the year... maybe at Christmas have them all decorate and have a historic home tour...
- I don't think there is a lot of publicity or information encouraging students to look into the history of the town or to visit and learn about the historic sites.
- Think every building should be preserved - definitely adds to the charm of Blacksburg.
- I like how Blacksburg has taken time to restore the historic district.
- historic areas are nice but if they look old a rundown they take away from downtown
- Gives it character
- **KEEP THE HISTORICAL AND SMALL TOWN FEELING OF BLACKSBURG!**
Please, do not "update" and become a city... it has a nice homey feeling to it that makes Blacksburg different from anywhere else on earth.
- The issue with historic preservation is which history are you trying to preserve? which time period? Historic preservation is often just a cover for enforcing a consistent construction style strategy and aesthetic for a community. That being said, I'm certainly not against enforcing some aesthetic vision to give a community a unified character- but call it what it is as building code. As for historic preservation, the challenge is and will be weighing the past sentimental and symbolic value of a structure versus it's potential utility as a new structure, or how to best update it in function while maintaining its original aesthetic charm.

- Historic preservation is critical to maintaining character. This is especially true as these spaces are still used for modern uses. This gives the town a story to be read by generations here and in the future.
- We need to get the Black House restored already. It is a complete eyesore and its presence is huge within our town's history. Historic buildings, I think, always add to the identity and culture of our town.
- Blacksburg needs to get the historic buildings back down on their foundations. Having floating buildings all over town takes away from the draw of any historic character. These buildings are just a reminder how expensive historic preservation is.
- You need to embrace the history not completely keep it the way it was.
- I only know this because I live nearby
- They should be protected!!!!!!
- Enjoy and visit many of these sites.
- Seems like a work in progress. Unsure of the "historic district" boundaries outside of the relocation of the Black house.
- I wish the black house was a place I could go inside. If it was still on main street it would have been an awesome general store or something. Maybe a dance studio??? Check out the Jam Cellar in DC. It's an old historic house (like the Black House) and they turned it into a place to dance. Right now the South West Virginia Dance Society pays the YMCA to use their dance space ONLY because they have nice floors (compared to other dance spaces at Ceritanos which is dusty and Abellas which has holes in the floor which is dangerous). Maybe redo some of the flooring in the Blackhouse and make it a place for people to dance! Contra dancing, belly dancing, swing and salsa dancing. I'm telling you, people will get into it!
- There has been a push in awareness regarding the "16 blocks". Additionally ridiculous is the situation of the Alexander Black house. Poor planning on the part of the town... the money should have been raised before moving the house. It's an eye sore sitting there like that.
- The only reason I know about the historic sixteen block pattern of Blacksburg is because I am in Landscape Architecture and was taught this by my professors. I am not sure how many other students understand this unique fact about Blacksburg.
- The old 16 block framework and old building structures and trace elements in the landscape are what anchors Blacksburg. When people recall Blacksburg the vision they get probably looks something like the historic district. Subtle details of the preserved such as the 16 block graphic on signs is a thoughtful touch. Old main street structures add a tremendous human scale to the town which holds it all together. It creates an intimate atmosphere that attracts many into its core. Just recall the main intersection of downtown, where Henderson Lawn, the corner building that Sharkey's resides and the corner of College Ave, it's like the womb, the center of Blacksburg most consistently. It where Virginia Tech and Blacksburg mesh and the most steady flux of people travel.

- I'm not very aware of Blacksburg's preservation efforts. I would like to learn more about this.
- Historic preservation is nice - but when you have empty buildings sitting around town, historic preservation has to be pushed aside. We need to fill those buildings.
- Absolutely do the historic structures contribute to the character of Blacksburg. The Alexander Black house is so important as a symbolic image of the community. Now from its replacement to the slope behind the parking garage it is high enough to look down on some of Downtown. Living off of Patrick Henry Drive, I am so intrigued by the historic house near the intersection of PH Dr. and Progress St. I want it to be preserved as much as possible, even though it is currently boarded up, it has the most beautiful maples surrounding the house. I am concerned that the open lot next to the house will be developed but that open lot is so important to provide gateways to the mountains and ample play space for those who live in Terrace View.
- The Alexander Black house is an eye sore, It is a shame that the house is sitting on that hill decaying. I understand money needs to be raised to fix the house and hopefully it will be converted to a museum. As it is, tyvek and contraction wrap showing, materials unraveled and blowing in the wind. It is apparent that it is falling apart and not being taken care of. I think there is less of an incentive for people to give donations when they see that the building is not being taken care of. People need to see some type of progress, even small amounts, to assure them that their monetary contribution is going to be used efficiently.
- get with the future
- More tours and more involvement to show the preservation efforts.
- The preservation is great. I wish the students would make a better effort to go see some of the historic sites (e.g., Smithfield Plantation, old Oddfellows Hall). Maybe events at these places could make that happen. Unsure though.
- The Black house is a great example of historic property that is being wasted and left to fall apart. It took so much to move that lovely home and now how many years has it been since it was just put in its location but not completely settled there... will it rot away before the right actions are taken to preserve it?
- It seems many restoration projects get hung up indefinitely to the point where I will never see a change during my time here.

Comments about services and utilities in Blacksburg:

- Good
- If you can only get NTC, it sucks.
- Seems like Comcast has a monopoly.

- NTC is god awful. Internet here is terrible, both speed and price. NTC and comcast overcharge for terrible service, and Verizon is cheaper but not consistent. A town run internet service would be ideal.
- Why should we pay more for alternative energy? That makes no sense! It should be CHEAPER!!! The state of ISPs in Blacksburg is horrendous. We need more providers. Period.
- NO ALTERNATIVE ENERGY THAT IS EXPENSIVE!!!! I HEART FOSSIL FUELS!!
- NTC sucks. It is the worst. We should also use green energy.
- The companies that provide internet etc have much higher prices than non-university areas.
- I would pay more for the use of solar energy.
- We need more competition and consumer choices for cable and internet in Blacksburg. It would be nice to have a public high-speed wireless network that anyone could sign up for.
- I would like to see more recycling options available in Blacksburg, more recycling stations, public bins (i.e. recycling bins next to public garbage bins) and composting initiatives.
- Wonderful news about the recycling program accepting all types of plastics!!!!
- I hate that sometime NTC and Comcast are the only options for internet service. I personally think these companies almost have a monopoly on the service and therefore provide terrible customer service.
- It'd be nice to have more options of cable providers in the area to compete with Comcast.
- The cable/internet options are horrendous. Recycling needs to be expanded to collect cardboard and glass, at least at my apartment complex.
- For what we pay for internet and TV service, it should be better. Our energy bills are currently so cheap compared to other areas of the country. Alternative energy is a MUST.
- NTC sucks. We should not be required to buy it (CMG Leasing)
- Get NTC out of the crazy monopoly they have over internet and cable in almost every apartment complex in town. They are a shady company and shouldn't be associated with Blacksburg.
- I think as a college student, even though protecting and trying to preserve the environment is important, paying more is not a realistic option because most of us don't have a lot of extra money. I try to cut back on energy usage in other ways.
- Whole town should be wireless since it's a Tech school.
- I am NOT willing to pay more. I am already paying for services. Any improvement should be provided automatically without raising any rates. Why should sun and wind, which is already free, cost me more!? Raising rates for better services is a corporate ploy and I'm sorry to see that Blacksburg is thinking this way.

- The question above is hard to answer. How much more are we talking? \$5 more per month? \$1 per month? My answer is going to depend on how much more.
- I would love to see alternative energy options!
- The limited options are frustrating. Especially, having lived outside of Blacksburg in an area with better internet at lower cost.
- Our recycling doesn't take enough variety in recyclable materials! Take all of our plastics that can in theory be recycled- all of the numbers. We could use revision in the recycling pipeline to improve overall efficiencies, and we might want to consider a trash incinerator to address waste and use it as an alternative energy source.
- A well-run recycling/sorting/incineration plant kills a bunch of birds with one stone: reducing land-fill use, providing power, providing jobs, and sending out valuable materials for recycle.
- Existing internet provision where I live is fine- but I know some people don't have service as good as mine, so on their behalf, introducing some competitors would be good to force providers to offer better services and products."
- My electric bill is extremely cheap right now, so I would definitely be willing to pay 5-10% more a month to know it is coming from a renewable resource. Also, Comcast is absolutely horrible. I would love to have another choice of cable here. The service itself is okay, but dealing with that company is a nightmare in terms of customer service.
- Not if I am still getting nonrenewable energy in my home. That is what usually happens as far as I know.
- The service abilities of NTC need to be addressed in the community or another cable company should be available as a competitor (not dish service).
- It is unfortunate that we do not have any recycling dumpsters in my townhouse complex. There is no way for us to recycle anything without going to the actual recycling facility, or dropping off recycling in other apartment complexes.
- some private utility companies almost create a monopoly within certain apartment complexes.
- Trash pickup is disappointing - see issue at TOTS. NTC is terrible. They treat us really badly because they know they can.
- I do not like NTC at all. I live in Maple Ridge. Each room has an Ethernet jack. Each roommate should be able to use their own Ethernet jack in their room. It's only logical. As a computer engineer I think this could be accomplished by a higher quality company than NTC.
- The most feasible way to get people on-board with better energy technology is to make it comparable in price to current energy
- Comcast's cable and internet service is terrible. My TV programming often freezes, and customer support has no help for this. It is a travesty that they have no competition and can get away with this.

- Well by paying more for better services this depends on how much more. It sucks that I have to pick between comcast and the other one (NTIC?). Comcast is pretty reliable and we have a good internet package, but we refuse to get cable because cable is useless nowadays. The town inspector is good at telling me when my trash isn't out on the right day and when cars are in the way of the garbage pickup truck. I like the fact that we can recycle (I feel guilty whenever I don't recycle now a days). I think the town pick up days need to be advertised more though (the ones that are once a year?). It's nice to have leaf pick up and trash pickup advertised and provided!
- I would have liked to have an option to have electric service. What happened to the recycling center at Blacksburg rec center? Will that ever come back?
- I think giving people the option of alternative forms of energy is crucial and would be unique for the Town to pursue.
- I have had too many problems with Comcast and my internet service.
- As a renter, I am limited by my apartment complex. I pay for high speed DSL knowing that I am not receiving high speed DSL due to the age/condition of the telephone lines.
- We need Fios!
- Alternative/sustainable energy should be available for no extra cost.
- Alternative, NOT dependent on exploitative coal!
- We gotta find something besides coal! Also, more efficient heating and updates of old homes with newer more efficient insulating features should be incentivized for homeowners and landlords.
- The only tech services available where I live is Comcast and they are horrible. They change prices frequently and take forever to answer phone calls and maintenance calls to the house. They hold the right to charge you whatever they want if you cancel.
- I would pay more for options from alternative energies...mainly because I feel that this sector needs support from all energy users, but especially my generation (mid-late twenties).
- Something needs to be done about comcast being the only option here for cable/internet. Because of this they allow themselves to just be terrible.

Comments about public transportation and traffic in Blacksburg:

- Bus stop accessibility is a major problems. It seems that many bus stops are just thrown in random locations, and many are not accessible without having to wait in the road. The university's commitment to allowing cars and fostering a car-oriented culture is a major issue for the Town. The location of the multi-modal transit center on Perry St. is, I believe, a HUGE mistake! Focusing the transit system this far away from residences and Downtown will permanently make the system a ""to and from class"" only option. Putting the center closer to Downtown, perhaps as part of the Main Street Improvement

Project, would have opened the door for mixed-use, transit oriented development, and brought thousands of people, on-foot, to Downtown on a daily basis (look at Charlottesville as an example). The location for the Center of the Arts, Turner Street area, or the Squires lot (as part of the College Avenue project) would have been great options for the transit center that served both the central campus and the heart of Blacksburg.

- I ride my bike. Traffic doesn't seem to be a problem.
- Blacksburg Transit is the worst public transit system I have ever used. I have yet to meet a single person who is pleased with it. There was actually an instance where the bus left 25+ people at the Wal-Mart stop. I am willing to pay the overly expensive parking permit cost just so I never have to get on a Blacksburg Transit bus again.
- It's a great town to walk in, but only if you live in downtown or right to the east of downtown. I hate that we have to pay to park downtown on Saturdays. Probably what I hate most about the town's transportation. My hometown of Fort Worth, TX, which is 18 times the size of Blacksburg offers the same free parking times as Blacksburg, but also free parking on Saturdays. Making going downtown a lot more fun.
- I hate the bus system. It always takes me way longer to take the bus than to walk or bike. I always end up missing my stop. When I lived in Wiesbaden, Germany, each bus stop had a little chart with the times the bus would arrive and which lines arrived there and the connections for each line. That was so helpful.
- The busses are always full at peak times (8-9 am, 5-6 pm). Run more busses at these times.
- The redevelopment downtown to roads has made it more difficult to get to the North end of town, I now use 460.
- Certain bus stop have the "full bus" problem too often.
- That traffic circle was a terrible idea and I hate it with the fiery passion of 1000 suns. Downtown is too jammed, especially with the change in traffic pattern so even less cars can get through. Also, bicyclists are hazardous as all get out on narrow roads and need to obey traffic laws.
- I wasn't able to get a printed copy of the bus routes this year because they went paperless (WHICH IS AWESOME). I therefore went online to figure out the bus routes, and the online maps were so confusing that I still walk everywhere and have never ridden any of the buses.
- I appreciate when intersections are re-done that bike lanes are put in. Please continue to add bike lanes and more people will be encouraged to bike, especially along Main St. Also all traffic lights should have pedestrian walk lights on them (I think there are a few that don't). Public transportation and bike trail connections to Christiansburg should be expanded, and I am excited by every development even if I don't use it personally. With all that said, Blacksburg has a much better bus system than most cities in the US so good job.

- The bus route is very limited. I would like to see a more intricate network of bus routes all throughout Blacksburg and also buses running at least every 15 minutes throughout the day.
- Cf. before. More bike path separated from the cars would help a lot. More buses during the summer would really be a plus. In general, the bus system is great, but the town is so spread out that this is not enough.
- more bike lanes!!
- love the busses, but it would be great if they started earlier (6:45 am). Also, the whole town needs more bike lanes
- It would be nice to have a BT loop in the Houston St/Center St/Green St area.
- Bike lanes in town
- The bus doesn't stop near the veterinary school at all, yet I'm required to pay the same bus fee as everyone else. That's not fair.
- BIKE LANES AND RIGHTS OF WAY PLEASE. We already got screwed out of having these as part of the downtown renovation, this can't continue to be allowed to happen!
- more bike lanes and bike education (both teaching bikers how to ride safely and drivers how to drive safely with bikes on the roads)
- Wish bikers would follow the rules of the road and not switch from pedestrian/car laws based on their convenience at the moment.
- That roundabout is awful and dangerous. I don't know how many times I have almost been hit trying to turn left from Main Street onto Prices Fork. At least people respected that intersection when there was a light there, now people coming from North Main Street plow right through that Yield Sign. I'm not sure if there has been any accidents there, I haven't seen one yet, but I feel it is coming. It's dangerous. BAD IDEA.
- There is no bike lane on Main Street, that decision keeps me and several others I know from biking to campus each day.
- More bike lanes on more roads close to downtown and campus. Bike lanes will help ease traffic, ease parking difficulties, and increase shopping convenience.
- I wish there were more bike trails, it gets complicated on main street and the back roads. Also, I wish there were more direct routes from places, the back roads have way too many turns and such.
- There should be a bike lane on North Main.
- There are too many cars in this little town. I don't live in town so I can't use the bus, but I might if I did. I want to ride my bike as much as possible when I'm not driving. I wish we had bike lanes, so that bikes could safely have their own place to ride and let the cars have their own place to ride. I feel that sharing the road is ultimately dangerous and the bike-rider (me) loses.
- Need more buses, it becomes such a process having to look up schedules and waiting for them for a while that people don't like to use them at all.

- Sometimes some of the lights get a bit congested and take forever to get through - but compared to other places around the country, the roads and traffic here are fantastic - also, I don't know if this fits here, but the snow and ice removal program in Blacksburg is probably the best I've seen in Virginia, great job there. Since Blacksburg is so spread out, I find it quite limiting to walk or cycle to certain places. The downtown is key to solving this issue - density is key.
- The public transportation is doing a great job. But it would be really great if they could enhance their operation time in break schedule, i.e. let the buses ply for a longer time while maintaining the half an hour or an hour schedule
- This is one area Blacksburg is very strong in. I use all my modes of transportation (bus, bike, pedestrian, car) very seamlessly and evenly. If one of my modes is not available to me, I can easily switch to another. I am looking forward to the Text a Bus feature.
- I love the BT and how comprehensive it is, however, I think that the Town needs to work to incorporate more hybrid buses into their fleet. I only see one hybrid bus being rotated between routes on a daily basis, and there definitely should be MORE actual buses to help with the increasing number of students who ride the bus. I have had more than one bus go by me at a stop that is full and have been late to class as a result.
- The bus is late a lot (Harding)
- Blacksburg does not seem to be the most bike-friendly town. Covered bike racks and bike lanes would be helpful
- Hard to bike on Main St.
- Some of the recent changes to roads, such as the installation of sidewalks on Turner street and the narrowing of Main Street downtown, have made it a lot harder to use a bike for transportation in those areas (unless you bike on the sidewalk, but then you have to avoid pedestrians).
- Public transportation and traffic work adequately. However, the need for transportation is too great. Students should be able to walk anywhere in a condensed Blacksburg.
- Please make sure that all bus stops are well-lit! I live across the street from the bus, but I hesitate to take it, especially in the winter, because it is very dark and I am concerned about being hit or tripping. I am disappointed that with all the work done on Main Street that no bike lanes were added. That was really a missed opportunity for the Town.
- MORE BIKE PATHS! I hate going down the bike path near the Blacksburg rec center and just have it stop completely... or just the fact that its half paved. I know so many people who just don't have the \$\$ to drive a car. Biking is great! I just got into biking and now I bike all the time. We need to talk about biking etiquette a lot though if we are to make a transition into alternative forms of transit. People need to wear helmets. People need lights on their bikes. Support Bike Co-ops! Have people talk about biking at elementary schools. It's a childhood right to be able to walk and bike in your own community. Youth mobility! College Students! Addressing Obesity! Getting Active and engaged in the Community (it's easier to pull over and look at something while on your

bike rather than a car-- yeah??)! Biking accomplishes this! Let's have a bike event (maybe not a race... more maybe a race. A bike race would be cool. Then you could have bike vendors, free bike events, bike sponsors come and hang out after this bike race. I'm not a great competitive biker but I'd love to be a part of a larger bike ride and talk to fellow bikers. Learn about biking gear, ways to bike, places to bike, bike sharing, bike plans). I'm not hard core about biking, but I bike every day now that I have a bike. I ride my bike like I drive my car. I'm a confident biker. Help me get other people biking too! Biking is better when more people do it. Strength in numbers! Make accommodations for bikers. We are a minority but only if you make us one.

- Very happy w/ the transportation in this time.
- I do not use the public transportation system in Blacksburg. I think that the bus system is confusing and I can never understand the schedule (I am just bus illiterate though). I love riding my bike, but often get anxious about riding on the road and there are very few designated bike lanes around town. There is also a shortage of off road trails that could get me to key destinations like N. Main Street to DT. DT to campus. Kroger on S. Main to DT, etc. The path from Foxridge to campus is great, but it needs to get to other destinations as well.
- I would utilize public transportation more if it was more accessible in my area
- The construction around the new traffic circle has been an inconvenience, especially when the road is unexpectedly closed. In addition, the traffic circle makes it difficult for walkers and bikers to cross Prices Fork because there are constantly cars driving through.
- Creating more pedestrian corridors, such as connecting the Huckleberry Trail and main street.
- I love the bus system (when it is reliable) but transportation downtown on the weekend is horrible. The bus from Hethwood only takes you to campus, which is not a terrible walk but by yourself at night it is not ideal. Then they stop running at 2 am. There needs to be more buses or a taxi company that is readily available and not so expensive to transport people and discourage drinking and driving.
- There are some serious congestion issues at 5pm with people exiting campus. The left turn off of West Campus drive onto Price's Fork has to be fixed. And I wish the lights were timed so that you could keep driving smoothly instead of getting stopped at every light. It is frustrating and it makes me not want to go from one side to the other.
- Multiple forms of transportation is ideal. Parking is a nuisance, so walking and taking the bus become the best solution.
- You need to make it more clear that drivers need to stop for pedestrians in the round about. Plus they drive through it REALLY fast when a pedestrian is present. You need a sidewalk down the entire Progress to Patrick Henry. More lighting so I can walk without fearing for my life. The worst part about the bus system is when it goes to ""regular"" or ""break"" schedule. Some routes are soooo confusing (UCB/Progress) and I need to give

myself 15 minutes to review the route before I try to leave. And during the summer it runs so sparingly and for so few hours that it seems pointless.

- Somebody has to do a real poll to the students of bus schedule and real time they have to move in town and out of town
- The rush hour traffic is bad for such a small town. I would like public transportation to go to the town of Prices Fork. I would like bike lanes from the town of Prices Fork to the university so we don't have to ride along what is essentially a 2-lane highway.
- I like the roundabouts--minimize the number of traffic signals--and add roundabouts!
- Blacksburg must plan for other modes of transportation in order to get more cars off of the road. But cars also need to learn how to share the road with runners, walkers, bikers, strollers, skaters...
- More bike ways please :)
- The more alternative transport options and accessibility, the better. Make it more difficult for folks to drive and easier to walk, cycle, or bus!
- Smartway should run at least 4 times on Sundays. I spend some weekends in Roanoke and it would be nice to be able to come home on Sundays instead of early Monday mornings.
- Again, a downtown Main Street bike lane would be ideal (but not absolutely necessary). Another idea would be a some "community bicycles". Essentially, some old, but good/fair condition bicycles, easily identifiable, which could be ridden anywhere around town, dropped at the rider's destination and picked up by the next rider that desires as they walk by. Clearly, they would need some maintenance over years, so you could charge (maybe 50 cents) per ride if you had meter type devices around town that they would be required to be dropped off at. Alternatively, though maybe not feasible, free use could be provided and another few jobs created by the city and/or university for full time maintenance of these bicycles. Again, just an idea at this point. A bus route up to Piedmont and Clay would be great too! That way I wouldn't have to ride home in the rain if it starts during work. A self-serving request.
- That new roundabout by Main Street and Prices Fork Road is ridiculous. What did it do to improve anything???
- More roads need to be more bike-friendly. Many of the roads are out of date, and when people park along the roads it leaves little room to drive and gives very poor visibility when you make certain turns.

Comments about public safety in Blacksburg:

- Very safe town
- I've always felt safe.

- Actually, I think the VT alerts quite overdo it. I'm not one of the "better safe than sorry" types. One message is really quite enough. I wind up getting more than six a lot of times...
- Pedestrians should pay more attention to moving vehicles.
- I feel pretty safe walking around at night by myself.
- It's all good.
- I think the town police here are a little lax/slow to act in preventing violence, etc., except for when it comes to doing stupid things like checking for speeding and stuff. They do that a lot, when they should be preventing all these muggings and sexual assaults that they always get the information wrong for and end up sending me a second email saying "CORRECTION, we made a mistake (again). The assault happened in a completely different location than what we said earlier." And this happened last week as well. This is not hypothetical. Police here are lame and lazy (except for trying to catch speeders, which is useless in my opinion).
- No comments, I feel pretty safe in Blacksburg
- A great place to stay, regarding safety.
- It seems that there is more assaults or crime on or near campus. This is disturbing.
- It would be nice to have more streetlights, or at least better maintenance of the burned-out lights. Even motion-sensor lights would be effective, so as to not run them all the time.
- Not safe around police. Being drunk is not a crime
- I had an incident where a man was staring in through my back window and I feel that the police did an excellent job.
- There should be more street lights near large apartment complexes. With so many students living in those complexes, being able to walk safely home would be a good idea. I live off Giles Road, and it's very dark through there sometimes.
- I do think the police here are a little biased and blinded with the idea that all the students are automatically rude and conniving. I have witnessed several examples of policemen treating students with uncalled for rudeness. I just wish they were a little more open minded. Then again, maybe I just witnessed bad and uncommon moments.
- For a community with our demographics, I think we do alright on the crime front- the one thing we could work on is reducing larceny. It's the campus police that the students have trouble with- the town police are a good group of officers.
- There probably could be more police patrolling on a regular basis. It seems like they are out in force on Friday and Saturday nights of course, but outside of that they seem to be a bit lacking.
- Honestly, the updates provided to Blacksburg students are a bit unnerving. Constantly being made aware of every incident brings down my level of security. Perhaps statistics about number of the crimes reported of that type should be included in the email. Right now it's all just bad news.
- I have never felt unsafe.

- Police pulling over bikers too often. They should be watching out for the cars that are unaware of the bikers.
- I know that reckless driving is a problem, but it creates a poor image when the police just sit along the road (especially when they park on sidewalks/half in the road) waiting for speeders. Surely there are better uses for police time than speed traps.
- Ok- Let me get this straight. I really appreciate what the VT police and Blacksburg police do. But what TICKS me off is when people are minding their own business, WALKING back from downtown (walking- not driving) and are getting harassed by police and arrested! HOW is someone supposed to get back from going downtown (which has mostly bars) safely without getting in trouble? It's ridiculous. Can we get some sort of community designated driver program going? What about escorts? Like... if someone is walking back from DT with an escort then they can't get arrested. I hate the fact that people who are being responsible (i.e. not getting behind the wheel of a car) are getting arrested! People still drive drunk in this community and its dangerous! It makes me sad to think that there is this tense relationship between students and the town. I've spoken with residents of Blacksburg who remember walking home drunk from the bars, running into cops, and have told me that the cops drove them home willingly and didn't penalize them for being intoxicated. Whatever happened to that? Kids are going to drink. This is a combination of two efforts. The school needs to teach kids how to drink responsibly (not abstain from drinking because this whole abstinence method only encourages binge drinking)
- I feel very safe in Blacksburg.
- Blacksburg and Tech police work together to harass students. For example, if a student is drunk and chooses the right approach to walk home instead of drive drunk, the student can be ticketed or arrested for drunk in public. That makes no sense. Especially when there are not enough alternatives in place for students, such as buses at night, cabs, etc.
- The relationship between town and the university is oppressively close. Everyone is considered to be a potentially drunk rapist frat boy or homicidal nut, and yet, people break all kinds of traffic rules without consequences.
- I still think there is too much of a police presence on the streets.
- VT is always sending me updates about assaults and robberies. For such a small town, it sometimes feels a bit unsafe.
- I don't know much about this. I've never felt in danger but I know people who have. Gay friends getting harassed and having beer bottles thrown at them while walking home from dinner, drunk people punching others and cars, etc. Reading the VT Crime Alerts make me very sure I don't want to walk around at night alone, though.
- I feel comfortable walking home alone on Harding at night from downtown, but I've heard of others who haven't been as lucky or are incredibly worried that I do this sometimes. That street does need better lighting though.
- Bike theft is getting worse...

What types of job opportunities would you like to obtain in Blacksburg?

- If I were to stay, which would be great, but isn't an option, I would be working in the mine reclamation and soil science sector. I'm not sure how viable that is here....
- Data science
- A job at Tech (but that's a pipe dream, since they're so competitive about hiring) or in a company.
- Government related for me specifically, but much more opportunities beyond IT/Software/Engineering.
- Developer, Nonprofit, or Consulting Firm
- Can't wait to get out.
- Land planning and development companies
- I don't plan to live in Blacksburg after I graduate
- A university position (post-doc or faculty).
- Contract/Research
- Pharmaceutical company
- Bank, financial planning, lending, etc.
- Engineering firm (mechanical)
- opportunities to foster local community and alternative education in Blacksburg and abroad
- Veterinarian.
- I love Blacksburg, but it's just not realistic to live there for my profession. I need to be a big city. (Architecture & Urban Planning)
- sustainability-related
- Architecture - maybe Community Housing Partners in Christiansburg or within the College of Architecture and Urban Studies
- Architecture Firms
- Local Government
- Architecture firm
- Interior design opportunities for new buildings on/around campus/town.
- Advocacy, environmental, urban planning, and public policy type jobs
- At this point, I'm open to anything.
- I'd like more art/film/design opportunities in the area, and not all at Modea or out in the CRC working for engineering-type firms.
- I would like to see more design jobs and opportunities in Blacksburg.
- If there could be more design firms, that would be great. Architecture, landscape architecture, planning - creative class businesses.

- there are no job opportunities for college graduates except working at the school... pretty much so it sucks
- architecture firms in the area
- academic/research
- If I were to live in Blacksburg after graduation, it would only be due to myself opening and running my own business in Blacksburg.
- design firm
- Private consulting for industry! Ideally I'd love to work multiple part time jobs, but I need health insurance!
- I am a biologist & I need to move after I finish school in order to find an appropriate job. I would however, like to retire here.
- I would like to live in Blacksburg and work a small farm or at the Hale Y community garden or even a landscape architecture firm.
- animal care, veterinary
- Landscape architecture
- Accounting, finance
- Environmental consulting, forestry, water quality monitoring
- Local government position
- Economic Development
- Academia. I'm not staying at VT after I get my PhD!
- research
- Environmental, Research, Government Research groups, Conservation groups
- Planning opportunities within a design firm
- non-profit and community development
- arts, nonprofits, social services
- In order of preference, the job opportunities I am looking for are education/academic, applied environmental (e.g., native, edible landscaping and gardening...not environmental consulting), community engagement/recreation/events, and farming. Carpentry and brewing are also great options! So I'm hoping you have a job for me in a couple of years! Ha!
- science or technology

Comments about employment in Blacksburg:

- I would never live here.
- It's tough for the 'follower' in a relationship to find employment in Blacksburg, because opportunities are so limited.
- Pathetic! Everybody knows this. It's Tech or waitressing.

- It is non-existent if you are not connected with other people.
- There isn't any (other than part time)
- Menial labor jobs are both plentiful and difficult to get. Higher paying jobs don't seem to exist.
- There needs to be more business incubators
- Blacksburg seems pretty dead-end for (good) jobs. I would never try to seek permanent employment here.
- There are of course not enough high-tech jobs to support most of the college grads, but that is to be expected in a small town. It would help a lot to have more opportunities in the Roanoke area. Reviving downtown with more local businesses and restaurants would be nice though.
- There is not much employment in Blacksburg in my field of wildlife biology, except for at the university.
- It is difficult for spouses to find employment if they are not students; which make it difficult for them to live in Blacksburg, or to live in Blacksburg happily.
- Not much unless you are employed at the university.
- When compared to places like Washington DC, Blacksburg just doesn't have any opportunities for Architects. I will be moving to DC once I graduate.
- Ever since I moved here, I want to stay here, but there are no jobs. Just getting a summer job is hard enough.
- Jobs should diversify, more middle range jobs or part-time opportunities
- I did this after undergraduate (graduate student now). It was okay for a short amount of time. But Blacksburg needs to offer more opportunities and amenities that cater to the non-undergraduate population for this to really work. Many of the bars, restaurants, and shops are looking for an undergraduate audience. Having a few that cater to the more graduate and professional crowd would help Blacksburg become more attractive to students upon graduation.
- We need to increase light-industry and commercial options for the lower-middle class and for those who are not the tech graduates, but just those who've graduated from high school- there are very few jobs that a high-school graduate can take on and expect a decent enough income to support a family. I know a lot of folks who are great people who just don't have all the college credentials and struggle in this area.
- Decent if you work for VT or are a student, other than that it's pretty horrible.
- It seems that only for a rare few does Blacksburg have the opportunities or appeal for after graduation employment.
- I would love to live in Blacksburg after I graduate, however, there are just simply no jobs for my desired career path. I am planning on attending law school for environmental law, and there seems to be a lack of those jobs in the entire New River Valley including the greater Roanoke area. I am saddened that I will have to go to somewhere like Richmond

or Northern Virginia in order to find a job once I graduate, because I don't want to live in a big city.

- I'd like working a part time job in the community (I work at the rec center and I love it!) Maybe after school programs? I'd be willing to work something like that! So would students.
- about 10% of the people I graduated with wanted to remain in the area, however only one was hired in the area and the others either had to seek employment in West Virginia or ultimately decided to move out of the state for better and more variety of opportunities
- While I have a research position currently, if I want to get ahead or if I ever choose to leave my current position, I have limited opportunities within Blacksburg.
- Seems to all be in the service industry
- My boyfriend moved here with me in 2008 and found a job within a month. We really appreciate the Industrial Park and the opportunities there.
- there are no job opportunity in Blacksburg beside work for VA Tech
- There is a huge age gap in this town because of the lack of jobs. Late 20s and 30-somethings are hard to come by, most have to leave after college because they cannot find a job in Blacksburg. Something needs to be done to bring more jobs to this area and to have a better representation among age groups.
- For students the opportunity to work is somewhat limited by class schedules and student life. Should be more willing to accept students and town wide events.

General Comments:

- The NTC internet and cable don't provide the fastest internet or good channels
- Focus on the historic preservation
- None.
- You shouldn't lump entertainment and shopping together; shopping includes basics, not just luxuries, which is what entertainment implies
- More affordable family housing (designed for families, not as temporary student housing). More pedestrian friendly, mixed use affordable communities, well -connected with bike paths
- This is a left-field comment, but penned chickens should be permitted on personal property because they provide a valuable economic and nutritional benefit with minimum fuss and effort, they control pest insects, and they're not a nuisance as long as people don't have roosters. Just chickens- I know roosters boost egg output, but until they breed a silent or reduced-volume version just say no to roosters.
- Traffic flow in the downtown area could use work
- Blacksburg is a great place to live.

- These may not be issues at this moment, however I am concerned that they could come to be a problem and interfere with the overall great atmosphere of Blacksburg.
- Thanks for listening.
- I don't know much about Historic Preservation in Blacksburg. Otherwise, I might be more concerned about it.

What is one aspect of Blacksburg that you LIKE MOST?

- The progressive nature of the Town.
- The outdoor life. Hiking, riding bikes, all of it; It's a great place to explore the new river valley
- There are 2 Starbucks and a Chipotle.
- The amount of open space and history because it contributes to the character of the town.
- Small town feel
- Recreation
- That I have to live here for school, there really isn't anything that stand out yet.
- I like the close location of everything.
- Community feel
- It's small and big on "local".
- The price of Rent!
- Trails are great.
- I like that it is generally a very safe place
- I get to leave soon.
- The small town feel
- Scenic, pretty, lots of outdoor things.
- The small-town feel, and sense of community.
- It is small
- Great outdoors activities, a relax atmosphere, a feeling that things are being improved (downtown constructions, bus service improved), a beautiful campus, green spaces... the bike path from Foxridge to campus... The safety.
- college town
- It still has a small town feel, and the public servants seem to care about keeping it that way.
- great bus system that runs on weekend nights late
- The people here are really welcoming and friendly.
- The recycling program
- It's a small, pretty town with a friendly atmosphere and great views of the mountains
- The small town feel.

- friendly college-town atmosphere
- The small town feel, but the amount of variety (entertainment/recreation/shopping) available.
- It's a very relaxing place to live. Good environment for students to learn and have a college experience.
- The feeling of community
- I love the small town feel that gets infused with the energy of college kids.
- Farmer's Market
- It's very charming, and it's beautiful in the fall and spring.
- It's beautiful location minutes from outdoor adventure.
- how it feels like a close-knit community
- Walkability of main street
- The sense of community and the mountains. I feel home here.
- The mountains
- The town's atmosphere is fantastic. everyone has pride for the area and it shows
- Even though there are way too many students, it still has that small town feel. If there's a way to bring in more business and employment opportunities while keeping the small town feel, that would be great.
- Somewhat progressive compared to general region.
- small town feel
- Young and active families
- town feeling, walk-in distance
- variety of restaurants
- Small, close to VT
- I like the small college town feel, but it could expand a little bit more.
- small town feel but it is not deserted
- Downtown Blacksburg is clean and walk-able.
- The beauty of the landscape.
- Small town with lots to do in a very close proximity.
- Downtown
- I love the Farmer's Market! On Saturday mornings in particular. The family atmosphere and the musical aspect makes it feel like home to me.
- Environment
- Atmosphere
- The scenery
- I like most everything.
- Big university but Blacksburg still has that small town feel
- it is a small town feel
- relatively low cost of living

- I like how close it is to campus
- environment + Nature + people
- Environment - mountains, fresh air, cows
- The small town feel and the FUN DOWNTOWN AREA. I'm a senior this year and I wish had gotten more acquainted with the hole in the wall places earlier. I will miss them all.
- People smile.
- Blacksburg is in a really great location. It's proximity to the AT, the New River, and other great outdoor options is fantastic.
- I like the peacefulness of the community as a whole, and I like the small-town feel that you can find when you get off the few arterial streets. Once you get past the areas that cater to primarily to students, the character of the town emerges and it's quite nice. I think more students should get more involved in the town to discover what we've got here.
- Small & homey feeling
- I love the farmer's market!
- okay bars
- It's a great town.
- True to its roots.
- It is changing and identifying and addressing the needs
- The transportation structure.
- Historic 16 block district
- I just love the small town feel, and the cohesiveness of the town provided by the university.
- Natural Beauty
- closeness
- Everyone is so relaxed
- Everyone is so helpful
- housing closer to the campus
- I love the size of the town. It is small enough that distances are close and walking is feasible
- Relaxed environment. Many quality of life aspects are good, but it is too small for my tastes.
- The Huckleberry trail and the many green spaces
- Its serves and helps a great university.
- The local feeling. The opportunity to "be" downtown day or night.
- It feels very safe.
- The integration of the overall community and the college student community.
- the people
- Recreation & Transportation.
- close community and small town feel!

- the library
- The sense of community and the drive to be more "local."
- Historic district such as lyric theater, old buildings, pocket parks, huckleberry trail, townies-student relationship, small scale, little shops!
- Small town atmosphere.
- I enjoy the Lyric Theatre. I believe that it provides a unique entertainment opportunity as well as numerous volunteer opportunities.
- The natural scenery surrounding (mountains)
- I love the way that the town interacts with the university and the student body in general. I think it's great that the town and university are always working on keeping a good relationship.
- Availability of outdoor recreation nearby.
- nice small town
- That I feel safe.
- the landscape
- It's clean and orderly.
- small size
- Sense of place and community
- I love the small town atmosphere
- The option to walk to places because they are close together.
- Outdoor space
- Local events
- All the yummy restaurants downtown.
- Safe place
- Summers when it's not so crowded.
- The diversity and intellectual population of people shared with Virginia Tech, at the same time the Town should distinguish itself from Virginia Tech. I love the street festivals in Town, I wish there were more.
- Not too many big box corporate stores. More opportunities for local/small businesses.
- Being a part of the large student population and affecting the community I'm in.
- Small-town feel
- lane stadium
- Huckleberry trail
- Ease of getting around (I hardly ever drive).
- The ability to walk pretty much anywhere
- The community feel at the farmers market, the Christmas celebration, steppin' out, and the Friday night concerts
- Not too crowded but plenty to do.
- The diversity of thought from "locals" to "ivory tower academics".

- Strong sense of community.
- Proximity to hiking trails.
- The small town charm.

What is one aspect of Blacksburg that you WOULD LIKE TO CHANGE THE MOST?

- The non-progressive nature of the university, and how it drags the Town down with it.
- nothing really
- THE TRANSIT SYSTEM. IT IS AWFUL. Also more concerts would be wonderful.
- I would like to see more entertainment venues and opportunities throughout Blacksburg.
- Sprawling apartment complex after sprawling apartment complex
- Traffic
- That the town at times seems to revolve around V Tech football.
- We need WAY more entertainment and shopping options. give up on the "historic" aspect as there is nothing of value here. Blacksburg needs development badly.
- Auto-centricity
- Its energy sources.
- More shopping centers for college age students
- BRING NATIONAL RETAILERS!!!!!!!!!!
- Do better about historic preservation
- Have the townies hate students less and have the town quit mucking around with the roads.
- The lack of employment opportunities
- Over-crowded, run down, ugly bars with poor service.
- revitalize downtown with more locally-owned, healthy restaurants and coffee shops, and also better venues for local and regional music acts
- More shade and greenspace for pedestrians and bikers!
- Transportations.
- college town
- The parking situation
- proximity to airport, lack of covered amenities (like bike racks and walkways) for when it's raining, which it seems to be all the time
- less "dead space" downtown -- too many of those buildings are empty and creepy.
- More affordable housing and property taxes.
- Better efforts for recycling (i.e. recycle bins in shopping centers and downtown)
- Parking.

- more parking!!! My friends and I rarely eat or shop downtown because there's nowhere to park. We know that we will always be able to park in Christiansburg. It's not that we don't want to be in Blacksburg, but it's too difficult.
- The availability of parking downtown, more street lights outside of the downtown area, public transportation directly from apartment complexes to downtown area on the weekends
- The fact that kids of the legal drinking age can be arrested for taking one false step. They are not hurting anyone or themselves.
- I would like Blacksburg to expand more and not be such a small typical southern Virginia town
- I would like to see more efforts go toward sustainability and toward making the partnership between the town and the University exceedingly strong in that arena.
- First and Main shopping center and University Mall do not reflect the quality and character of downtown Blacksburg
- The weather in the winter :) But really, I think the speed limit on Patrick Henry near The Village apartments needs to be increased. I was given a 40/25 mph ticket there recently, as I don't venture much to that side of town and didn't know the speed limit. I never would have guessed it would be so low! It's two lanes on each side with a median and turn lanes, for crying out loud. It should AT LEAST be 35.
- The presence of downtown. It has so much potential to be an even better place than it currently is. The renovation has already helped to improve this.
- more sustainability initiatives!
- Traffic downtown during rush hour
- I wish I could pick it up and move it a little further East. :)
- The structure
- ECO friendly changes! come on! this is a college town, you would think there would be more people speaking out about a coal factory 100 yards away. Protect and preserve the town's environmental health.
- THE ROUNDABOUT. Again, it's so dangerous. I try to avoid it if I can, but I live right by it. That entire "main street improvement" design was obviously dreamed up by someone from NOVA. It's not Blacksburg at all and reminds me of DC, even though in DC, people know how to drive in roundabouts and I've never feared for my life driving in one there.
- Bringing more diversity of entertainment. University sports are great, however, a legitimate concert venue seems to be lacking.
- I don't know.
- we need more community housing. There is not enough for young families trying to make ends meet. I know a lot of people who work in Blacksburg who have had to move to Christiansburg because they couldn't afford living here.

- more variety of business, better transportation
- TTT- offer more option to go out of town
- Pedestrian area
- I wish there were more apartment complexes closer to campus.
- TRANSPORTATION
- Bike lane should be increased.
- To have Draper (downtown) be cleaner and some of the buildings on it fixed up.
- not sure
- more businesses targeted towards students downtown
- I wish downtown Blacksburg had enough shops so that students could simply walk everywhere. For example, a convenience store and/or a bakery (or breakfast to go, a fast healthy breakfast is hard to come by here in Blacksburg)
- Shopping
- Lack of bike lanes
- More night life. Bars, Pubs, Restaurants, Clubs
- Get the traffic under control.
- Strictness of housing policies
- there needs to be more gift shopping options
- I'm sick of how car-centric this town is. Make this town more alternative-transportation friendly NOW. A good first step is to get rid of, say, 50% of the parking in this town and at the same time increase public transportation options (e.g., buses every 5 minutes and more bus stops). Other towns have done it, we can too.
- More shops. I feel like I go to Christiansburg for everything
- Nothing!
- More family-oriented stuff - for every single of very limited number of family events (Photo with Santa, Halloween) surprisingly many families with kids emerge from their homes to take advantage of these events - I am sure they would like to see them more often...
- Parking on campus, or I guess dealing with commuting- It's next to impossible to find parking anywhere near the buildings, but the bus schedule is so annoying and takes literally 30 minutes to get anywhere.
- More job opportunities
- I think Blacksburg has the potential to become more than just a college town.
- Blacksburg needs to grow beyond the shadow of the university. It would be great to see more creative businesses come to the area, more manufacturing and technology, and more local food production (not the surrounding counties, but in our county), so that the town could stand toe-to-toe with the university on issues.
- Not that I would like to see a big name store (target, walmart etc.) BUT I would like more opportunity to purchase items in Blacksburg, instead of having to drive to Christiansburg

- There are some seemingly unoccupied buildings/ spaces along the original 12 squares that I would love to see filled with shops, or particular centers, or businesses.
- too much attachment to the 'small town' ideal, nothing to attract speakers or visitors to the town, thereby making speaking at the school less appealing. speak at the WAAC and you get to see DC . . .
- Housing downtown.
- Would like more opportunities for the arts - more music, movies, discussions. I also wish that Blacksburg and VT has a better relationship. If events around town and around campus could be more seamless, that would be awesome!
- Enhancing the times of operation for the public transportation during the break schedule would be great. The rents for apartments have gone up considerably due to lack of available housing opportunities for the students. So it would be nice if the town could create an environment where more apartment complexes could be built. Thereby enhancing the availability of apartment complexes in the market and taming the rising rents.
- The publicity and availability of parks.
- More outdoor entertainment opportunities year round. More BIKE LANES!
- Definitely the availability of alternative energies for electricity generation. Blacksburg has enormous potential to use other sources of energy, like wind, geothermal, and solar, and yet we continue to get our electricity from companies like AEP, who have no problem blasting mountains apart to get to coal. We also have a coal plant ON campus that employs 90-year-old technology to power our heating and electricity needs. In this day in age, we need to look to more sustainable options to meet our growing energy needs.
- the traffic lights/ traffic flow
- 1. Not having enough opportunity for entertainment other than bars and restaurants.
2. Recycle issue
- update areas
- Don't let Virginia Tech abuse the community. The place I volunteer at in Radford thinks Virginia Tech is really selfish.
- Internet Providers
- more frequent bus shuttles
- The variety of businesses downtown
- Restaurants. Unique AND affordable shopping.
- The difficulty of biking in some areas.
- Consolidate! Build only downtown. Build housing downtown which attracts the businesses to downtown. Blacksburg's reputation is built on its downtown. Make downtown the vibrant walkable downtown it should be by moving housing to there. Show the world what Blacksburg's got. And that shouldn't be the farmer's market.

- The growth of the mainstream (infiltration of Virginia Tech). The relationship between bikers and cars.
- I'm tired of having to drive to Christiansburg or Roanoke for better/more diverse dining and shopping options.
- The reliance on coal as our source of energy.
- police-student interactions and fair housing opportunities
- Remodeling of downtown's roadways are not ideal. -Going from 4 lanes to two lanes (in front of Chipotle's) was not a great idea.
- less cars, more bikes.
- the parking, congestion, traffic, and construction
- Transportation - in other places (Charlottesville), it is free for everyone to ride certain buses. This is convenient when people, who are not VT students, visit the area.
- park- trail connections
- Driving to Christiansburg for most shopping.
- The cable/Internet policies for renters.
- Need a concert venue downtown.
- The weather :-P
- Nightlife- for such a large university, downtown is relatively small, the bars are always crowded, and there is really only one "scene" available. I think there is a large desire for more options, such as dance clubs, that could help bring a city feel into a small town. A place to go with a DJ and dance floor would generate a lot of revenue from people used to more suburban/urban settings.
- more shops and entertainment
- Traffic.
- having to drive into Christiansburg for basic needs
- North Main businesses (or lack thereof)
- garages
- The way North Main Street looks after the roundabout.
- The dependency on cars
- Being harassed by police.
- More opportunities to meet people of different cultures
- Make it more pedestrian friendly outside of the one downtown strip. Lighting, road crossings, sidewalks, etc.
- Housing availability for Family that move to this town for long time
- Traffic and parking.
- Too much focus on football, hokie colors and propaganda. The Town should distinguish itself from Virginia Tech
- Better pathways for cyclists. More street lights in dark areas for walkers/bikers.

- Providing opportunities for students to be part of a semi-revolution in the way we treat the environment. Providing routes for alternative transport, through bike shares and fixed transit.
- the need for more diverse shopping within town limits
- needs to be more of a college town
- Connectivity to other major cities and towns - maybe an airport or simply better bus connections.
- Clean up the streams, and get people to stop littering (mostly beer cans) (maybe more public refuse and recycle bins in areas where the undergrads live and congregate).
- The lack of diversity of food, shops, and mostly people.
- town/gown. bikeways/lanes, local food options
- Bike lanes on roads.
- Brew-pub, community bikes, or edible, native landscaping/gardens....toss up.
- Not requiring 2 night minimum hotel stay over football weekends.
- No coal plant campus.
- There really are far too many people crammed into a small town.

“Other” Responses

How often do you shop downtown?

- A few times a year
- Once or twice a year
- About as much as I shop in Christiansburg, but not often
- I only go to restaurants downtown
- I go to bars weekly
- I have never shopped downtown
- Mostly just eat downtown
- Every now and then
- I would if there was more/better shopping options
- Supplies/bollos
- 4/6 times a year

Are you a renter or a homeowner?

- Live at home

Town parks or programs:

- Skateboard park

- Y community garden
- Gateway Trail

Virginia Tech Undergraduate & Graduate Student Community Conversation
November 3, 2011 Summary Meeting Notes

Undergraduate Students: Entertainment & Shopping

- More business later hours?
 - Tricky question because it depends on the view; downtown overrun by students
 - Want hotdog vender – but mobile vendor in Blacksburg not allowed
 - More businesses open later -- anything but bars (24 hour pancake house)
 - The town has specific things that can be in specific storefronts?
 - No office on ground floor
 - Frozen yogurt -- really nice
- Convenience store downtown
 - Pick up some quick things
 - Pharmacy
 - Trader Joes/Wholefoods
 - Picture downtown to take care of what you need to during the day and then go home without going far
 - Dietrich off campus
- Franchises? Local or not?
 - Bring foot traffic to an area
 - Downtown Starbucks closes at 8 pm, not common
 - Local restaurants → hometown vibe that has been there and becomes a part of the community
 - Blacksburg has enough chains
 - New Pizza place is nice
- Clothing stores
 - Put more stores on first and main → currently more for older people
 - Nice mall, area for students our age to shop
 - Empty store fronts on main street → concentrate on filling those up
 - Nothing to do downtown -- only bars, we need variety
 - Problem with time -- after 5 o'clock, there's nothing there
 - Bars bring foot traffic late into the night
- More entertainment?
 - YES!
 - No clubs
 - Variety of dance clubs
 - Venue?
 - Wanting a music venue
 - Someone to play other to Burruss
 - Music scene is non existent
 - Blacksburg will not be a DC, or Richmond
 - Opening up Cassell for concerts
 - Small venue where you can incorporate a lot along with the downtown feel

Virginia Tech Undergraduate & Graduate Student Community Conversation
November 3, 2011 Summary Meeting Notes

Undergraduate Students: Entertainment & Shopping—continued

- Example of stores and businesses for downtown
 - Barnes and Noble
 - Used bookstore across from farmers market -- small and no one sees
 - No Breakfast spot/Diner
 - No nice restaurant -- mediocre ones
 - No restaurants with reservations
 - All organic restaurant
 - Local chef
 - Downtown doesn't appeal to students -- Nothing there!
 - Build it, they will come
 - No cheap shopping for student wallets
- Development on UCB
 - Math empo forces students to come
 - Looks depressing/dead
 - Foxridge -- Best bus service on prices fork
 - Use the space out there
 - Brown's park - underused
 - Add bus stop at Progress and Main for Progress St bus
- Tidbits:
 - Nice places to buy clothes downtown
 - Outdoors store
 - Filling up downtown area → more variety
 - Breakfast spot that is 24 hours
 - Expand heights of buildings downtown
 - Stores on bottom, residential on top → for grads
- Bringing all buses to a central location on campus would be excellent. But does this detract from the downtown population? Probably. Maybe two bus hubs are needed, one in central campus, one near downtown.
- More sidewalks. Wider sidewalks. Update maintenance specifically for disabled people.

Virginia Tech Undergraduate & Graduate Student Community Conversation
November 3, 2011 Summary Meeting Notes

Graduate Students: Entertainment/Shopping

- Want convenience store downtown
- Don't do any shopping downtown, go to Christiansburg
 - Some chains are ok because want affordable clothing that you know you can find.
 - Boutiques are too expensive and selection is not consistent
- More public things downtown
 - Public spaces
 - Museum (didn't know Blacksburg has one)
 - Don't want more bars or high turnover businesses in empty storefronts
 - Expanding farmers market (rotating vendors in an empty storefront) for people to shop at during other times
 - Expand farmers market hours during the week
 - Would like evening jam (not just bluegrass, other kinds of music too)
 - Liked the chef thing, like events like that, brings in other people
- First Fridays?
 - Comedy, music, art galleries showing local art, local films
 - Partner with theater 101?
- Bakery downtown
- Hours
 - 2-3 am
 - Some haven't had a problem with hours
- Dance clubs in town downtown (bank building), outside when the weather is nice, somewhere nearby campus
- Want cafes and sidewalk dining downtown
- How to promote business downtown?
 - Eat local focus
 - Create a hub for farmers so local restaurants can buy easily from them
- Walmart
 - No big boxes, no room for it here
 - Smaller scale chains probably wouldn't work either
 - But the smaller stores aren't affordable for college students
 - Multistory big box stores
- Heated outdoor dining areas during the winter
- Downtown is a good size, easy to walk around, nice and compact
- More landscaping downtown is good, street trees etc
- Like wide sidewalks downtown

**Virginia Tech Undergraduate & Graduate Student Community Conversation
November 3, 2011 Summary Meeting Notes**

Undergraduate Students: Environment

- Recycling bins: Need more downtown
 - Triple container
 - More paper recycling
 - Trash gets resorted -- expanded to 1-7 in town and campus
 - Paper/cardboard are free
- More renewable energy
 - We don't have enough wind capacity for huge wind mills
 - Issues with putting them on top of mountains but it makes sense
 - Issue with tastes
- Air/Water Quality
 - Air is fine
 - Coal plant
 - Inhaling pollution
 - Dump trucks driving downtown
 - Drinking water -- really clean
 - Runoff going off into creek is concerning
- Stroubles Creek getting worse with development
 - Storm water management
 - New Policy -- Green Area
 - However amount of land you develop, needs to be an area that has to be green
 - Policy to ensure that buildings aren't just going up -- low impact design
- Blacksburg Middle School Area -- impermeable surfaces affect runoff
- Would like to see greater density downtown
 - UCB/Main street area
- Great part of Blacksburg is outdoors
 - Don't see it as a culture
 - Outdoors store that have outdoor trails/etc knowledge
 - Programming for community for learning

Virginia Tech Undergraduate & Graduate Student Community Conversation
November 3, 2011 Summary Meeting Notes

Graduate Students: Environment

- Public recycling bins
 - Wherever trash cans are, made special so not confused with trash
 - Bottles, newspaper, cans
 - One bin for everything
 - What about looking at the trash to see what the recycling need is?
 - Use recognizable color scheme (green and blue)
 - Sustainability
- More bike lanes, racks
 - Main street is hard to bike
 - Inconsistency of bike lanes is frustrating
 - Want additional bike racks
 - Bollo's, next to Mish Mish, near the Cellar
 - Like the new bike racks, like to see them all along Main St
 - Don't need a ton of racks, just a few more smaller ones rather than big ones
 - Build racks into street lights
 - Use a car space for a bike rack
 - Bike rack sculptures
 - Philadelphia example
 - Functional art
- Lack of bike racks near UMass and at the businesses across the street
 - UCB Kroger, lots of people bike there to get their groceries, bike rack is hard to find
- Henderson lawn isn't used as much as it should be
- People are only able to use greenspaces for 3 months of the year (college students aren't here during most of the good weather)
- There's already plenty of greenspace on campus
- Shuttle services for getting to other places in the area for outdoor recreation (like Pandapas or other places)
- Maintenance of the trails is really poor

**Virginia Tech Undergraduate & Graduate Student Community Conversation
November 3, 2011 Summary Meeting Notes**

Undergraduate Students: Housing

- Housing is sort of run down and many of it is older, but is it cheap (which is a plus)
- Not enough student housing close to downtown. Maybe land at the Blacksburg Middle School site could be used for housing downtown for students, and graduate students.
- This would help with the entertainment aspect; have people living downtown and patronizing downtown. This would also provide people downtown during all hours of the day; businesses and offices during daytime; students and downtown residents in the evening hours; could provide for a more diverse nightlife.
- Improve the housing behind Lane Stadium. Is there any way to make landlords improve or incentivize landlords to improve housing conditions?
- Re-work renting agreements so you do not have to apply so far in advance. As students, it's hard to know where we will want to be living next year, or what our plans are for the summer. Most apartment complexes make you renew in October/November for the following year.
- Need more on campus housing for student. A couple thousand got turned away this year. Is there any solution for this? Maybe not.

Graduate Students: Housing

- Empty space downtown--potential for development for single occupancy?
- Hard to find housing for international student
 - Hard to do without being here, landlords weren't willing to work with him
- Availability was low in March and April when graduates decide to come
 - Graduate block in town, part of complex just for graduate students or a district
- Rent— prices weren't the problem for finding housing
- Quality
 - Better than where they went to undergrad
 - Bad windows, low efficiency
 - The landlords would save money on better efficiency so why don't they do that?
- Electricity is usually the only separate utility
- Standard energy billing opportunity
 - Average over the year based on the past, bill was a constant amount, if you overpaid at the end you get reimbursed. So your bill doesn't fluctuate.
- Recycling
 - Would like to see more recycling programs in big complexes (Foxridge, Terrace View)
 - Limiting plastic bags— tax bags or discounts on groceries
- Would like Town composting opportunities
- Trash
 - Charging by pound for trash to reduce waste
 - Or leasing barrels so volume is limited

Virginia Tech Undergraduate & Graduate Student Community Conversation
November 3, 2011 Summary Meeting Notes

Undergraduate Students: Transportation

- Depending on time of day, it's really good or really confusing.
- During the night, it's a whole different plan to be able to get somewhere, so more access in the evening.
- Bring back bus schedules.
- Piece of paper that you can carry in your pocket (pocket schedule)
- How you get somewhere depends on how far you have to go.
- UCB/Progress street good during the day, at night there's more problems though. Make the system easier to understand.
- Develop a number/color code system for the buses.
- Make the Two Town Trolley run more often; every 30 minutes would be best.
- Maybe add another bus to TTT route.
- We need to develop a plan to incorporate this in to the Comprehensive Plan.
- The routes need to run longer on Sundays; running as late as weekday buses would be good.
- Buses get crowded at certain times; possibly more buses needed from 8-9am and 4-5pm.
- Biking, need to make bike rules better known. Only not allowed to ride on sidewalks in downtown. Develop some type of bicycle education program
- Color code bike lanes so that they're more apparent to cyclists and motorists.
- Round about is very scary for the bikes; how can this be solved?
- Trails, nice but when next to a road it's inconvenient to get off at intersections. Takes away from cyclist/driver relationships. Some other comments were totally segregate bikes from drivers.
- Trails don't have lights for night time use.
- Better (and bigger/more prevalent!) signs for the bus stops; possibly include a sign at the stop with the schedule.
- Bicycle parking center, maybe just more locations for it.

Graduate Students: Transportation

- Changing street lights to accommodate bikes (green boxes)
- Like the improvements that have been made to Main Street
- Bus schedules at the bus stops
- Use the text function for BT
- Signs that show what stop you're at, what bus comes there and what the remaining stops are on the line
- Metro mapping (DC)

Community Conversations: Blacksburg Middle School 8th Grade Civics Class

May 26, 2011

Context

- Blacksburg Middle School is currently located at the old Christiansburg Middle School. The 8th Graders surveyed were 7th Graders at Blacksburg Middle School when the High School gym collapsed in 2010. They completed 7th grade sharing “their school” with the High School. As 8th Graders, they are now completing their first year middle school utilizing the outdated Christiansburg Middle School facility. Plans for building a new high school just beginning

Common comments/recurring themes or thoughts

What they like

- College town; Virginia Tech bringing in diversity, football
- Lyric
- Squires
- Rita's, Moe's, Chipotle
- Bigger town feel, not too small
- Walkability
- Local businesses
- Rural
- Landscaping
- New River
- Live performances
- Close proximity

What they dislike

- No mall
- Would like more water park like things at the aquatic center (slides) and for it to be indoor/outdoor
- No lit baseball fields
- No indoor sports facility
- Too many bars downtown
- Crowding caused by college students
- Not much to do
- No movie theater
- Not bike/skateboard friendly
- Not enough sidewalks, especially in residential areas
- Lack of upscale restaurants
- Difficulty parking downtown
- Library is small, would like more books
- Lots of construction
- Sports field overuse

Blacksburg Transit and other Transportation

- Most students do not ride BT
- Would like it expanded to McCoy, Brush Mountain

Community Conversations: Blacksburg Middle School 8th Grade Civics Class

May 26, 2011

- Would like for it to take people downtown more than to Tech campus
- Stop near Moe's

Old Blacksburg Middle School Site

- Mall—see wish list below for stores
- Park
- Laser tag

Old Blacksburg High School Site

- Hiking
- Lacrosse fields
- Baseball/softball fields
- Theme park
- Outdoor pool
- Shopping
- New Restaurants

Huckleberry Trail

- Repaved, expanded
- Water fountains on trail
- Connect main trail with other smaller trails

General Comments

- Would like to keep local businesses
- Don't want to knock down more forest
- Speeding traffic in residential areas, could use more speed bumps
- "Downtown" area should be expanded up North Main

Common 'Wish List' Requests

- Street art area
- Teen Center: With basketball courts, food court, weekdays open 3:30 to 8, weekend 12-10, ping pong, video games
- More festival events like Steppin' Out
- Cheesecake Factory, KFC, Dave and Buster's, Cabella's, Bass Pro Shop, TCBY, Krispy Creme
- Ice skating
- Go-carts, laser tag, paintball
- Humane animal shelter
- Mall: Forever 21, American Eagle, Old Navy, Urban Outfitters
- Their own school
- Public Outdoor Pool

Community Conversations: Blacksburg High School 12th Grade Government Class

May 19, 2011

Context

- Juniors when the gym collapsed. This is the second year they are attending high school at the Blacksburg Middle School with the plans for a new high school near that location currently just beginning.

Common comments/recurring themes or thoughts

What they like

- Various festivals held downtown such as Steppin' Out as well as the Farmer's Market
- Aesthetics of the town including landscaping downtown as well as the viewshed of the surrounding mountains.
- Downtown
 - The locally owned shops and restaurants
 - "Feels like a big town without being too big"
 - Easy to walk and bike around
 - Clean
- Recreation opportunities including Huckleberry Trail and various parks
- Sporting and other events at VT

What they dislike

- Did not like local restaurants that are commonly frequented by college students
- The traffic congestion caused by construction downtown
- Limited parking downtown including at the Farmer's Market, especially when VT is in session
 - Suggestions to alleviate the problem included building a new parking deck behind Sharkey's, reducing sidewalk widths to increase parking, creating parking passes for residents
 - Most wanted longer parking meters
 - Most of the students do not park at Kent Square because of the expense
 - There is too much parking downtown that is either private or for VT only
- Limited parking at UMass
- Difficulties with pedestrian traffic including jay walking.
- No WalMart in town, they have to travel to Christiansburg for much of their shopping needs. All students go to Christiansburg or Roanoke to do their shopping.
- There is nothing to do downtown
 - One student mentioned the lack of music venues especially since the Lantern closed down
- There is no high school
- The intersection of North Main and 460 is dangerous

Community Conversations: Blacksburg High School 12th Grade Government Class

May 19, 2011

Blacksburg Transit and other Transportation

- The majority of students have a car and drive to school (convenience and independence) but BT was seen as a good thing for cheap and convenient transportation
- Many students said they would use BT more if service was extended to where they live. Several mentioned that they live a mile or more from a stop. Specific areas mentioned were Woodbine, Mt Tabor, Blacksburg High School, Clay St, the country club, an access to the New River, and the megabus stop in Christiansburg. They also mentioned the need for more stops on North Main St.
- Very few students said they used BT but those that did had some concerns:
 - The schedules and routes serve VT too much which makes it difficult for residents to use. There is also not enough service during school breaks.
 - There are no sidewalks to get to some bus stops such as stops on North Main St
- Students mentioned that they like the green bus
- Many students that do not use BT said that they didn't know what the schedules were or where the stops were. They suggested building more bus shelters and making the stops more visually appealing.

Main Street Improvements

- Many said that they would probably return downtown once the construction was completed.
- Many felt that the roundabout was a bad idea. They felt that it would create more traffic, confusion, and accidents.
- They felt that these improvements in addition to the plans for College Ave would restrict traffic too much.

General Comments

- The majority of students did not know anything about the Blacksburg Museum, not many showed interest. They did mention that facebook would be a good way to communicate information about the museum.
- They liked the library but had a few suggestions/comments:
 - More computers for internet access, offering wi-fi
 - A bigger selection of books
 - They use the library for pleasure reading, not research
- Many suggested a park, recreation fields, or open space for the old middle school site. A parking lot or garage was also mentioned but many felt it would be too far from downtown. They also mentioned the need to connect the site to the downtown area.
- Suggestions for the old high school site included expanding the rec center, creating more athletic fields, solar panels, a farmer's market, and open space.

Community Conversations: Blacksburg High School 12th Grade Government Class

May 19, 2011

Specific Traffic Concerns

- Increase speed limit on Patrick Henry and University City Blvd
- Make the school zone speed limit 20 mph on Harding Ave and for Margaret Beeks Elementary so the school zone speed limit is different from the regular speed limit.
- More speed limit signs outside the high school. A sign is needed on Prices Fork after you turn left out of the high school because people often do not realize that it is still a school zone.
- Traffic outside the high school. Many students feel that the officer directing traffic for the busses in the morning should stay until 7:30 because traffic gets really bad after he leaves.
- Many also mentioned that they do not use bike lanes because they are dirty or unsafe. They also mentioned problems with bicycles not following traffic rules and suggested enforcing this more.
- The traffic light at College Ave turning onto Main St is too short. There is a similar situation at Glade Rd Turning onto University City Blvd.

Common 'Wish List' Requests

- Something for their age group to do in town. Suggestions included an Adventure World type place for teens, a bowling alley, a pool hall, a go cart track, ice skating rink, an arcade, and a club for 18 and up. Many mentioned that they go to the Lyric but it often does not have a good selection of movies.
- Many mentioned wanting an outdoor pool and better pool facilities at the rec center. Many go to the Christiansburg Aquatic Center because of the better facilities.
 - They also wanted more amenities at the rec center including more weight rooms, basketball courts, and sports fields
 - Many felt that the rec center needed to be renovated and expanded.
 - Many were also concerned with the lack of sports fields in town. There is also a need for a track because the track at the old high school is not regulation size and the surface needs to be upgraded.
- More parks and open space, better restroom facilities for these places
- Free wi-fi for downtown
- Some specific stores were mentioned frequently including a bookstore (new or used), a music store, a movie theater at First and Main, clothing stores (Forever 21, H&M), stores that sell basic necessities, stores like Trader Joe's or Whole Foods, some chain restaurants, Sonic. Many mentioned that they want to keep local stores downtown and limit chains to First and Main or other areas. They also mentioned wanting more affordable stores at First and Main, they currently do not shop there because it is too expensive.
- Create an interchange at Southgate Dr so there is no stop light.
- A larger art museum or more space for art at the rec center



Community Conversations Survey Results



Long Range Planning Committee
December 15, 2011

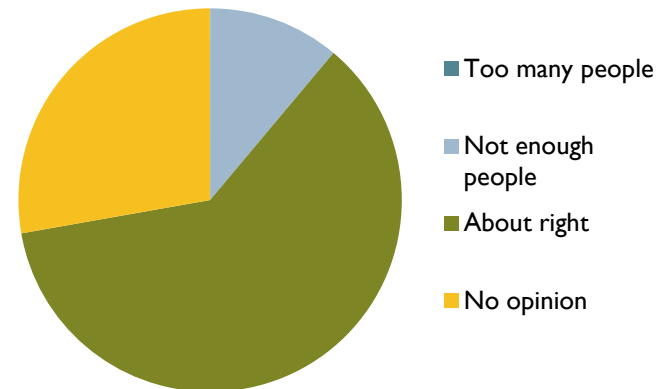
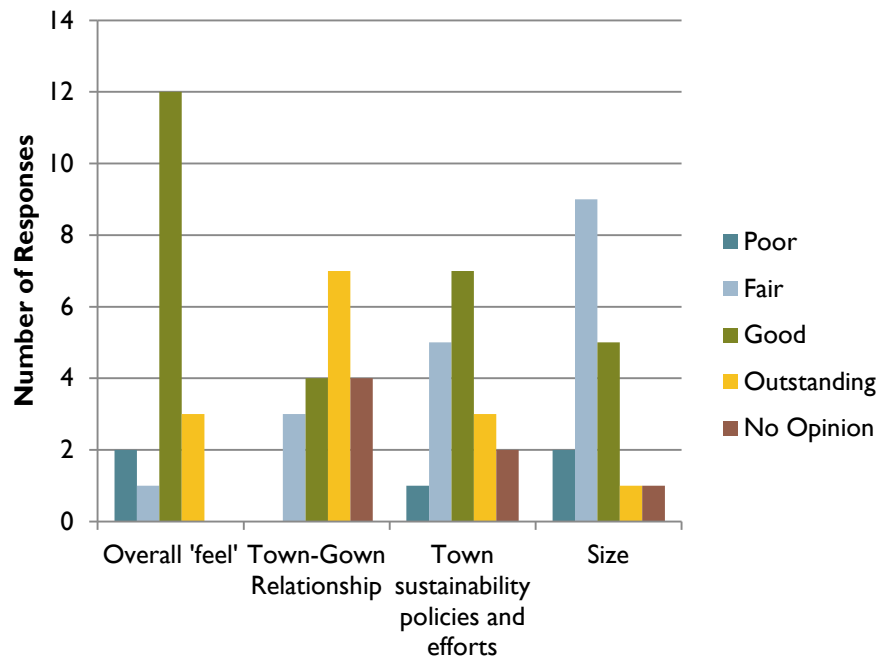
Virginia Tech International Student Survey Results

Online survey was open for 3 weeks, 18 responses received.

The Town in General

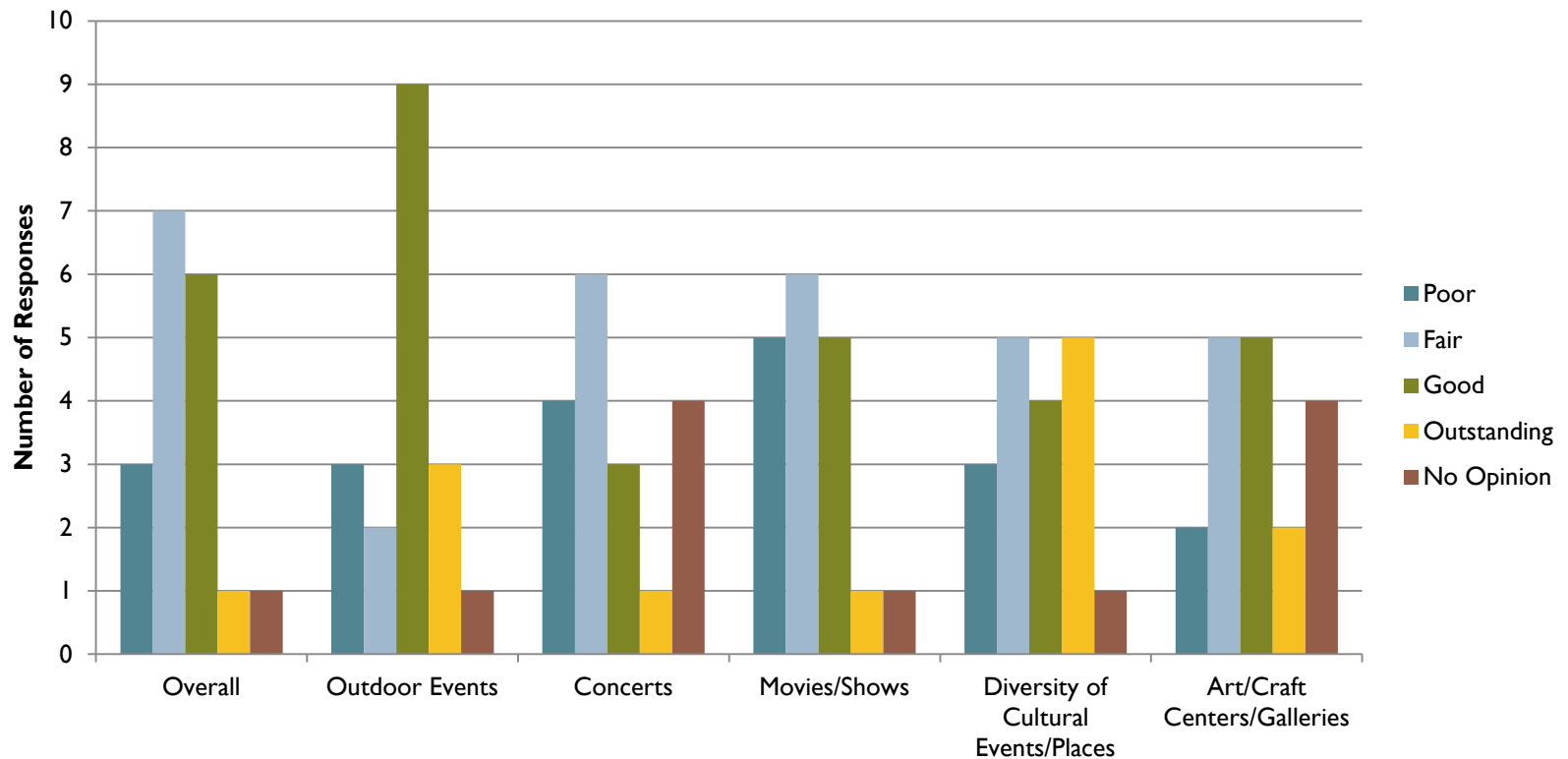
How would you rate the Town of Blacksburg?

According to the 2010 census results, Blacksburg's population is 42,620. Is this:



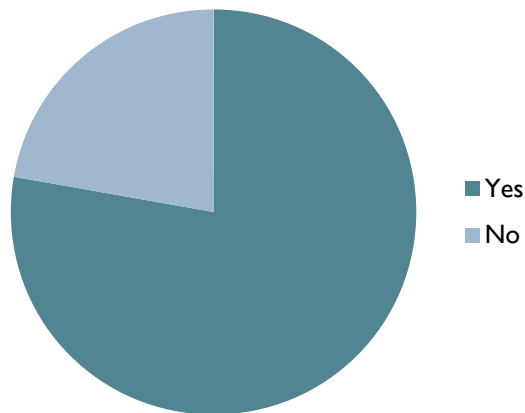
Entertainment

How would you rate the quality of entertainment in Blacksburg?

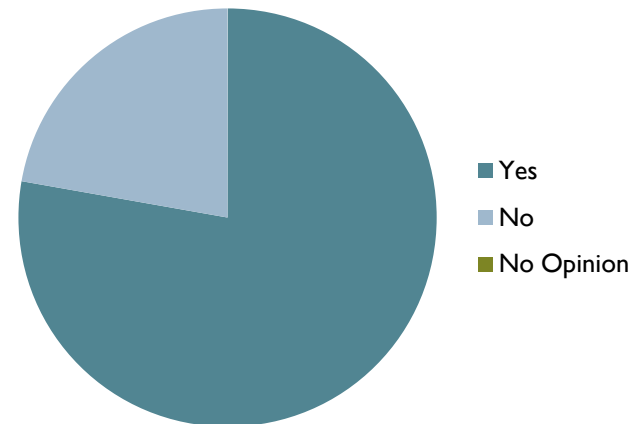


Entertainment

Have you attended festivals, events, or programming in Blacksburg? (Steppin' Out, Gobblerfest, The Big Event, holiday events, etc.)?

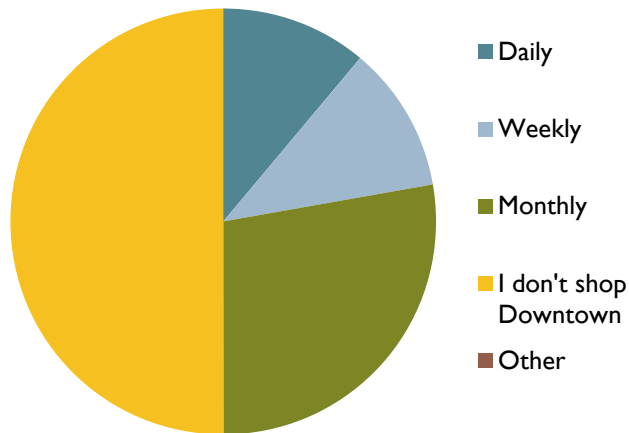


Would you like to see more festivals, events, or programming in Blacksburg?

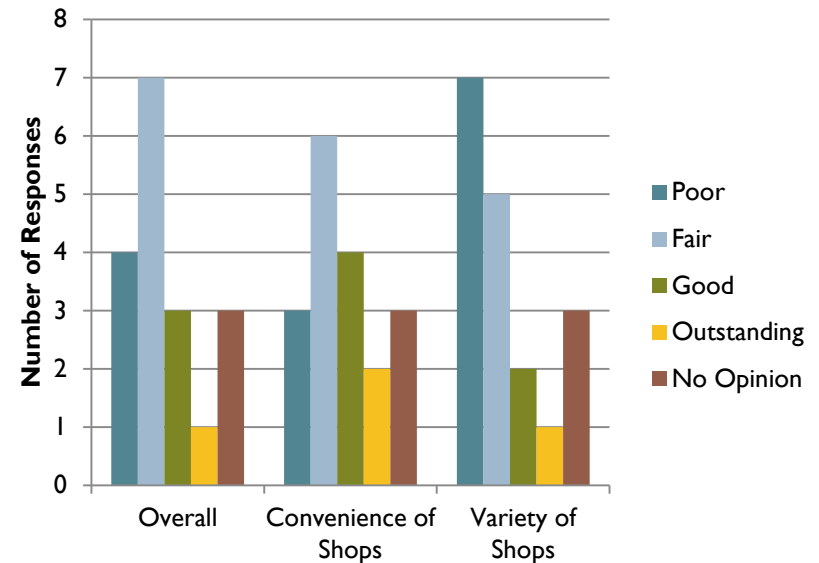


Shopping

How often do you shop
Downtown?

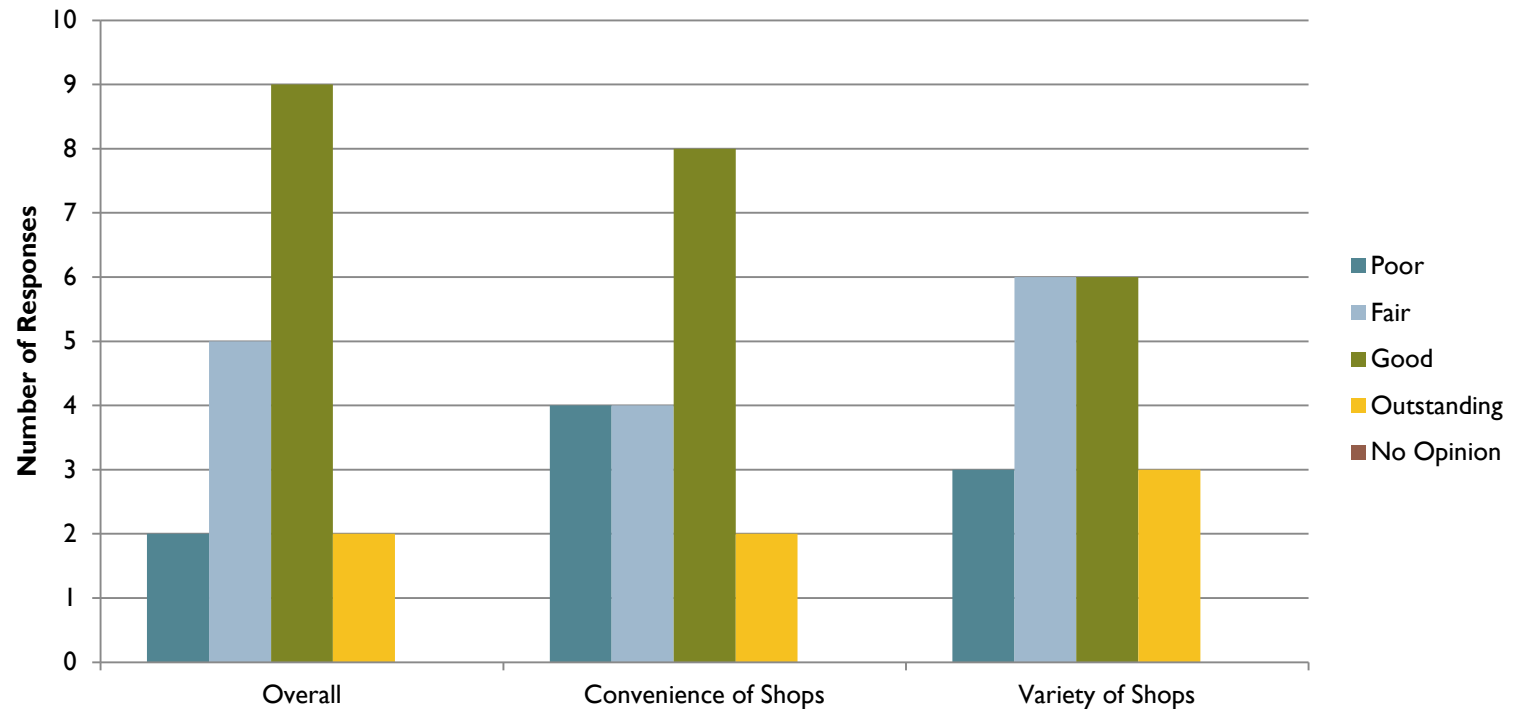


How would you rate shopping
opportunities in Downtown
Blacksburg?



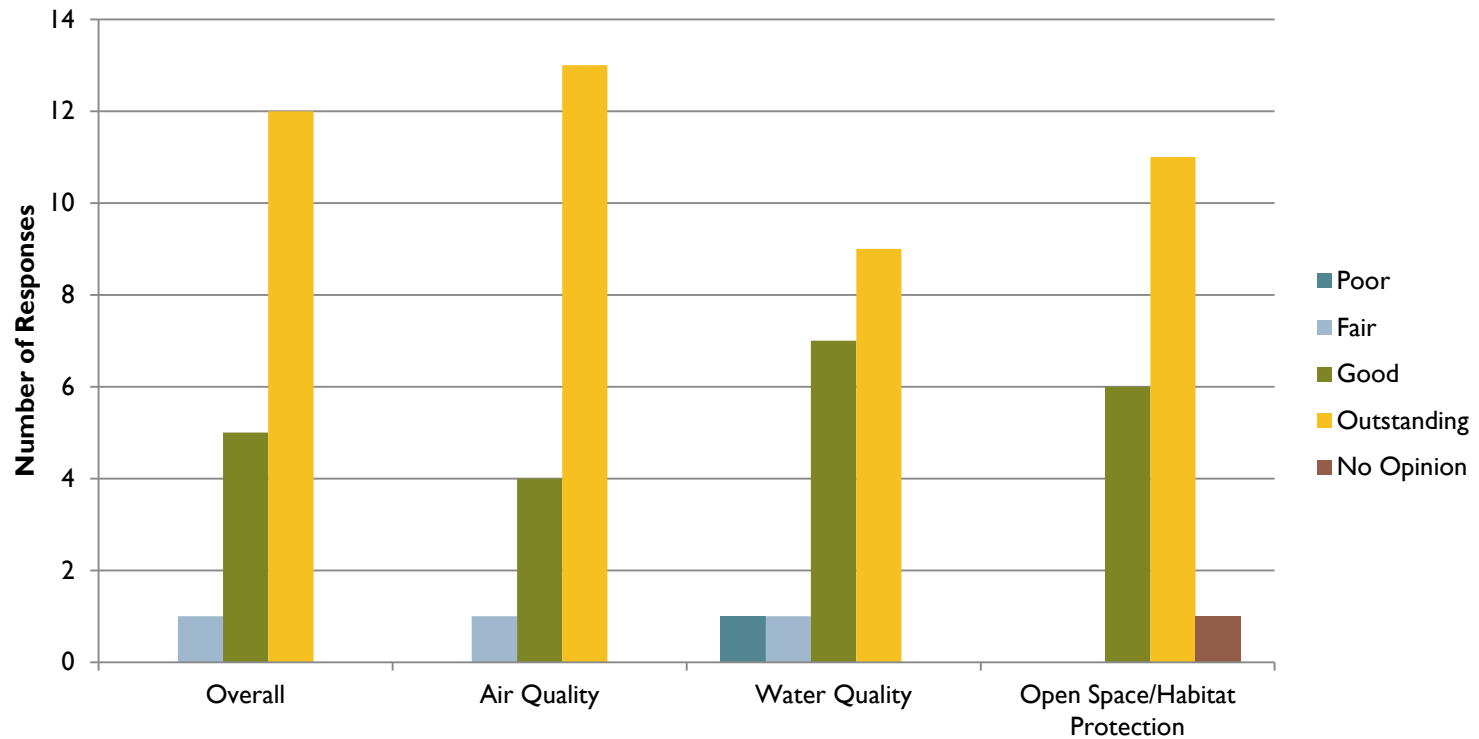
Shopping

How would you rate shopping opportunities outside of Downtown, but within Blacksburg's Town limits?



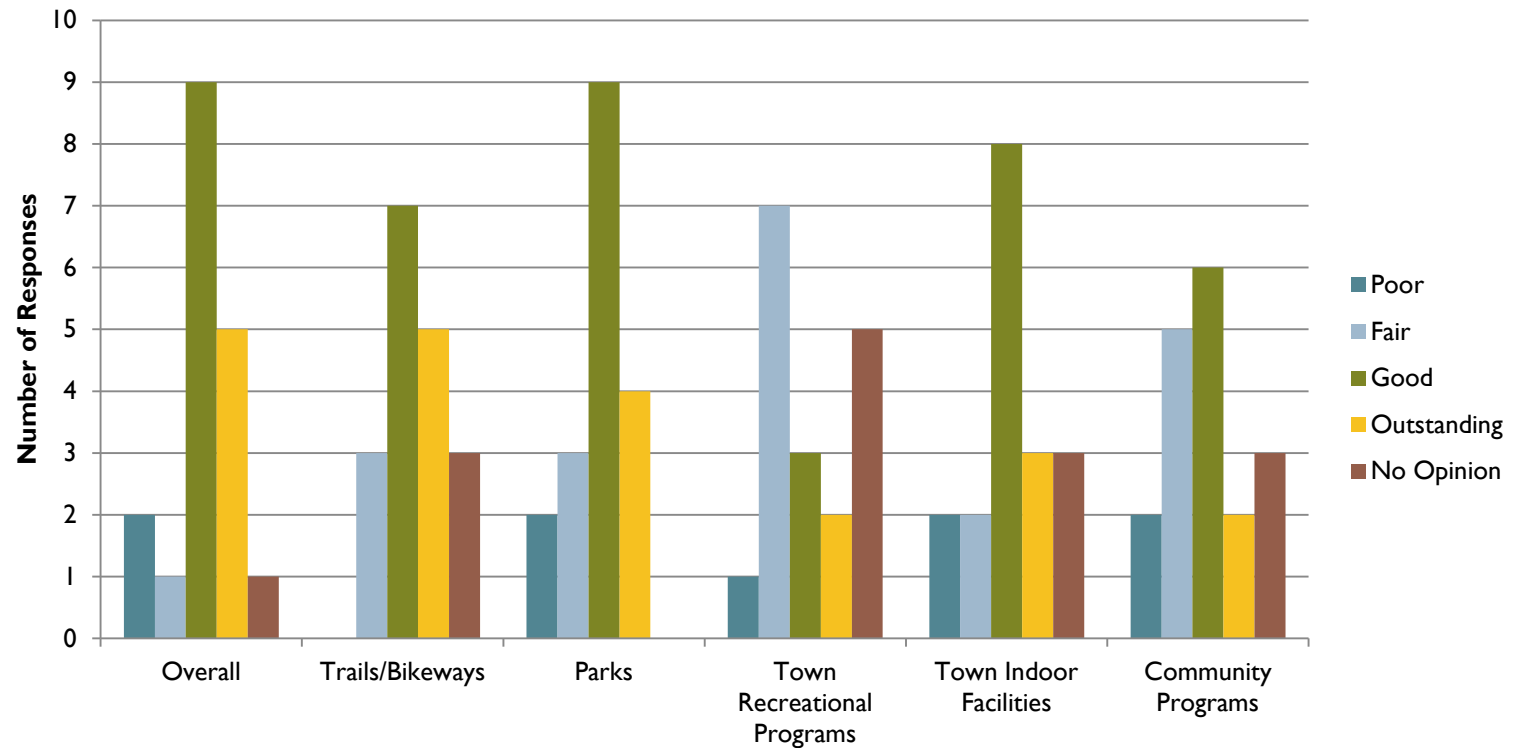
Environment

How would you rate the quality of the environment in Blacksburg?



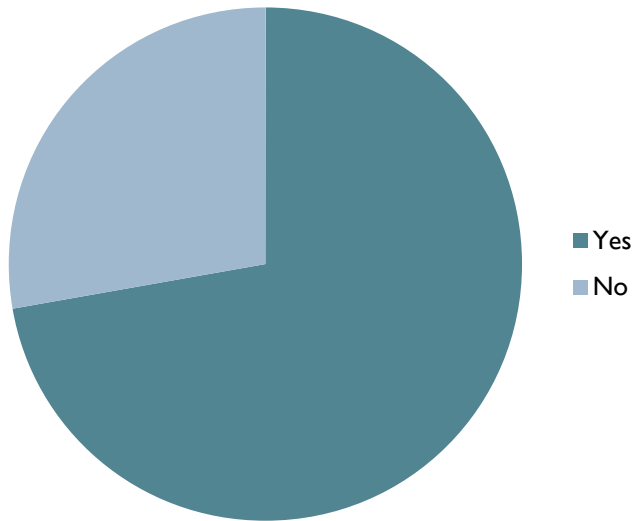
Recreation

How would you rate the quality of the recreational opportunities in Blacksburg?

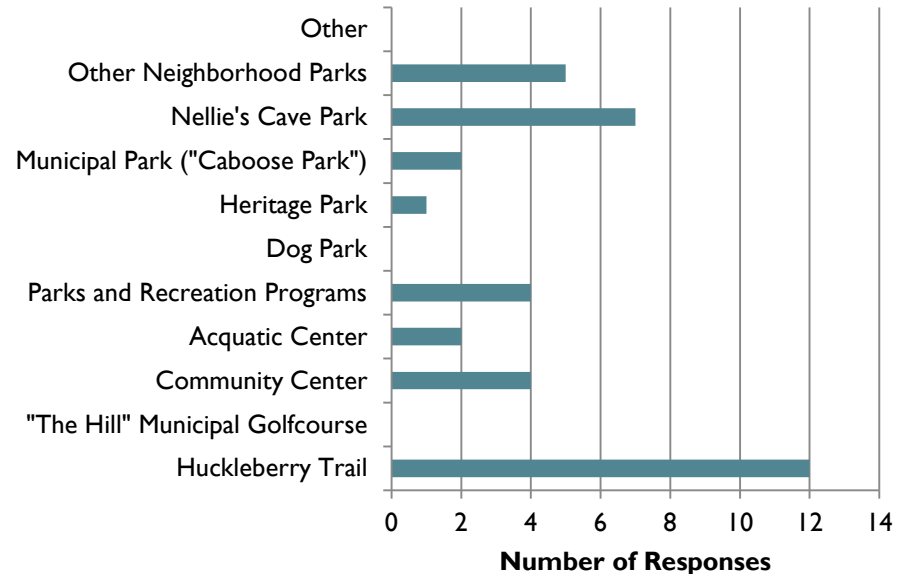


Recreation

Do you use Town parks, programs or recreation facilities?

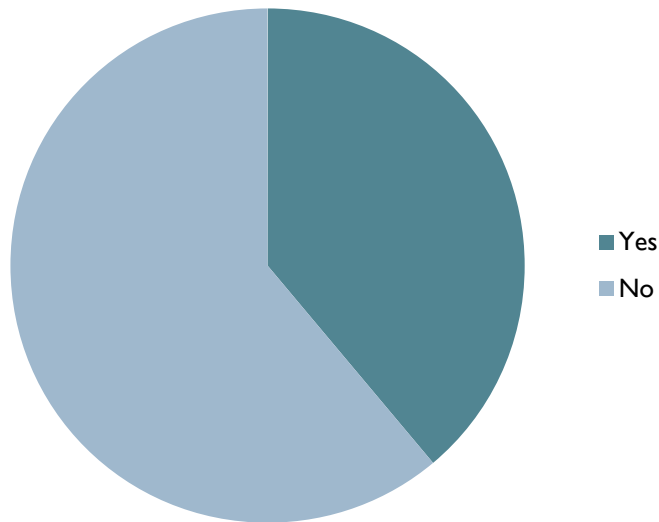


Town parks, programs and recreational facilities that students use:

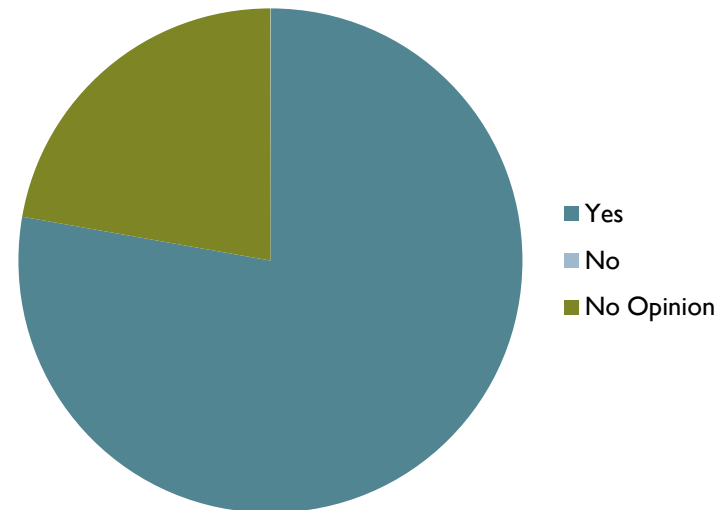


Historic Preservation

Did you know the Town has a Historic District?

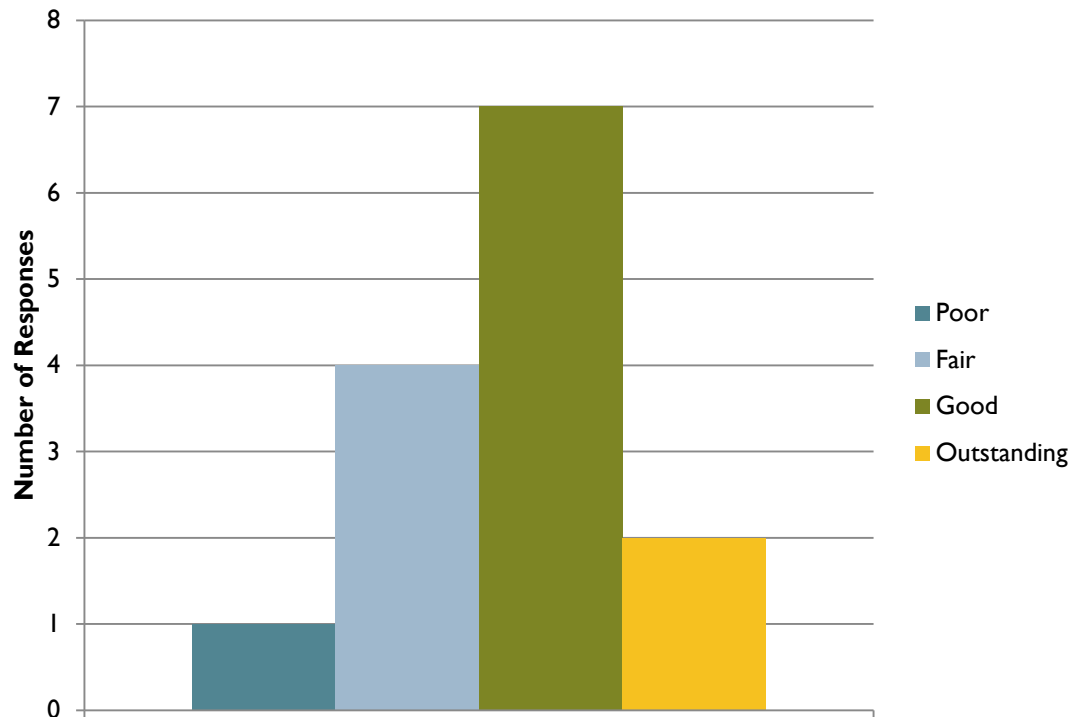


Do you think that historic structures contribute to the character of Blacksburg?



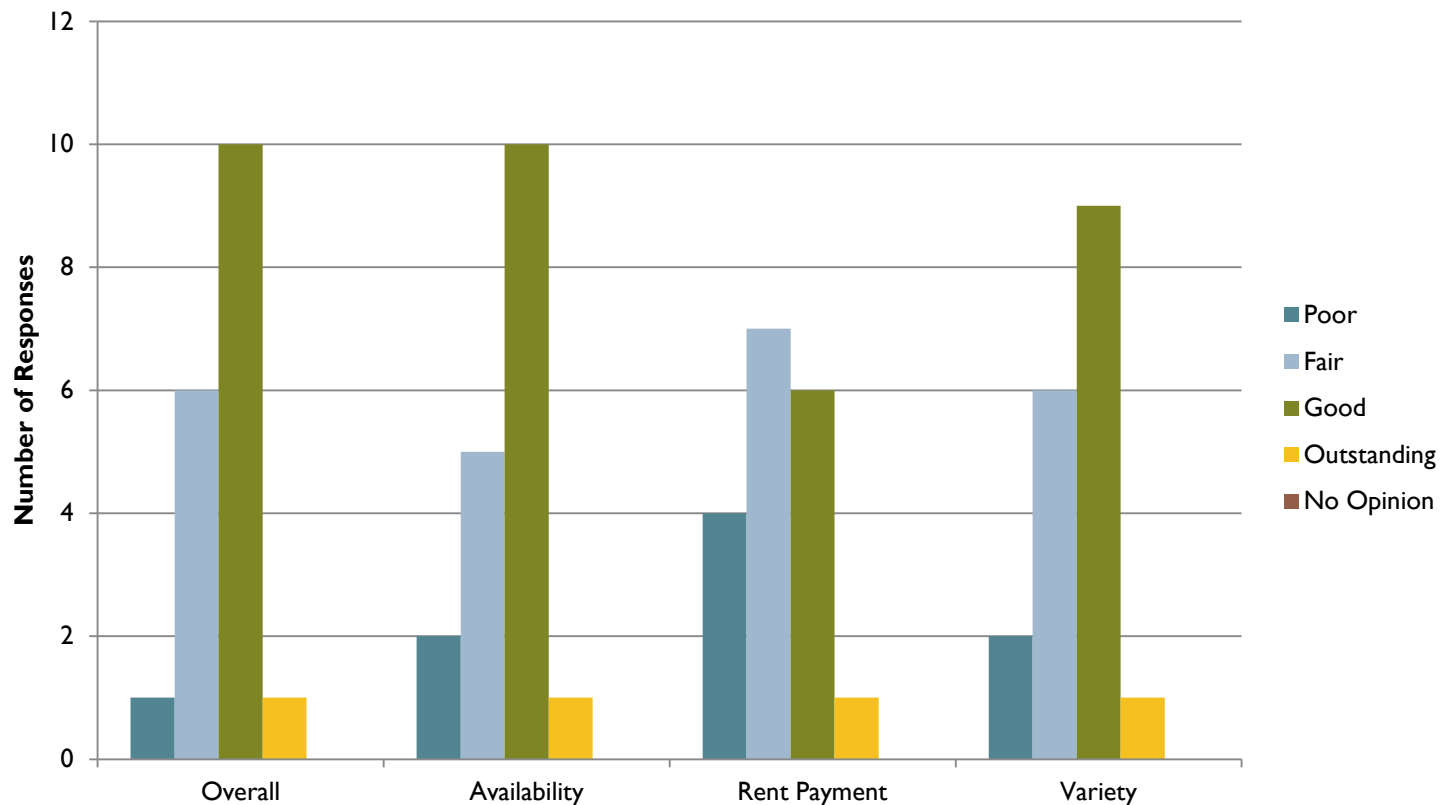
Historic Preservation

How would you rate efforts to preserve historic buildings within Town?



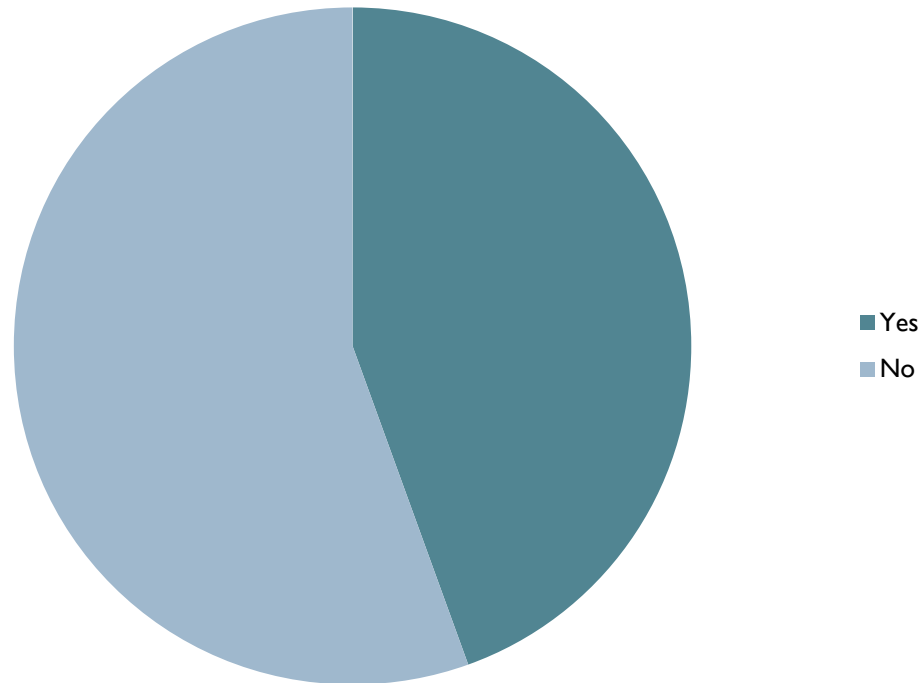
Housing

As a renter, how would you rate the quality of housing in Blacksburg?



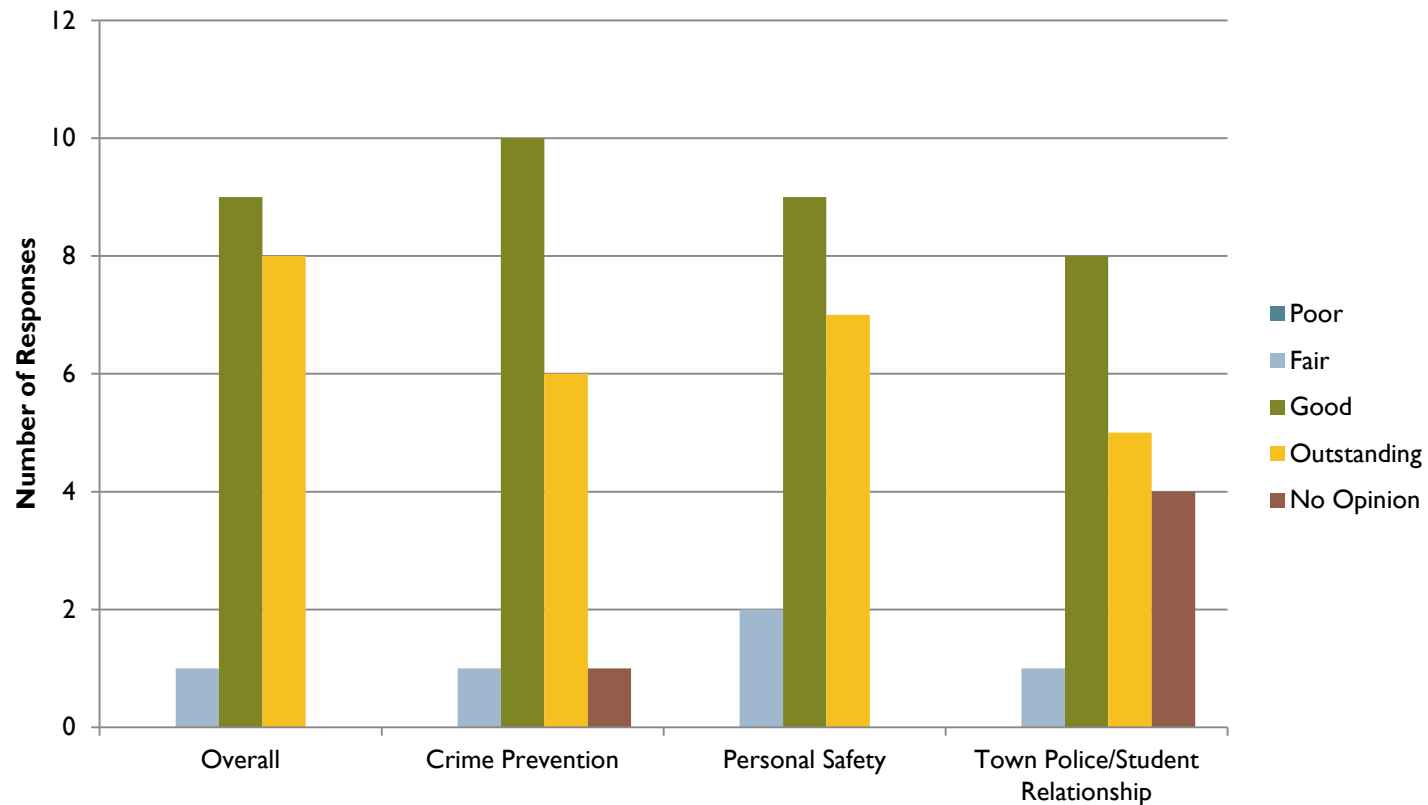
Housing

Would you be willing to pay more in rent to live in an energy efficient rental/home?



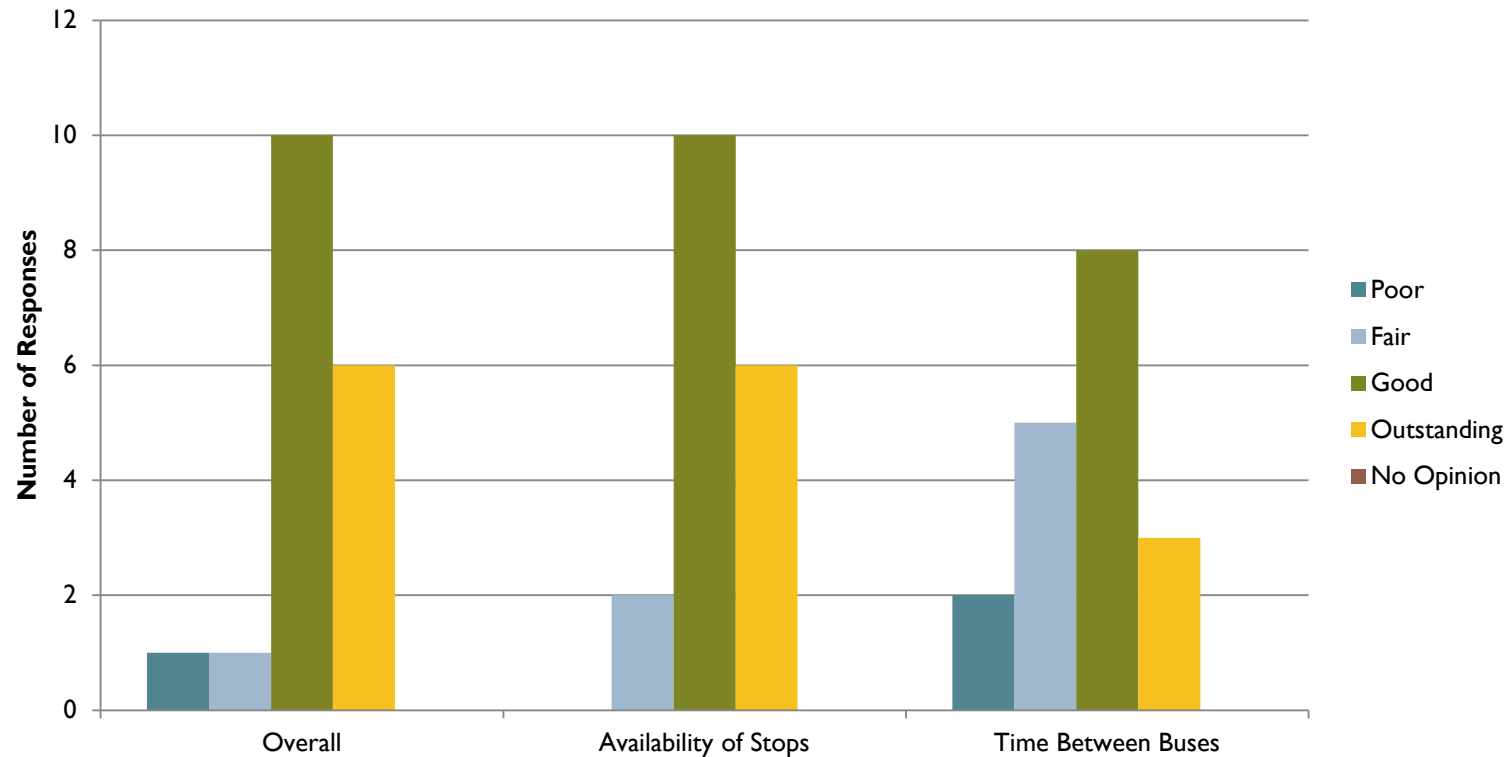
Public Safety

How would you rate public safety in Blacksburg?



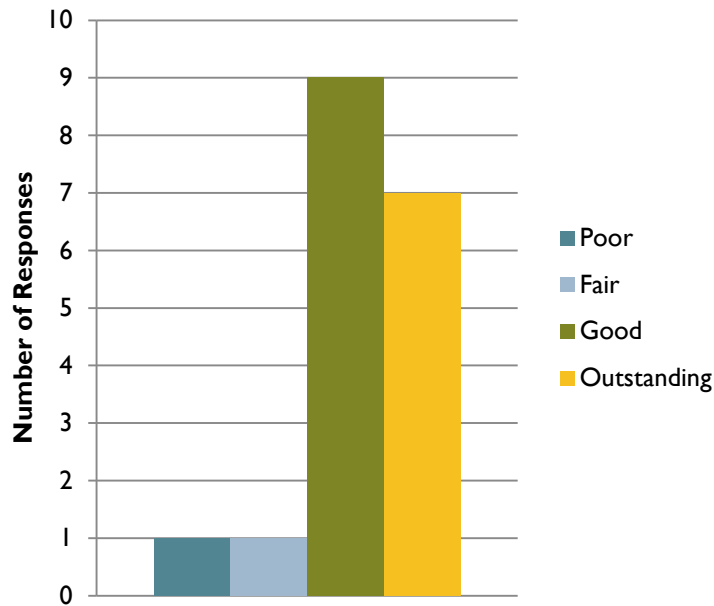
Transportation

How would you rate PUBLIC transit (BT, Smart Way Bus) in Blacksburg?

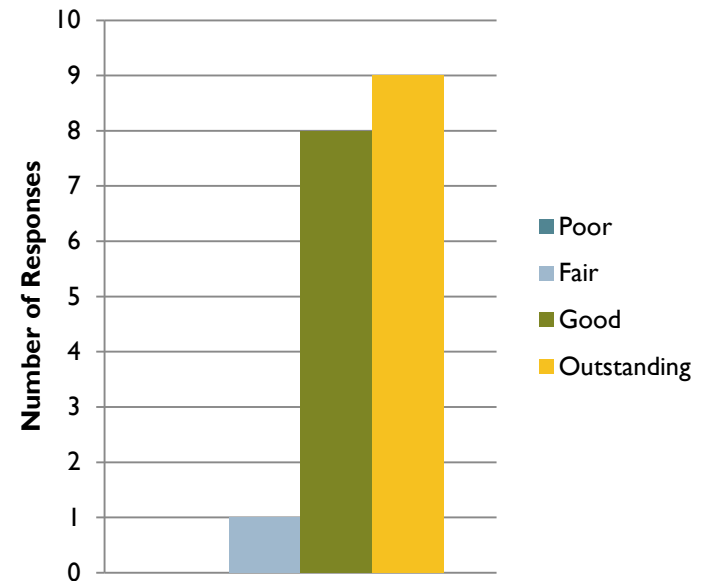


Transportation

Excluding football game days, how would you rate the time it takes to drive between destinations in Blacksburg?

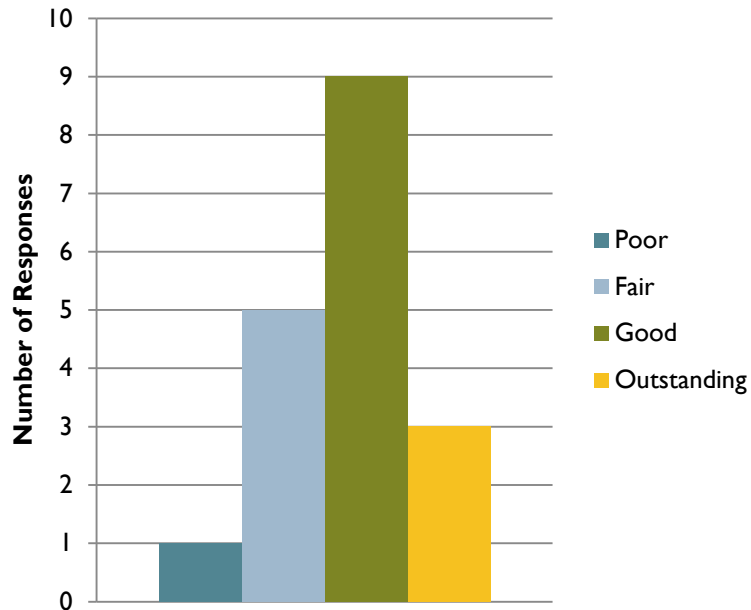


How would you rate the quality of roads in Blacksburg?

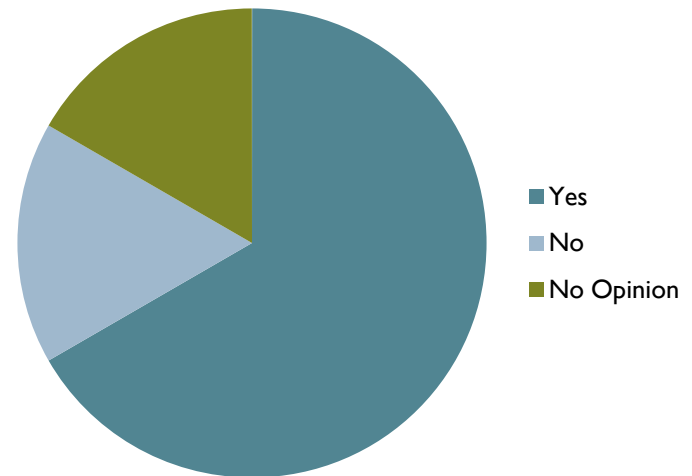


Transportation

How would you rate the opportunity to use non-motorized modes of transportation in Blacksburg (walking, cycling, etc.)?

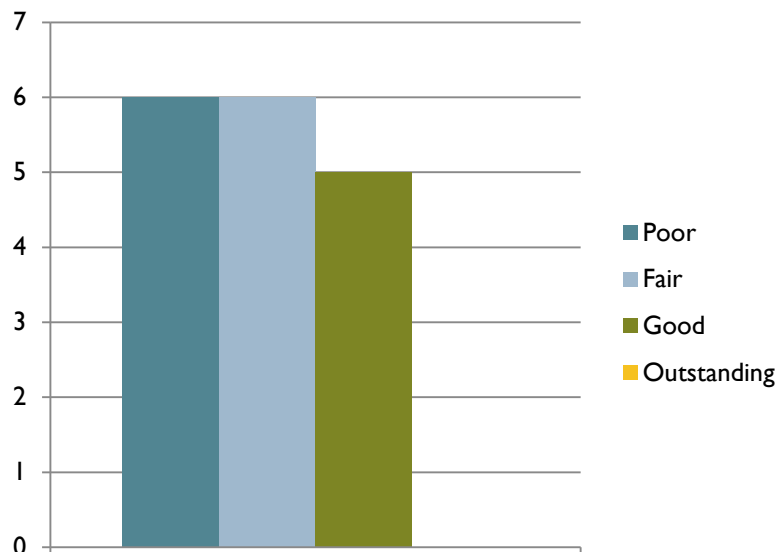


Would you like to see more alternative transportation options (both motorized and non-motorized)?

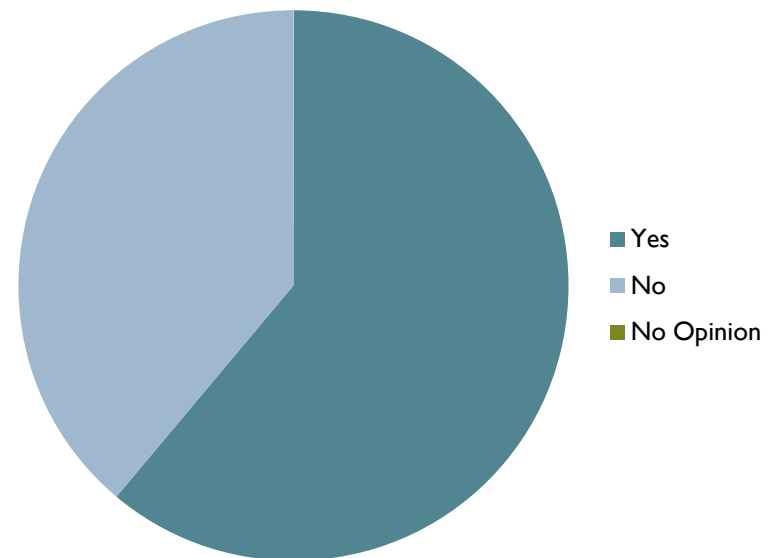


Employment

How would you rate the availability of employment opportunities in Blacksburg after graduation?

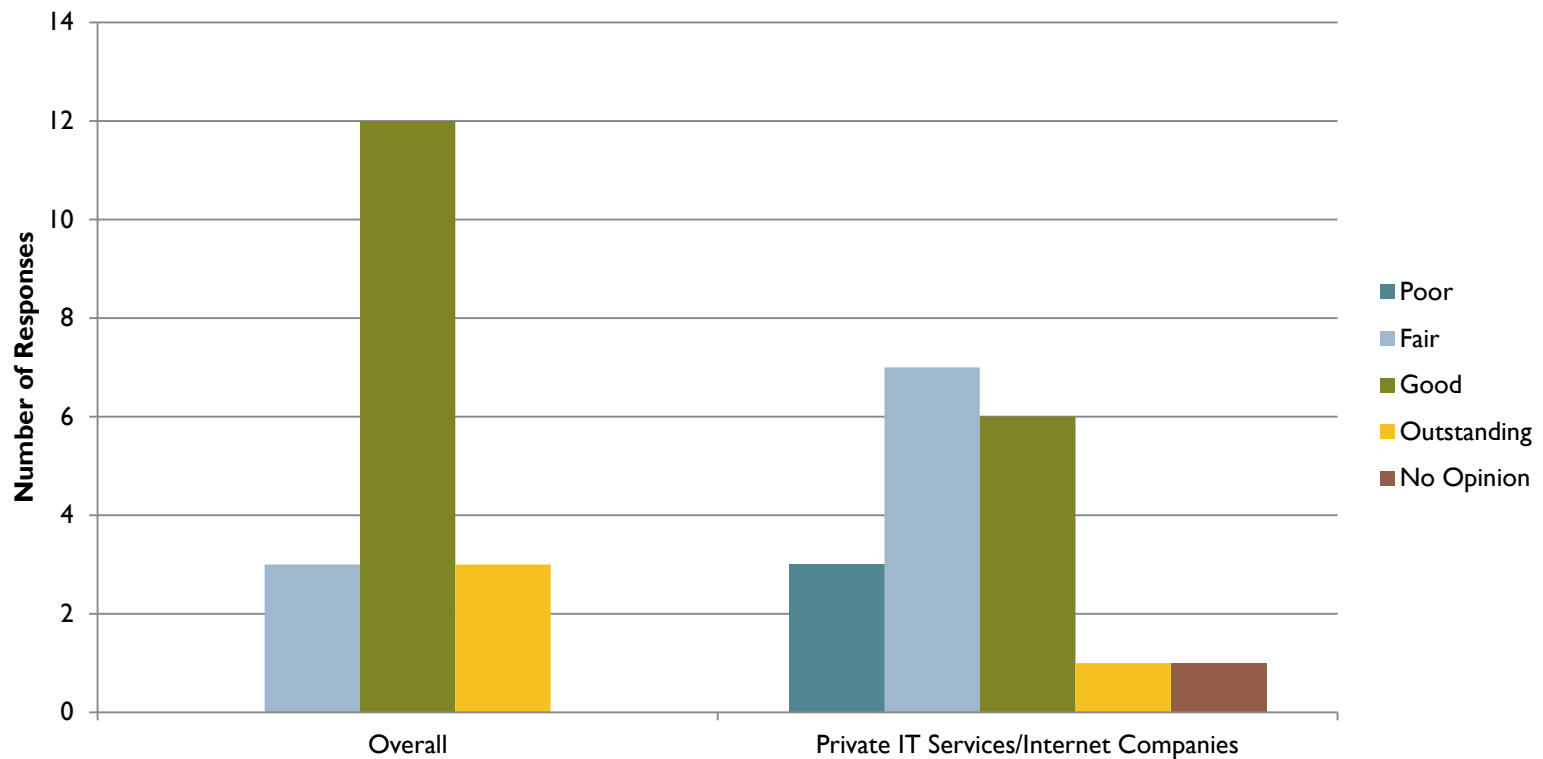


Would you like to live in Blacksburg after you graduate?



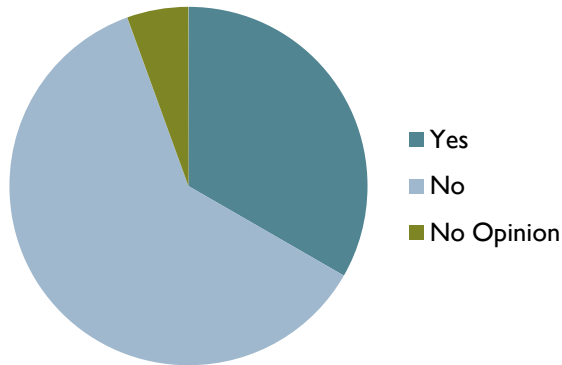
Utilities and Services

How would you rate the Town's services and utilities (water, sewer, trash, recycling, etc.)?

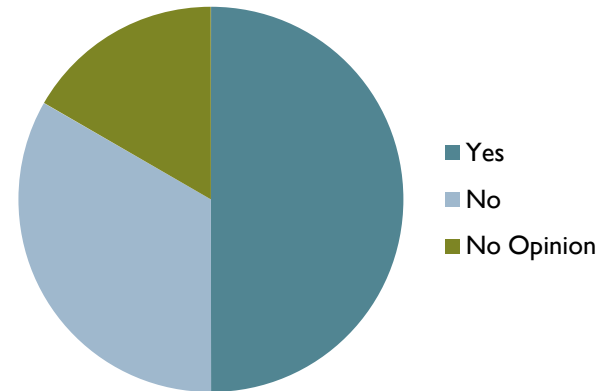


Utilities and Services

Would you be willing to pay more for better/faster privately provided IT and technology services?

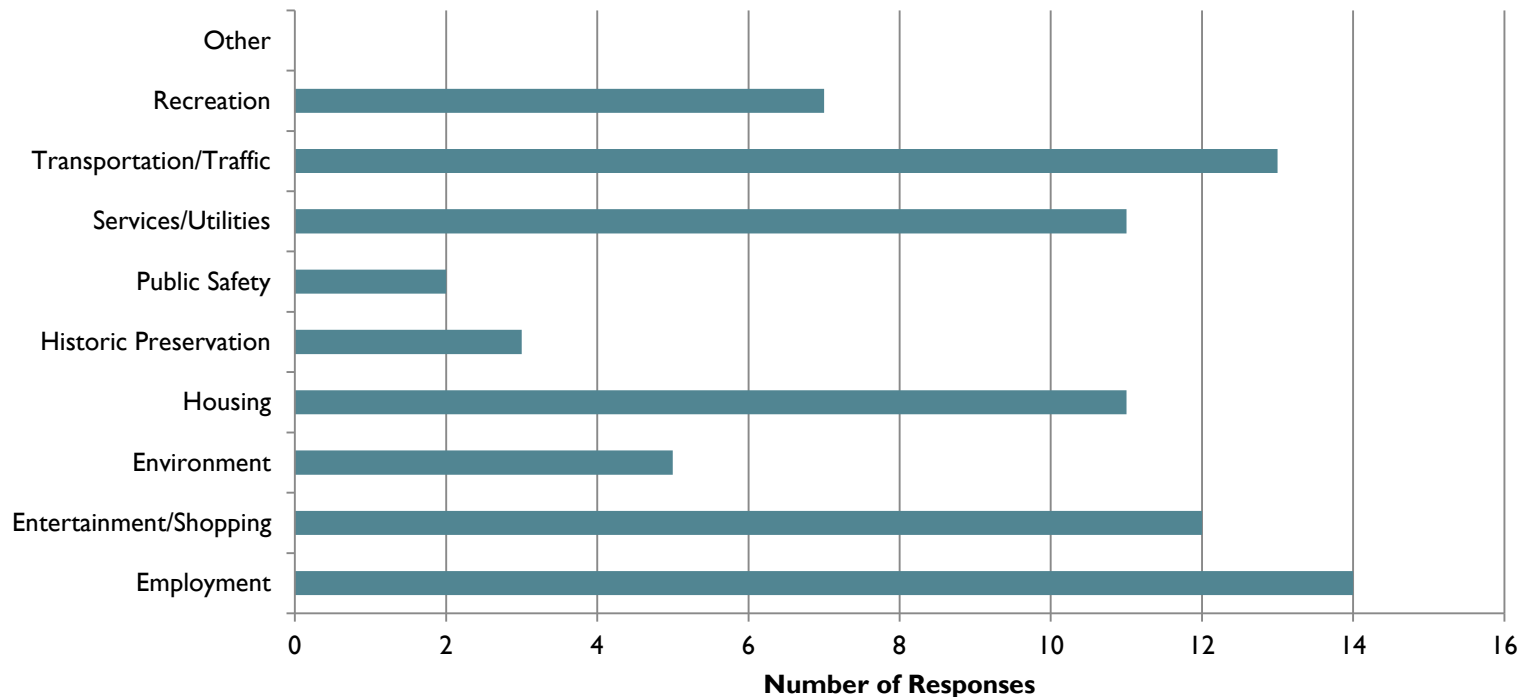


Would you be willing to pay more per month for energy sources that include alternative forms of energy?



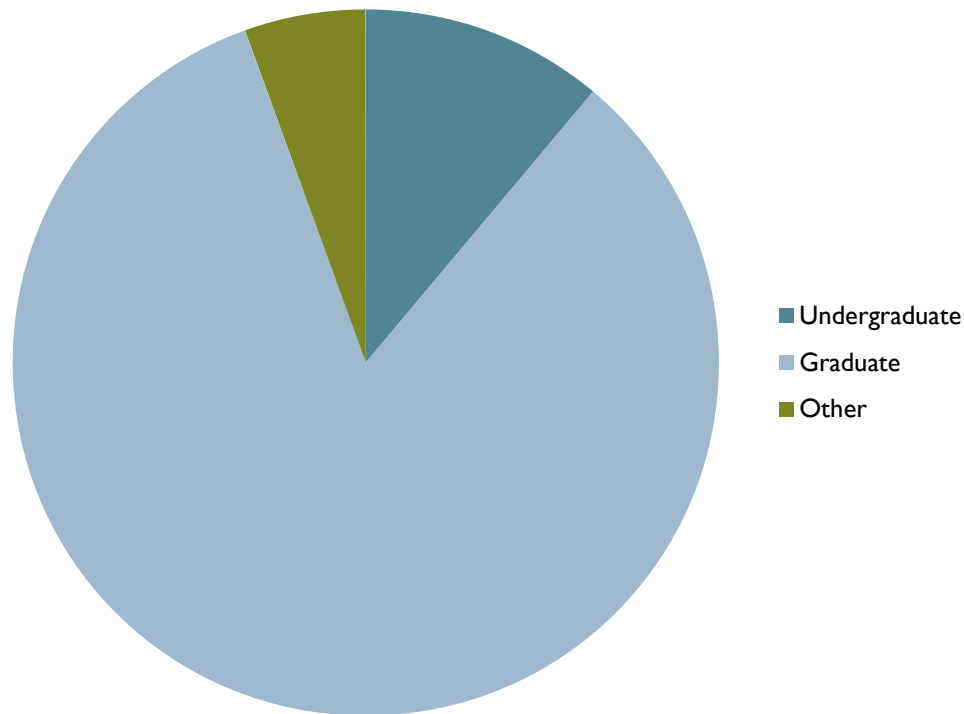
Concerns

Please choose the top five issues that you are concerned about in Blacksburg:



Demographics

Are you an undergraduate or graduate student?



Comments about the Town in general:

- Few entertainment. Shopping is not very convenient.
- It is safe and quiet.
- We need more awareness in recycling. Especially on football game days.
- Recycling is the way to go. Can't see plastic filling up our landfills.
- More 10-min parking required near downtown for pick up food, pick up laundry etc
- Blacksburg needs a nice central city park for public events, gathering, and recreation.
- Big Mall and large supermarket like Walmart is needed.
- Too small, pathetic nightlife
- The transportation service is very low. There is no taxi!
- There are little bus to other cities (Very limited!).
- I wish if they have more international restaurants and grocery stores. The buses need to be working all the time not on reduce hours especially during holidays. There are almost 2 baby day care places while need more of them and few medical centers.

What types of shops would you like to see added to Downtown Blacksburg (ex: a pharmacy, a bookstore, etc.)?

- music store
- Grocery Store, Repairs Shop, Tailor Shop
- Currently majority of the business in downtown are clothing stores or restaurants. Ideally it would be nice if there was a convenience store and a pharmacy at the least.
- Belk, Outlet.
- bookstore
- A clothes shop...somewhere where we can get everyday wear, stuff like jeans, tees shirts...
- Some stores are really expensive!!! Even restaurants and farmer's market.
- A convenience store and a small grocery store maybe selling the farmers goods.
- A grocery store
- Walmart
- Nothing
- Super Market
- I think downtown is fairly balanced
- All types! :)
- Grocery store
- Cinema Theater and more space wide coffee shops where I can take my family to. Staples and some best buy stores.

What types of shops would you like to see added within Town limits (ex: a bookstore, a movie theater, etc.)?

- Sustainability type of shops. Sustainability is paramount in the predictable future.
- a movie theater
- Movie theater, Sports shop, Kids entertainment

- A movie theater would be nice so that one doesn't have to go all the way to Christiansburg. A better selection of restaurants, food selection in Blacksburg is very poor.
- Outlets.
- movie theater
- Walmart maybe?
- Maybe a theatre...though we do have the Lyric, and there's a theatre at Christiansburg...so overall, it's pretty good
- Bookstore, Movie Theater, An outlet mall
- A movie theatre
- a movie theater
- Don't know
- Some apparel stores, or a mall with all sorts of shops in it (just like NRV mall)
- All types!
- A supercenter (eg. Walmart)
- Movie Theater and kids play grounds. More international market.

Comments about shopping or entertainment in Blacksburg:

- No clubs, bars don't play house music, not many opportunities to dance
- Restaurants are decent in variety and good food
- Please take a closer look at Blacksburg city during holidays it almost empty! Why? Because there is nothing entertainment we could do or go to. One Big mall in the downtown would be the solution for everyone that would create jobs, entertainment, and enjoyable city.

Comments about the environment in Blacksburg:

- Is water still fluoridated?
- Pandapas Pond needs to be cleaned more frequently. Would be nice if the Huckleberry Trail gets to be expanded. Blacksburg needs a nice central city park!!!!
- South Main St, is becoming too crowded, there is already need for another alternative street for North- South traffic direction. Also, very important: Blacksburg need already the connection to the I-81 through the Smart Road completion. Finally, there is an urgent need for the airport to be expanded and serve with commercial flights. We are too isolated from the rest of the world!!!!
- Why water becomes red when remain on surface?
- Keep it green and healthy :)

Comments about recreation in Blacksburg:

- Bike transit could be improved (trails leading downtown, etc)

Comments about housing in Blacksburg:

- The cost of housing in Blacksburg is high, rental management tends to keep hiking prices significantly every year. It is not reflected in any form of improved service. There should be some form of rent control in Blacksburg.

- Some landlords do not pay attention to the welfare of tenants: fungus, temperature leaking, some extra fees (redecorating fees, new roommate fees, etc)
- Too spread out, no housing in any neighborhood has all town facilities (shopping, entertainment etc.) within walking distance
- "The houses are old! very thin walls.

Comments about historic preservation in Blacksburg:

- Need to put more emphasis on the historic preservation and disclose better the historic status of the district.
- More labels on historic buildings necessary

Comments about services and utilities in Blacksburg:

- I would encourage distributed energy. I.e. have solar panels for each community, solar hot water, etc. I disagree with centralized utilities.
- There is a significant monopoly from Comcast when it comes to providing High-speed internet service. Their rates are exorbitant for the service they provide.

Comments about public transportation and traffic in Blacksburg:

- Again, I encourage development towards biking, and less use of motorized vehicles. However, Blacksburg Transit is extremely important and must continue and improve (efficiency-wise too).
- reduced services are a big problem specially for internationals without car because they are trapped inside their homes and can't go anywhere. TTT needs to extend the service during the week, everytime I go to Blacksburg it's a rush to be able to catch the bus back home.
- Some of the roads do not have footpaths. That makes it difficult for pedestrians.
- Tram line would be great

If so, what types of job opportunities would you like to obtain in Blacksburg after you graduate?

- IT, engineering, green energy, distributed energy, sustainability
- Research
- Education
- researcher
- Engineering
- Faculty
- Well, academic probably

Comments about employment in Blacksburg:

- Unless nightlife improves, I want to leave Blacksburg as soon as I graduate
- My husband needs to find a job (as faculty member or post doc) but he didn't find one although he is very intelligent and smart.

General Comments:

- When I came to blacksburg, I stayed in hotel for 4 weeks because I don't have available apartment.

What is one aspect of Blacksburg that you LIKE MOST?

- community
- the nature
- I like the hospitality of people and town. I like its environment and its geographical location.
- The town is quiet when students are away.
- Friendly atmosphere and Hokie spirit.
- safe
- Calmness in general
- The people
- The "Academia level" of people, well educated population
- Being multicultural
- It is a nice, friendly place to live and provides a very conducive environment for students
- Natural environment
- Outdoor environment
- Nice, quite place
- Outdoor environments. Blacksburg is green!
- Small size
- Environment

What is one aspect of Blacksburg that you WOULD LIKE TO CHANGE THE MOST?

- Blacksburg, as most other cities/towns in today's world, depends on the well-being of the globalized world. It is my belief in the near future, the globalized world will be severely impacted (see London riots, Greece/Europe economic situation), and America will suffer. Thus I would like Blacksburg to be as self-sustainable as possible.
- bus transit
- There are very little recreational opportunities for kids and families. We don't have any good parks, the only one is Caboose park that gives some entertainment for young kids but it is not enough.
- Better choice of restaurant and movie theater.
- Inconvenience of shopping in the mall.
- transportation and housing
- Off campus housing
- Get the VT students to interact with the community even more
- Radical red necks
- Without a car, getting to neighboring cities and towns is very difficult.
- I would not like to change anything.
- Job opportunity
- Night life

- Nothing, rather, may be slight improvements in shopping experience, and alternative modes of transport other than motorbikes
- services
- Cheating of student renters by apartment managers. E.g., Apartment Heights (Price) chose to do a routine paint job after my lease, and charged it from my security deposit. You are guaranteed NO refunding of security deposits no matter how well you keep the place. This is especially so for international students!!
- CELL PHONE RECEPTION AND IT SERVICES.

Public Input Meeting on Comprehensive Plan Future Land Use Reclassification Requests
June 13, 2013
Summary Comments

The meeting was held at 7:00 pm in the Roger E. Hedgepeth Chambers on the 2nd floor of the Municipal Building at 300 South Main Street. The meeting began at 7:13 pm with an introduction by staff and public input started at 7:38 pm. The meeting was well attended (please refer to sign-in sheets). The meeting concluded at 9:15 pm.

For ease of reference the comments have been grouped by Future Land Use Application and do not reflect the chronological order in which individuals spoke. When an individual submitted written material it has been noted. All written materials related to the amendments, including those submitted at the meeting, can be viewed at the Town of Blacksburg Planning and Building Department.

APPLICATION #1 CEDARFIELD APARTMENTS

Carolyn Stewart Holland, 505 Ellett Road

Ms. Holland commented that she purchased her property because of low density designation. She stated that the current designation of land uses is well balanced now and increasing density means the land use designation buffer is gone. She commented that this change would create a narrow strip of low density squeezed in between high and medium density. She commented that Cedarfield is a student oriented development and she does hear noise now. However, she is very concerned about the impact of the proposed change would have on the integrity of community and increases in noise levels with more students. She is also concerned about impacts on land value. She urged looking at other uses possible that would be a better benefit to the community.

Bill Harrington, 511 Ellett Road

Mr. Harrington also commented on concern that the proposed change would eliminate a land use buffer zone between properties which is needed. He also expressed concern about the additional traffic which is already bad in this area. He noted that accidents already occur and that there will be negative traffic impacts. He indicated that the land use buffer is needed for families raising children in this area.

APPLICATION #2 NORTHEAST CORNER OF NELLIE'S CAVE ROAD & GRISSOM LANE

Rajesh Bagchi, 1602 Greenwood Drive

Mr. Bagchi expressed concerned about the roadway network in the area that the road and narrow and there are serious safety and access issues. He spoke specifically to the intersection of Grissom Road and Nellies Cave Road. He also noted that if there is to be more density in the Town, it should be spread around the Town and not in just one area. He is also concerned about the impact on his property values. He commented that he and his neighbors were not aware of the meeting and perhaps another formal meeting would be a good idea.

Wanda Smith, 609 Landsdowne Drive

Ms. Smith lives near the intersection of Nellies Cave and Grissom Lane. She commented that it would be easier to drive a camel through the eye of a needle than get through that intersection. When Country Club traffic or school bus traffic comes through, she believes it is especially dangerous. She has concerns for safety of her children and grandchildren. She encourages the consideration of long term costs and dangers of this development.

Mukhtar Isani, 703 Crestwood Drive

Mr. Isani commented that he owns a house at the corner of Shelor Lane and Grissom Lane and that increasing density in that area would be a bad idea. He commented on the existing traffic issues. He recalled that there was some talk about getting rid of the crook in the road in his neighborhood and maybe that could still be done to improve traffic safety. He does not agree with the applicant's assertion that the proposed re-designation would provide a "transition zone". He does not think that having duplexes, triplexes will be compatible.

APPLICATION #3 MIXED USE AREA C EXPANSION

Wayne Hensley, 2704 Mount Vernon Lane

Mr. Hensley commented that often hears that Blacksburg is not a friendly place for business. He expressed concerns that the Town needs taxes and there can be negative impacts if the Town does not have a growing tax base. He also commented on the Progress Street extension. He reiterated his concern that Blacksburg needs to be place that welcomes business and generate taxes.

APPLICATION #4: 1003 GILES ROAD

Valdis Kletnieks, 939 Giles Road

Mr. Kletnieks opposed the proposed reclassification because High Density Residential would be surrounded by Medium Density Residential, and this scenario does not work.

APPLICATION#5: AREA BOUNDED BY PATRICK HENRY DRIVE, GILES ROAD, NORTH MAIN STREET

There were no citizen comments on this application at the meeting.

APPLICATION #6 AREA BETWEEN CLAY STREET AND ROANOKE STREET, PROSPECT AND ALLEGHENY STREET

Paul Hoepner, 204 Fincastle Drive

Mr. Hoepner noted that the Continental Divide runs through this area. He shared that he built his house in 1968. He commented that four years later he found out that behind them property had been zoned for apartments. He said that he approached Town Council requesting the property be zoned for single family with concerns about higher density in a viewshed and on some of the most challenging terrain (steepest slopes) in the Town. He also commented that Lee Street and Washington Street are very narrow. He stated that he does not want the area east of Allegheny Street to become high density. He and his neighbors are concerned about the impact of high density development, and that there should be a buffer zone between lower density residential and high density apartments.

Monique DuFour, 300 Fincastle Drive

Ms. Dufour indicated that she received the postcard notice about this proposed change and was concerned. She lives in Kessler Park, adjacent to Allegheny neighborhood and she and her husband appreciate the human environment in the neighborhood where people routinely walk, and walk their dogs. She noted her concerns about traffic, the viewshed and other items mentioned by her neighbor. She shared that she is from New England, but feels like she lives in a town here. She wants to maintain that sense of small town living and preserve that sense of community. She noted that she bought property in the middle of yellow Low Density designation and doesn't want to see any encroachment into that designation.

APPLICATION #7 GLADE HEIGHTS

Andrea Stanaland, 1245 Redbud Road (submitted comments in writing)

Ms. Stanaland indicated she is a supporter of Toms Creek Residents for Responsible Development (TCRD) and opposes the proposed change. TCRD is a group that was formed few months ago with the goal of protecting the Toms Creek basin. She stated that protecting the basin from development pressure and overdevelopment is important but noted these comments were not anti-development.. She indicated that maintaining the existing zoning is the preferred development option and preserving the plan the Town carefully prepared. She said that the concerns for this proposed Comprehensive Plan amendment fall into 4 main categories: 1) protecting the environment; 2) traffic issues; 3) compatibility with the existing neighborhood; and 4) skepticism for financial justification and information being presented.

She noted that in less than 6 weeks, nearly 200 signatures were gathered on a petition in opposition to the request. Ms. Stanaland asked those members of the audience wearing blue to show their opposition to this request to stand.

Mary Houska, 2301 Spring Hollow Lane (submitted written material)

Ms. Houska commented that her family purchased 8 acres within the Toms Creek Basin in 1964 and noted her property is where two creeks actually merge. She shared with the group information about the construction of the pond and bridge on the property with the driveway going over Linkous Creek and that the improvements were built per VODT. She commented that many of her neighbors built their houses around same time. She added that in 1969, the bypass constructed as well as University Mall and stormwater detention ponds were not required at that time. After bypass construction heavy summer rains led to flooding in her neighborhood. She commented on subsequent severe flooding that occurred in the 70s which washed out her driveway. She noted that even with detention ponds now constructed from 1990s, flooding still occurs in her neighborhood and the impacts of development are felt by the downstream owners. She said that development, such as that proposed with the Glade Heights application, will be problematic for downstream property owners including her and her neighbors. She asked everyone to consider what the impacts of adding 4 times more impervious surfaces than currently present would be.

Matt Wisnioski , 1707 Honeysuckle Drive

Mr. Wisnioski shared that he had looked at the 1978 Comprehensive Plan in the library and quoted text regarding preserving rural character and agricultural lands and the concerns in the plan about "how we grow". He indicated he values the history of growth management planning. He commented that changes to the plan and the 50 year vision should not be taken lightly and the integrity of the vision should be maintained. He also commented on the appendix related to the

Toms Creek basin and the intent to discourage growth there. He encouraged the Long Range Planning Committee to recommend preserving the existing Plan.

Mr. Wisnoiski also shared the personal experience that he and his wife had in finding housing in Blacksburg. He noted that he is professor at Tech and with his wife is a teacher at Kipps Elementary. He said he is not just in favor of growth but recognized he and his family are growth. He indicated that it was difficult at the time to find housing for young professionals. When they came to Blacksburg they were able to find a home to rent while they saved and looked for a home to buy in Blacksburg. They bought a home in the Village at Toms Creek. In looking for a home he said they were looking for a family friendly neighborhood, affordability, walkability and a natural landscape. He found that the Comprehensive Plan created and supported this type of neighborhood in Toms Creek Village. He commented that other prospective faculty are looking for homes in Blacksburg with a high quality of life for long term commitment. He asks the Town to preserve the Comprehensive Plan Future Land Use as it is.

Kacie Hodges, 1223 Village Way South

Ms. Hodges indicated that she has been attending the Long Range Planning Committee meetings for the past several months. She notes several of the changes proposed in the Comprehensive Plan update to make the plan more readable. She noted that people need to understand the proposed application and impacts in relation to text of the plan. Ms. Hodges quoted a section of the draft updated Future Land Use Chapter text that highlights community character including Blacksburg maintaining a "small town feel" and other attributes that affect the high quality of life in Blacksburg. She stated that the Glade Heights proposal will not fit with some of the goals listed in the text. She especially noted text relating to the following "Blacksburg is a responsible headwaters community for Southwest Virginia." She asks that the fact that the Glade Heights property is bisected by a tributary of Toms Creek be considered. In order to protect the creek and uphold the belief that Blacksburg should be responsible headwaters community, this application should not be approved.

Ms. Hodges also shared thoughts on what does and does not make the Glade Heights property unique as stated in the application. She commented that the applicant stated various reasons this property is unique and that is why they should be allowed to change their designation. The first claim she referenced is that the property is surrounded on all sides by higher density. She stated that others have discussed that this is not the case. In addition, she commented that the applicant stated that infrastructure is able to support 4 units per acre, but this is not completely true. She commented that a sewage pump station would be required, possibly near the creek. Thirdly, she commented that the applicant stated that this property was unique due to close proximity to business. She asked hypothetically how many other parcels are close to business or university, and answered that many were. She went on to ask how is this parcel that much more unique than others? She referenced issues such as traffic, and how this area could support that many more people. Finally, Ms. Hodges stated that the applicant referenced the close proximity to

greenways, transit, and bicycle lands. She commented that this statement is also true of most parcels in town. It states that there is also the ability to cluster. Clustering can be accomplished on both low and high density parcels.

She closed by stating that what boggles her mind is that the one factor the applicant left out in the application is there is a headwater tributary to Toms Creek running through the parcel. She implored the committee NOT to modify the Comprehensive Plan to allow a higher density on this site.

Chris Bundrum, 1219 Village Way South

Mr. Bundrum commented on the bypass as a limited access highway similar to an interstate. He noted that the character of the area changes when you cross to the east side of the bypass. He described the land uses in the area, noting the single family character. He expressed concerns about impacts to traffic and pedestrian's safe and stated that high density would not be a good idea in this location. He also stated concerns that numbers put forward regarding density and the description of surrounding land uses in this area in the application are not accurate and give the impression that the area is more developed and dense than it really is. He is opposed to a request to increase the density of the Glade Heights property.

Lisa Anthony, 1207 Village Way South

Ms Anthony noted that the property is currently zoned RR-1 with a density of 1 unit per/acre. The representative of Glade Heights LLC were aware of this designation when they purchased this property. She thought the intent when buying the property was to abide by the zoning and the development allowed by that zoning. She commented that a preliminary plat was submitted for a by-right development with 29 lots and the neighborhood did not object to this proposal.

Ms. Anthony indicated that currently the portion of the property fronting Glade Road has a Future Land Use designation with a density of 4 dwelling units per acre (Low Density) and this comprises approximately ¼ of the total site. By using this Future Land Use designation for ¼ of the site at 4 units per acre, and then the remainder of the site with a Future Land Use designation of 1 unit per acre (Very Low Density), she suggests that it is possible for the land owner to request a rezoning to develop the parcel with 80+ units on it under the current Future Land Use designations. She noted that does not mean there might not be opposition to a rezoning but was making the point of what could be requested under the existing Future Land Use designation. She stated that neighbors are not in support of this application requesting a change to increase density. She said it is her understanding that Glade Heights LC is looking to sell the property and does not want to develop it. If sold, she is concerned there is no guarantee of what a new developer could do if the Comprehensive Plan designation were changed. The fear is that a new developer will overdevelop the property.

Paul Estebrooks, 1302 Village Way South

Mr. Estebrooks spoke to the portion of the application states that the current vision of Northwest Sector is good and appropriate for Blacksburg which he feels is actually an argument that the land use remain the same. Mr. Estebrooks commented that the existing designation on the Future Land Use map is deliberate and not an oversight. He stated that the parcel is a split designation between Low and Very Low density and the Very Low Density designation protects the creek overlay. Mr. Estebrooks disagrees with the applicant's assertion that by reclassifying the Future Land use it would help the Plan to be realized. He noted that the Plan can be realized, as it was for Toms Creek Village, under existing designations. He also commented on the site plan submitted several years ago for a development under the existing zoning. Mr. Estebrooks indicated that if the property had turned out not to be a good investment for the applicant, it is not the responsibility of the Town to deal with that He indicated that sometimes underutilization is the best use for a property and worse is the concern about over development. Mr. Estebrooks reiterated that he is against the proposed change in Land Use designation.

Guy Acciai, 1221 Village Way South

Mr. Acciai indicated that he was aware that at some point the proposed property would be developed. However, he believed this area would be developed with by-right land use of a subdivision of 29 lots. This plan had little opposition from the neighbors, yet it was never developed. He is concerned about the proposal to change the designation Very-Low to Low Density request with a plan to develop a 'student retreat' student housing project. He is concerned about a subsequent rezoning that could be requested change the zoning from the current RR-1 to R-4. He noted that this would result in a big change despite what little change it seems when re-designating a parcel from "Very Low" to "Low" density on the Future land Use map. He is concerned that to him the application does not seem to be as much about the best housing options, the best use of the land, or the environment but about business and money. Mr. Acciai further commented that the application states that the land is being underutilized but he could not find any data to support this assertion. He also commented on the preliminary plat submitted by the applicant in 2006 for a by-right development.

Stephen Schoenholtz, 1201 Glen Cove Lane (submitted written comments)

Ms. Schoenholtz commented that he has studied the effects of land use and impacts on streams and his anticipate the potential development will exacerbate significant existing stormwater problems. He noted that he lives on a 7 acre wooded parcel with perennial streams on the property and is 600' from the spring source on the subject parcel. He commented that the property now receives stormwater and that the area in general has seen the effect of sediment laden flow stormwater from roads, UCD and other development that has occurred. He is concerned about sediment pollution and the impacts to Toms Creek which is already stressed. He noted that there is a channel worn on his property and the impacts have been very noticeable

with trees falling and eroding stream banks. He is concerned about the nature of the existing problems and requests the plan not be changed.

Theresa Thompson, 1601 Honeysuckle Drive (submitted comments in writing)

Ms. Thompson commented that she has a P.h.D and is an engineer with experience in water management, stormwater management, and stream bank erosion. She commented on multiple issues with Glade Height parcel noting that the parcel lies at the headwaters of Toms Creek. She stated that strict water quality standards have been set by the State to protect valuable waters that are home to trout. She noted that the reason Toms Creek was recently listed as “impaired” by the Virginia Department of Environmental Quality was due to high water temperatures in summer. Ms. Thompson said the State water quality standards set the maximum allowable water temperature for stockable trout streams at 70° F. Current temperatures during summer are over this standard. She commented that the cause of high water temperatures include lack of shade as well as urbanization at the headwaters with runoff from paved surfaces. She noted that an argument can be made that stormwater management practices can prevent negative impacts as stormwater management facilities address stormwater quantity and quality but cannot reduce temperatures and in fact have been shown to increase temperatures in some cases. She opposed the proposed Future Land Use designation change.

Clayton Hodges, 1223 Village Way South (submitted written comments)

Mr. Hodges commented that he is a stormwater engineer. He noted several issues he felt were important and affect development of the subject parcel. He commented on: 1) the steep slopes on the site (several greater than 15%) and that development on steep slopes is discouraged in Town regulations and noted wording in that regard contained in the text of the Comprehensive Plan update. He spoke about the impact of development on steep slopes leading to erosion, landslides, etc. He also noted that the property discharges to the Toms Creek basin and that Blacksburg has a responsibility as a headwaters community to control stormwater. He is concerned that stormwater management discussion do not always address all of the issues specifically runoff peak versus runoff volume. He stated concerns about extension of flood peaks. He also said that he is working with others to co-author an extensive stormwater management report that will be provided to the Town.

Adele Whitener, 1513 Poplar Ridge Circle

Ms. Whitener commented on the concept of cluster development and her concern that it can be used as a “buzz word” by some to put forward an agenda. She commented on the goals of cluster housing concept to integrate natural features, protect environmental areas, and natural features, open space, reduce area of impervious areas, decrease infrastructure costs and, create opportunities for social interaction. She commented that cluster development is a positive thing but that it is not a justification for increases in density and the concurrent impacts associated with

the increased density. She further stated that the proposed Future Land Use map change is not needed to build a cluster housing development. She is opposed to the proposed change.

Richard Turner, 1241 Redbud Road

Mr. Turner indicated that he opposes the proposed land use change. He indicated he was attracted to Blacksburg because of the vibrant university community although he suffered a bit of sticker shock by the higher housing prices. However, he said that he realized the higher pricing is due to the quality of life in the Town and the decision made with respect to land use, trails, parks, environment, among other things. He is of the opinion that Blacksburg has earned a reputation for being a 'special place' for a reason. He said that he was attracted to the homes in Toms Creek based on the proximity to the university as well as the well-planned residential layout. He note that the well-established land use plans of the town have earned our trust with the community and approval of this request would be a breach of that trust. He is also concerned it could make it easier for other land designations to be changed and their property values to go down. He is opposed to the request.

Jarrold Leland and son, 1802 Shadowlake Road

Mr. Leland stated that the engineers know this area well and we should listen to them concerning flooding and traffic concerns. He also shared that his concerns were driven by his kids and the quality of life he wants for raising his family. He has concerns about student housing and impacts to the neighborhood. In his opinion such a development would change the area and not for the better. Mr. Leland asked that the proposed change not be approved.

Mr. Leland's young son also spoke to voice his opposition to the proposal. He is concerned about being able to sleep at night and his ability to do well in school. He is also concerned about the behavior of teenagers and in his observations they are high on caffeine and like to party.

Lisa Ress, 1709 Ginger Lane

Ms. Ress commented that she lives in a cluster development and this project does not reflect a true cluster development. She is very concerned about traffic impacts. She noted that Glade Road is already a busy road but is enjoyable when students are gone. The additional 780 bedrooms that might occur with a student housing project would put traffic onto Glade Road that would be dangerous. She noted the turnoff to Prices Fork is tricky and there are existing concerns with cars from Kroger, the Mall and other businesses. She thought that it would be hard to think that we could add that much additional traffic without a traffic light installed for this project. She is concerned about neighborhoods impacts. She commented that there are other reasons that have already been brought up as to why the change is not a good idea. She requests that the Town does not change the plan.

Carol Robenson, Ginger Lane

Ms. Robenson commented that she supports smart planning and that perhaps some intermediate density, not low and not high but something in the middle might be appropriate. She noted that she has environmental impact concerns regarding this proposal. She stated that she is not in favor of changing land use for this project. She feels that change land use should not occur because of new builders and developer who do not even live here. She does not think there is need for new student housing. She recommends slow and steady growth and that the proposed change not be approved.

Stephanie Bird Henthorn, 1502 Oriole Drive

She commented that while she may not be a stormwater engineer but enjoys trout from Toms Creek. Ms. Henthorn stated her concerns about traffic and that she opposes the proposed change.

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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

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	Name	Address	Phone	Name of Group or Committee Representing
1.	Kacie Hodges	1223 Village Way South	552-7506	TCRD/myself
2.	Zawen Xie	1703 Honeysuckle Dr.	239-3428	myself
3.	Paul H. HOEDNER	204 Fincastle Dr	552-5404	myself
4.	Scott C. Talbott	PO Box 775 Blacksburg, Va	382-1288	College Town Properties, LLC
5.	M. A. ISANI	703 Crestwood Dr., Blacksburg, VA	552-5440	Myself
6.	CLAYTON HODGES	1223 VILLAGE WAY SOUTH	552-7506	TCRD/myself
7.	Andrew Parr	920 Village Way N	552-5248	TCRD/myself
8.	Andrea Starabond	1245 Redbud Rd. Bburg	953-0131	TCRD
9.	Martha Morris	1006 village way n "	951-5789	TCRD
10.	Albert Teller	807 Village Way N	552-1318	TCRD
11.	Rich Henthorn	1502 Oriole Drive	951-9035	Glen HOA
12.	Stephanie Bird Henthorn	"	"	TCRD, Self
13.	Wayne Hensley	2104 mt Vernon	808-7390	myself
14.	Leah Zalusky	1605 Greenwood	951-0707	ff
15.	Janice Hodges for Claude Dore	1312 Giles Rd	239-2116	"

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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

2

	Name	Address	Phone	Name of Group or Committee Representing
1.	Mary Houska	2301 Spring Hollow Ln Blacksburg	540-552-2717	
2.	RUSSELL WARDEN	1303 VILLAGE WAY SOUTH	919-440-0876	
3.	CAROL LINKER	913 VILLAGE WAY No.	953 0533	
4.	EDDIE BAKER	P.O. BOX 889 BLACKSBURG	552-2281	
5.	Joan Bellis Rob Leftwich	1504 TRILLIUM LN N	951-9423	
6.	KATHIEEN S. CRINER	505 NORTH DR	961-2727	
7.	Charles Houska	2301 SPRING HOLLOW	552-2717	
8.	Caroline Mullins	505 ELIETT RD	230-6462	
9.	DAVID SCOTNEY	1204 VILLAGE WAY S	951-1366	
10.	Andre Whitener	1513 POPLAR RIDGE CIRCLE	951-7337	
11.	Josephine COTRONEO	1505 POPLAR RIDGE CIRCLE	961-0922	
12.	Louis COTRONEO	1505 POPLAR RIDGE CIRCLE	961-0922	
13.	JIM WHITENER	1513 Poplar Ridge Circle	951-7337	
14.	STEVE SEMONAS	448 BRADSHAW BRADSHAW RD COMB	381-9790	
15.	Jarrold LeLand	1802 Shadowlake Rd	951-0169	

Myra LeLand
(Jack: Henry)

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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

	Name	Address	Phone	Name of Group or Committee Representing
1.	Pamela Turner	1241 Redbud Rd Blacksburg	552-2340	TCRA
2.	S. Richard Turner	1241 Redbud Rd. "	552-2340	TCRD
3.	Andrew Dobson-MacNabb	1615 HONEYSUCKLE RD.	558-8224	TCRD
4.	Andrea Hall	723 SE Lee Street Blacksburg, VA	239-5931	
5.	RAJESH BAGCHI	1602 GREENWOOD DRIVE	204-5734	NEELIES CAVE
6.	Richard + Cynthia Luke	1604 Westover Dr	922-2493	TCRD
7.	Joyce Graham	P.O. Box 144, Elliston, VA	320-5215	
8.	Madeleine Lavo	1708 Trillium Ln	552-6223	TCRD
9.	MR Cunningham	1910 Lacy Lane	953-5520	
10.	Dr F Cunningham	" " "	" "	
11.	G. Schrick	1734 Donlee Dr	552-2867	
12.	Theresa Thompson	1601 Honeysuckle Dr.	357-2706	TCRD
13.	KEVIN MCGUIRE	1701 Trillium Ln	951-1860	TCRD
14.	Meredith Jones	4931 Preston Forest Dr.	260-6613	Self
15.	James Neel	1406 Briarwood	552-1935	

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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

(4)

	Name	Address	Phone	Name of Group or Committee Representing
1.	Renee W. Wether	1502 Greenwood	552-5124	
2.	HELEN THOMPSON	1414 HONEYSUCKLE	552-1205	
3.	Roy Thompson	1414 HONEYSUCKLE	552-1205	
4.	Angela Vikesland	1503 Trillium Lane	553-0567	
5.	Carol Robinson	1740 Gillingham	959-6082	
6.	LISA TUTELA	202 GILES RD	230 5607	
7.	David Gifford	202 GILES RD	553-1989	
8.	Jeff Walden	1225 Village Way S	951-6131	TCRD
9.	Sally Walden	1225 Village Way S.	951-6131	TCRD
10.	Darrin Quisenberry	1511 Poplar Ridge Circle	818-3244	TCRP
11.	Alexa Cary	3705 West Ridge Dr.	818-7752	
12.	Paul Schmidt	2100 Shadow Lake Rd	553-2500	
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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

(5)

	Name	Address	Phone	Name of Group or Committee Representing
1.	Eric de Sturber	1249 Redford Rd, B'burg	520 951-0805	
2.	Marwan Al-Haik	1503 Oriole Drive	540 449-3414	
3.	Matt Wisniosk	1707 Honesuckle Dr.	540- 951-3469	
4.	John Brilliant	1501 Trillium Lane North	540- 552-1501	
5.	Edward McClain	9th GILES RD.	238-1671	
6.	Stephen Schoenholtz	1201 Glen Cove Lane	961-0118	
7.	Gloria Schoenholtz	" " " "	" "	
8.	Heidi Sallee	1209 Village Way S	818-8886	
9.	CHRIS BUNDREN	1219 Village Way S.	961-2872	
10.	Patricia Amateis	2303 Spring Hollow Ln	961-2407	
11.	Ralph Amateis	2303 Spring Hollow Ln	961-2407	
12.	MARINO COLMANO	1404 Main St.	951-0345	
13.	Virgilio A. Centeno	1702 Oriole Dr.	552 4038	
14.	WILLIAM C. HERRINGTON	511 ELUETT RD	605-2835	
15.	MICHAEL HEDGEPE/H	209 CORK	552-5205	

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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

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	Name	Address	Phone	Name of Group or Committee Representing
1.	Diane Stearns	1505 Oriole Dr	961-0765	TCRD
2.	Mandy Wilson	1801 Honeysuckle Drive	953-2412	TCRD
3.	Lynn Hickok	1502 Poplar Ridge	552-7048	TCRD
4.	Barbara Corbett	1502 Poplar Ridge Cir.	552-7048	TCRD
5.	John L Walker	1718 Honeysuckle Dr.	951-3504	TCRD
6.	Arlene Wallis	1306 Village Way South	961-6628	TCRD
7.	Nancy Crisman	1711 Trillium Ln	961-993	
8.	JAMES NEILL	1406 BRIARWOOD DR	552-1925	TCRD
9.	BARBARA NEILL	1406 BRIARWOOD DR	552-1925	TCRD
10.	Mike Hudson	145 Wilson Ave	392-0521	Citizens For
11.	Jill Bloom	811 Village Way N.	553-0568	TCRD
12.	Russ Hendershot	"	"	"
13.	Brian Rosencita	608 Greendale Dr	053 1834	TCRD
14.	Thomas Roberts	312 LANDEDOWN ST Blacksburg VA 24060	540-552-9024	Roberts Engin.
15.	LISA RESS	1709 GINGER Lane Bldg 24060	552-0810	TCRD

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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

(7)

	Name	Address	Phone	Name of Group or Committee Representing
1.	Joseph Friebe	1305 Village Way S	250-8008	TCRD
2.	Thomas Friebe	1305 Village Way S	250-8008	TCRD
3.	Michelle Friebe	1305 Village Way S	250-6922	TCRD
4.	PAUL ESTABROOK	1302 Village Way S	4202617587	TCRD
5.	ROLANDO ARRIVILLAGA	1307 VILLAGE WAY S	540-951-7441	TCRD
6.	KAREN ARRIVILLAGA	1307 VILLAGE WAY S	951-7441	TCRD
7.	Megan Quesenberg	1511 Poplar Ridge Circle	408-499-6992	TCRD
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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

8

	Name	Address	Phone	Name of Group or Committee Representing
1.	Jon Fritsch	1904 Lindze Drive BB	818-3396	TCRD
2.	Ed Tuckler	5450 GALLOWRIDGE RD.	320-7314	Shelley Altonky Inc
3.	MARKLYN EDGAR	1225 Redbad Rd. BB	540-961-0141	TCRD
4.	Traci Sterling	1211 Village Way S.	951-4588	n/a
5.	Priscilla Baker	1515 Poplar Ridge Circle	552-3235	TCRD
6.	TAKA & Yoko TAKABAYASHI	1501 POPLAR RIDGE CIR	552-3341	TCRD
7.	TINA Keese	1715 Honeysuckle Dr	157-619-1855	TCRD
8.	Bruce Scarpa-Friedman	1009 Village Way N	901-7688	TCRD.
9.	John Melia	202 Wilson Ave	Kris and John @whitman.com	
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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Applications
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

9

	Name	Address	Phone	Name of Group or Committee Representing
1.	JOHN T. NOE	1260 RADFORD ST Blacksburg	540-239-8174	N/A
2.	James Collier & Monica Dora	300 Fincastle Dr. Blacksburg	540-558-8684	N/A
3.	Kern Edgar	1225 Redbud Rd Blacksburg	961-0141	TCKB N/A
4.	Lisa Anthony	1207 Village Way S.	951-0909	NA
5.	Rijuan Dai	1319 Karr Lane	808-4203	
6.	Yan Zhang	1319 Karr LN	231-1956	
7.	WANDA SMITH	609 Landsdowne	231-6105	NA
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2012 Comprehensive Plan Update
Public Input Meeting: Future Land Use Map Application...
Wednesday, June 13, 2012, 7pm, Council Chambers
Citizen Comment Sign-In Sheet

10

	Name	Address	Phone	Name of Group or Committee Representing
1.	John Ficenec	1305 Glen Cove Lane	951-1967	
2.	Moses Quinonez	1201 Lakewood Dr.	392-6577	
3.	Elizabeth Kestel	1514 Onore Dr	449-6013	
4.	JOHN & MARY MADIS	1698 ORIOLE DR	320-2197	
5.	VALDIS KLETNICKS	739 GILLES RD	357-0447	
6.	STEPHEN F. DONOHUE	1002 QUAIL DR.	552-6686	
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6/13/12

Good Evening. My name is Andrea Stanaland and I live at 1245 Redbud Rd. in Blacksburg. I am a supporter of Tom's Creek Responsible Development. I think you'll be hearing from at least a few of our members tonight to oppose the changes that Glade Heights LLC is asking you to make to the future land use designations on their parcels.

Tom's Creek Responsible Development was formed just a few short months ago and is comprised of hundreds of citizens from Blacksburg who are dedicated to protecting the Tom's Creek basin from over-development. However, we are not anti-development. Our mission is to "Protect and Conserve the Tom's Creek Basin under current zoning, and in compliance with the Town of Blacksburg's Comprehensive Plan." Our overall goal is to maintain the future land use designation of the Comprehensive Plan that the town so carefully prepared on behalf of the community.

Our members have many reasons for wanting the Town to maintain the Comprehensive Plan, and we'll be hearing those tonight. I think you'll find that arguments against changing the Comprehensive Plan fall into 4 main categories:

1. Environmental Concerns
2. Traffic Concerns
3. Concerns that the Proposed Changes do not fit with the surrounding neighborhoods, and
4. Skepticism over financial justifications for requesting these changes.

We have significant support from Blacksburg residents for these positions opposing the proposed future land use changes. In the less than 6 weeks since the landowners submitted their application to change the Comprehensive Plan, we have collected nearly 200 signatures from residents on a petition asking the Town to maintain the future land use designation for the parcels owned by Glade Heights LLC.

Tom's Creek Responsible Development supporters are here today wearing blue. So that the level of attendance and opposition to changing the Comprehensive Plan can be noted, I'd like to ask our supporters to **PLEASE STAND.** *or raise your hand*

<there are a lot of people that feel strongly about this issue>

Thank you for your time and receptiveness to our requests to maintain the future land use designations of the Comprehensive Plan for the Tom's Creek basin.

Heather Poole

From: Andrew Dolbin-MacNab [adm1013@gmail.com]
Sent: Monday, June 18, 2012 3:44 PM
To: Blacksburg 2046
Subject: Petition to Maintain Comprehensive Plan (replace previous PDF)
Attachments: maintain-the-comprehensive-plan-current-land-use_2012_06_18.pdf

The attached petition showing 212 citizen signatures asking the Town to maintain the Comprehensive Plan future land use designations for Glade Heights LLC parcels should **replace** the previous document which was delivered during the Public Input meeting on Wednesday, June 13.

Thank you very much for the work you are doing on this. It is much appreciated.

Sincerely,
Andrew Dolbin-MacNab
Toms Creek Responsible Development



This petition has collected
212 signatures
using the online tools at iPetitions.com

Printed on 06-18-2012

Maintain the Comprehensive Plan current land use designation on parcels owned by Glade Heights, LLC

Sponsored by: Tom's Creek Responsible Development (TCRD)

About the petition

I am a resident in the Town of Blacksburg and I support the current Future Land Use designations in the Northwest Sector.

Glade Heights, LLC has submitted an application to modify the future land use designation on two of their parcels, 225- A 3 and 225- A 4, to be entirely "low density residential". This would be a major increase in density allowed for future land use because the majority of the property currently has a future land use of "very low density residential".

I believe that this proposed amendment to the future land use classification would be out of character with the surrounding neighborhoods and would result in degrading the quality of the tributary to Tom's Creek which flows through the property and ultimately through Heritage Park.

I am opposed to this proposed modification to the 2046 Comprehensive Plan.

Signatures

1. Name: Andrew Dolbin-MacNab on May 06, 2012
Address: 1615 Honeysuckle Drive, Blacksburg, VA 24060
Comments: In my opinion, the Town of Blacksburg has done great work planning the town's growth and development. Members of Town Council and staff, past and present, deserve thanks and appreciation for their vision and thoughtful oversight of the 2046 Comprehensive Plan. The Comprehensive Plan wisely identifies the importance of the Tom's Creek basin and specifies the need to maintain very low density housing that preserves the delicate environmental balance of this area. I agree with the current vision of the Comprehensive Plan and oppose changing the future land use designation of the parcels owned by Glade Heights, LLC.

2. Name: Howard Prince on May 06, 2012
Address: 1237 Redbud Road Blacksburg, VA
Comments:

3. Name: Lynn Ehrke on May 06, 2012
Address: 1808 Honeysuckle Drive, Blacksburg, Va 24060
Comments:

4. Name: Kevin McGuire on May 06, 2012
Address: 1701 Trillium Ln
Comments:

5. Name: Louis & Josephine Cotroneo on May 06, 2012
Address: 1505 Poplar Ridge Circle, Blacksburg, VA 24060
Comments: We, Louis and Josephine Cotroneo are opposed to this proposed modification to the 2046 Comprehensive Plan.

6. Name: Louis And Josephine Cotroneo on May 06, 2012
Address: 1505 Poplar Ridge Circle. Blacksburg, VA 24060
Comments: We, Louis and Josephine Cotroneo are opposed to the proposed modification to the 2046 Comprehensive Plan.

7. Name: Darryl McCallum on May 06, 2012
Address: 1108 Glade Road
Comments:

8. Name: S. Richard Turner on May 06, 2012
Address: 1241 Redbud Rd. Blacksburg, VA 24060
Comments:

9. Name: Renee Gambon on May 06, 2012
Address: 1505 Poplar Ridge Circle, Blacksburgh, VA 24060
Comments: Preserve the Land of Tom's Creek Please... :)

10. Name: Heidi Sallee on May 06, 2012
Address: 1209 Village Way South Blacksburg VA 24060
Comments:

11. Name: Lisa Acciai on May 06, 2012
Address: 1221 village way s
Comments:

12. Name: Madeleine Love on May 06, 2012
Address: 1708 trillium lane, blacksburg
Comments:

13. Name: Stephen H. Schoenholtz on May 06, 2012
Address: 1201 Glen Cove Lane, Blacksburg

Comments:

-
14. Name: Guy Acciai on May 06, 2012
Address: 1221 Village Way South...
Comments:
-
15. Name: Richard & Cynthia Luke on May 06, 2012
Address: 1604 Westover Dr B'burg
Comments: This would be disastrous & unsafe if the number of vehicles this project would add to Glade Rd is approved.
-
16. Name: Timothy.M. Todd on May 06, 2012
Address: 1504 Poplar Ridge Circle
Comments:
-
17. Name: Roy Thompson on May 06, 2012
Address: 1414 Honeysuckle Dr.
Comments:
-
18. Name: Mark Luxbacher on May 06, 2012
Address: 1210 village way s
Comments:
-
19. Name: Theresa Thompson on May 06, 2012
Address: 1601 Honeysuckle Dr., Blacksburg, VA 24060
Comments:
-
20. Name: Randal Fullhart on May 06, 2012
Address: 1230 Redbud Road, Blacksburg, VA 24060
Comments:
-
21. Name: Kristie McCallum on May 06, 2012
Address: 1108 Glade Rd.
Comments:
-
22. Name: Scott Ragon on May 06, 2012
Address: 812 Village Way North, Blacksburg VA 24060
Comments:
-
23. Name: Roger Gough on May 06, 2012
Address: 1410 Gladewood Drive
Comments:
-
24. Name: Lou R. Long on May 06, 2012
Address: 1714 Honeysuckle Drive
Comments:
-
25. Name: Lisa Ress on May 06, 2012
Address: 1709 Ginger Lane
Comments: I urge you to stick with the current comprehensive plan and do not want to see it modified due to the effect the proposed change would have on Toms Creek watershed and traffic congestion and possible traffic congestion on the areas on and around Glade Road.
-
26. Name: Ken Hochgraf on May 06, 2012
Address: 1200 Westover Drive
Comments: The long term plan for the Town of Blacksburg is for RR1 zoning on the parcel, so DON'T CHANGE THE ZONING!!
-
27. Name: Michael S Weaver on May 06, 2012
Address: 912 Village Way N, Blacksburg, VA 24060

Comments:

-
28. Name: Michelle Friebe on May 06, 2012
Address: 1305 Village Way South
Comments:
-
29. Name: Bo Webster on May 06, 2012
Address: 1234 Redbud Rd. Blacksburg, VA 24060
Comments:
-
30. Name: Marc Stern on May 07, 2012
Address: 1310 Village Way South
Comments:
-
31. Name: Paul Schmidt on May 07, 2012
Address: 2100 Shadow Lake Rd, Blacksburg, VA 24060
Comments:
-
32. Name: Yan Zhang on May 07, 2012
Address: 1319 karr lane
Comments:
-
33. Name: Joan Dickinson on May 07, 2012
Address: 1503 Poplar Ridge Circle, Blacksburg, VA
Comments:
-
34. Name: Dave Dickinson on May 07, 2012
Address: 1503 Poplar Ridge Circle, Blacksburg, VA
Comments:
-
35. Name: Cheryl Prince on May 07, 2012
Address: 1237 Redbud Road Blacksburg, VA
Comments:
-
36. Name: Carol Linker on May 07, 2012
Address: 913 Village Way North
Comments: Please do not modify the Comprehensive Plan from Very Low Density to Low Density. The environmental impact on the Toms Creek Area would be disastrous. Thank you.
-
37. Name: Traci Sterling on May 07, 2012
Address: 1211 Village Way South
Comments:
-
38. Name: Rick Sterling on May 07, 2012
Address: 1211 Village Way South
Comments:
-
39. Name: James Clay on May 07, 2012
Address: 810 Village Way N
Comments: I don't feel the change to the comprehensive plan is acceptable and not what I would want to live near when I chose where I wanted to live. Further, I feel this change is the first step to shoehorning a development that is absolutely out of bounds for the comprehensive plan and zoning and I feel allowing this would be irresponsible. Blacksburg does not need to be saturated with this high volume housing - there are areas for this and they are already designated in the comprehensive planned that should be followed.
-
40. Name: Dennis Sweeney on May 07, 2012
Address: 1206 Wesover Drive Blacksburg, VA 24060
Comments:

-
41. Name: Anonymous on May 07, 2012
Address: 1225 Redbud Road
Comments:
-
42. Name: Jill Bloom on May 07, 2012
Address: 811 Village Way N.
Comments:
-
43. Name: Russ Hendershot on May 07, 2012
Address: 811 Village Way N.
Comments:
-
44. Name: Joan Efird on May 07, 2012
Address: 1614 Honeysuckle Drive, Blacksburg
Comments:
-
45. Name: Jeff Waldon on May 07, 2012
Address: 1225 Village Way S
Comments:
-
46. Name: Matthew Wisnioski on May 07, 2012
Address: 815 Giles Road
Comments:
-
47. Name: Diane Stearns on May 07, 2012
Address: 1505 Oriole Dr.
Comments:
-
48. Name: Michael T. Holt on May 07, 2012
Address: 1526 Oriole Drive Blacksburg, VA 24060
Comments:
-
49. Name: Anonymous on May 07, 2012
Address: 1528 Oriole Drive, Blacksburg Va 24060
Comments:
-
50. Name: Amanda Wilson on May 07, 2012
Address: 1801 Honeysuckle Drive, Blacksburg, VA 24060
Comments:
-
51. Name: Carisa Hitchman on May 07, 2012
Address: 1508 Oriole Drive, Blacksburg, VA 24060
Comments:
-
52. Name: Joan Bellis on May 07, 2012
Address: 1504 Trillium Lane, Blacksburg, VA
Comments:
-
53. Name: Andrea Stanaland on May 07, 2012
Address: 1245 Redbud Rd.
Comments: I support the future land use designations to maintain the rural character of the Northwest Sector. The comprehensive plan warns against the pressures of development in this part of town, and I believe we are feeling that now and must ensure that future development is responsible development.
-
54. Name: Gail Kregloe on May 07, 2012
Address: 1905 Shadow Lake Rd, Blacksburg, Va
Comments:
-

55. Name: Corbin Stone on May 07, 2012
Address: 1620 Boxwood Drive, Blacksburg
Comments:
-
56. Name: Amy Diggs on May 07, 2012
Address: 1217 Redbud Rd
Comments:
-
57. Name: Margaret Sharp on May 07, 2012
Address: 916 Village Way N, Blacksburg, VA 24060
Comments:
-
58. Name: Meghan Farley on May 07, 2012
Address: 1517 Oriole Drive Blacksburg Va 24060
Comments:
-
59. Name: Ron Ferguson on May 07, 2012
Address: 1808 Shadow Lake rd
Comments:
-
60. Name: Matt Farley on May 07, 2012
Address: 1517 Oriole Drive
Comments:
-
61. Name: Andrew Parr on May 07, 2012
Address: 920 Village Way N
Comments:
-
62. Name: Richard Fell on May 07, 2012
Address: 1406 Westover Drive
Comments: I am not only concerned with the 'out of character use' of the property but also with the problems of increased traffic on roads not designed for that kind of flow increase, and with potential problems from increased sewage needs.
-
63. Name: Dana Day on May 07, 2012
Address: 1507 Oriole Dr. Blacksburg, Va 24060
Comments:
-
64. Name: Cindy Shrader on May 07, 2012
Address: 1523 Oriole Dr, Blacksburg
Comments:
-
65. Name: Kelly Griggb on May 07, 2012
Address: 1506 Oriole Drive
Comments:
-
66. Name: De Sturler, Alice on May 07, 2012
Address: 1249 Redbud Rd
Comments:
-
67. Name: De Sturler, Eric on May 07, 2012
Address: 1249 Redbud Rd
Comments:
-
68. Name: Mary Ann Bonadeo on May 07, 2012
Address: 1205 Village Way South
Comments:
-
69. Name: Nathan Francis on May 07, 2012
Address: 1407 Karr Lane

Comments:

-
70. Name: Lori Francis on May 07, 2012
Address: 1407 Karr Lane
Comments:
-
71. Name: Bruce Scarpa-Friedman on May 07, 2012
Address: 1009 Village Way N
Comments: The proposed amendment poses a significant threat to the quality of life in the surrounding residential neighborhoods, and furthermore is environmentally unsound.
-
72. Name: Cynthia Rosenbaum on May 08, 2012
Address: 815 Giles Road, Blacksburg
Comments:
-
73. Name: Russell K. Walden on May 08, 2012
Address: 1303 Village Way South
Comments:
-
74. Name: Laura Snelgrove on May 08, 2012
Address: 1205 Westover Drive
Comments: A master plan is just that...a plan that should be followed.
I believe the Tom's Creek area is not equipped for that amount of demand on the water system and the development of that area into higher density is not appropriate for the surrounding area. It would seem that any development of student housing should be contained in the "corridors" where the major housing complexes already exist.
-
75. Name: Alex Fritz on May 08, 2012
Address: 1702 Honeysuckle Drive, Blacksburg, VA 24060
Comments:
-
76. Name: Anonymous on May 08, 2012
Address: 1503 Trillium Lane N, Blacksburg, VA 24060
Comments: The zoning designation on the parcels designated as Glade Heights 225-A 3 and 225-A 4 should remain unchanged.
-
77. Name: Katherine Ferguson on May 08, 2012
Address: 1518 Oriole Dr.
Comments:
-
78. Name: Priscilla Baker on May 09, 2012
Address: 1515 Poplar Ridge Circle
Comments:
-
79. Name: Joseph Baker on May 09, 2012
Address: 1515 Poplar Ridge Circle
Comments:
-
80. Name: Ann Cummings on May 09, 2012
Address: 1913 Lacy Lane, Blacksburg, VA
Comments:
-
81. Name: Merle Cummings on May 09, 2012
Address: 1913 Lacy Lane, Blacksburg, VA
Comments:
-
82. Name: Andrew Cummings on May 09, 2012
Address: 1913 Lacy Lane
Comments:
-
83. Name: Dana McGuire on May 10, 2012

Address: 1701 Trillium Lane
Comments:

84. Name: Cate Cummings on May 10, 2012
Address: 1913 Lacy Ln.
Comments:

85. Name: David Scesney on May 10, 2012
Address: 1204 Village Way South, Blacksburg VA 24060
Comments:

86. Name: Jennie Hill on May 12, 2012
Address: 1302 Village Way S
Comments:

87. Name: H C Rogol on May 13, 2012
Address: 2584 Glade Road
Comments:

88. Name: Berta Rogol on May 13, 2012
Address: 2584 Glade Road
Comments:

89. Name: Rebecca E. Walden on May 13, 2012
Address: 1303 Village Way South
Comments:

90. Name: Don Langrehr on May 14, 2012
Address: 1705 Ginger Lane Blacksburg
Comments:

91. Name: James E Whitener on May 14, 2012
Address: 1513 Poplar Ridge Circle, Blacksburg, VA 24060
Comments:

92. Name: Lucy Goldberg on May 14, 2012
Address: 3300 Old Farm Road, Blacksburg, VA 24060
Comments:

93. Name: Sally Elliott on May 14, 2012
Address: 2004 Linwood Ln
Comments:

94. Name: Gloria Schoenholtz on May 14, 2012
Address: 1201 Glen Cove Lane, Blacksburg, VA 24060
Comments: The current 2046 Comprehensive Plan thoughtfully protects the integrity of the Tom's Creek Basin. Please do not modify it to allow for higher density development.

95. Name: Rebecca Pennington on May 14, 2012
Address: 2680 Goldenrod Rd. Riner, VA 24149
Comments:

96. Name: Zhaomin Yang on May 14, 2012
Address: 1801 Glade Rd
Comments:

97. Name: Scott Bortz on May 14, 2012
Address: 1407 Gladewood Drive
Comments:

-
98. Name: Mary Houska on May 14, 2012
Address: 2301 Spring Hollow Lane
Comments: The TCB has special zoning and regulations because of its vulnerability to severe storm water problems. Please keep the zoning & regulations.
-
99. Name: Charles Houska on May 14, 2012
Address: 2301 Spring Hollow Lane
Comments:
-
100. Name: Brandie Lemmon on May 15, 2012
Address: Blacksburg VA
Comments:
-
101. Name: Christine Duma on May 15, 2012
Address: 1500 Trillium Lane
Comments:
-
102. Name: Peter Vikesland on May 17, 2012
Address: 1217 Village Way S. Blacksburg, VA 24060
Comments:
-
103. Name: Cynthia Smith on May 18, 2012
Address: 920 Village Way N., Blacksburg, VA 24060
Comments:
-
104. Name: Amy Brunner on May 20, 2012
Address: 1506 Glade Rd
Comments:
-
105. Name: Jarrod Leland on May 22, 2012
Address: 1802 Shadow Lake Road Blacksburg Virginia
Comments:
-
106. Name: Helen Thompson on May 22, 2012
Address: 1414 Honeysuckle Dr
Comments:
-
107. Name: Bari Webster on May 22, 2012
Address: 1747 Ginger Lane, Blacksburg VA
Comments: Please honor the 2046 Comprehensive Plan that was painstakingly crafted by our Town's responsible leaders. Thank you.
-
108. Name: STEPHANIE BIRD HENTHORN on May 22, 2012
Address: 1502 ORIOLE DRIVE
Comments:
-
109. Name: Seth Leonard on May 22, 2012
Address: 1721 Sage Lane, 24060
Comments:
-
110. Name: Muriel Kranowski on May 22, 2012
Address: 1713 Ginger Lane
Comments:
-
111. Name: Anonymous on May 22, 2012
Address: 1728 Sage Lane
Comments:
-

112. Name: Leslie Brooks on May 22, 2012
Address: 3520 Mount Zion Rd
Comments: Glade Rd is a peaceful, 2-lane pathway w/ a 25mph limit and NO shoulders..... busy with too many autos already AND many bicyclists.... I urge developers not to destroy the scenic beauty we all enjoy and to heed the warnings of endangering the wildlife in the creek and fields.
-
113. Name: Rene Neron on May 22, 2012
Address: 1614 Westover Drive, Blacksburg, Va 24060
Comments:
-
114. Name: Anonymous on May 22, 2012
Address: 95 Morning Star Ln, Christiansburg, 24073
Comments: Potential future buyer in Tom's Creek Village. We will not buy if the Comprehensive Plan is changed and the proposed student housing is built.
-
115. Name: Arlene Walls on May 23, 2012
Address: 1306 Village Way South, Blacksburg
Comments:
-
116. Name: Jane Mahone on May 23, 2012
Address: 1687 Sage Lane
Comments: I hope that our town will become more and more environmentally aware and careful. That's the kind of town council I wish to have.
-
117. Name: Reabecca Riley on May 23, 2012
Address: 1309 Hillcrest Drive Blacksburg Va
Comments:
-
118. Name: Clayton Hodges on May 23, 2012
Address: 1223 Village Way South
Comments: With the existing future land use being in line with the current as built surrounding densities down Glade Road and Shadowlake, and Tom's Creek recently identified as impaired, I just don't see the justification for increasing the future land use density.
-
119. Name: Chris Bundren on May 24, 2012
Address: 1219 Village Way S., Blacksburg, VA 24060
Comments:
-
120. Name: Sharon Diller on May 25, 2012
Address: 309 Overlook Dr.
Comments:
-
121. Name: Yael Rugar on May 29, 2012
Address: 1012 village way n
Comments: 1012 village way n
-
122. Name: Doug McGraw on May 29, 2012
Address: 515 CRANWELL CIR, BLACKSBURG, VA
Comments:
-
123. Name: Laurence Carstensen on May 30, 2012
Address: 608 Draper Road
Comments: Tom's Creek is Blacksburg's green space. It should stay that way!
-
124. Name: Darrell Bosch on May 31, 2012
Address: 2506 Glade Road
Comments:
-
125. Name: Richard Parsons on Jun 07, 2012
Address: 1002 Village Way N., Blacksburg,VA 24060

Comments:

-
126. Name: Anonymous on Jun 08, 2012
Address: 1516 Oriole Drive
Comments:
-
127. Name: Karen Miller on Jun 08, 2012
Address: 715 Broce Dr. Blacksburg, VA.
Comments: I am downstream. I travel on Glade and Tom's creek Roads daily. Glade road can't support traffic this would cause. There is already a safety issue at Glade Road at the Kroger crosswalk and the congestion there would only be a nightmare. This would impact my quality of living and the reason I chose to live in the area was for the open spaces and less crowds. Keep the plan the way it is!
-
128. Name: Barbara Corbett on Jun 09, 2012
Address: 1502 Poplar Ridge Circle, Blacksburg, Va.
Comments:
-
129. Name: Scott West on Jun 09, 2012
Address: 904 Village Way North
Comments:
-
130. Name: Kacie Hodges on Jun 10, 2012
Address: 1223 Village Way South
Comments: Tom's Creek is now impaired for temperature. Development pressures only make this worse. Changing the comp plan to accommodate the short term gains of a single property owner will certainly cause further damage to the creek. Do not let Tom's Creek become another Stroubles Creek! Do not change the Comp plan!
-
131. Name: Kelly O'Brien on Jun 10, 2012
Address: 917 Village Way N
Comments:
-
132. Name: Madeline Schreiber Keesee on Jun 10, 2012
Address: 1907 Forest lane
Comments:
-
133. Name: Anonymous on Jun 11, 2012
Address: 1615 Honeysuckle Drive
Comments:
-
134. Name: Michelle Davalos on Jun 11, 2012
Address: 1205 Redbud Rd. Blacksburg, VA 24060
Comments:
-
135. Name: Rafael Davalos on Jun 11, 2012
Address: 1205 Redbud Rd. Blacksburg, VA
Comments:
-
136. Name: Karen Thomas Dunlap on Jun 11, 2012
Address: 1411 Karr Lane
Comments:
-
137. Name: Virgilio A. Centeno on Jun 11, 2012
Address: 1702 Oriole Dr
Comments:
-
138. Name: Bess J Pierce on Jun 11, 2012
Address: 2100 Shadow Lake Rd
Comments: I am strongly in support of maintaining the Comprehensive Plan to promote responsible development in the Tom's Creek area.

139. Name: David Sallee on Jun 11, 2012
Address: 1209 Village Way South
Comments:

140. Name: Albert Teller on Jun 11, 2012
Address: 807 Village Way North
Comments:

141. Name: Joseph Friebe on Jun 11, 2012
Address: 1305 Village Way S
Comments:

142. Name: Martha Morris on Jun 11, 2012
Address: 1006 Village Way N.
Comments:

143. Name: John Flynn on Jun 11, 2012
Address: 1806 Shadow Lake Rd
Comments:

144. Name: Lynn Price on Jun 11, 2012
Address: 2101 Linwood Ln
Comments:

145. Name: Tina Keesee on Jun 11, 2012
Address: 1715 Honeysuckle Dr Blacksburg
Comments:

146. Name: Sally Waldon on Jun 11, 2012
Address: 1225 Village Way South, Blacksburg, VA
Comments:

147. Name: D. Xie on Jun 11, 2012
Address: 1703 Honeysuckle Dr.
Comments:

148. Name: Ralph Amateis on Jun 11, 2012
Address: 2303 Spring Hollow Lane, Blacksburg, VA 24060
Comments:

149. Name: Lisa Anthony on Jun 11, 2012
Address: 1207 Village Way South
Comments:

150. Name: Rick Anthony on Jun 11, 2012
Address: 1207 Village Way South
Comments:

151. Name: Kevin J. Edgar on Jun 11, 2012
Address: 1225 Redbud Road, Blacksburg, VA 24060
Comments: It is my feeling that Tom's Creek is an extremely valuable resource to Blacksburg and must be protected. Furthermore, the proposed dense student housing would seriously degrade the current quiet residential neighborhoods that surround the proposed site. This zoning change would be a great disservice to the town and its residents, and would destroy far more value than it would create.

152. Name: Jacqueline Bixler on Jun 11, 2012
Address: 1242 Redbud Rd.
Comments:

-
153. Name: Carolyn Thompson on Jun 11, 2012
Address: 1505 Trillium Lane, Blacksburg, VA 24060
Comments:
-
154. Name: Anonymous on Jun 11, 2012
Address: Blacksburg, VA
Comments:
-
155. Name: Kansas B. Luttrell on Jun 11, 2012
Address: 1907 Shadowlake Road
Comments:
-
156. Name: Wayne Thompson on Jun 11, 2012
Address: 1505 Trillium Lane
Comments:
-
157. Name: Pamela Turner on Jun 11, 2012
Address: 1241 redbud road
Comments: As retirees, we are attracted to Blacksburg both for Virginia Tech, and the town's commitment to preserve semi-rural spaces, such as that adjacent to Glade and Tom's Creek Roads. Please do not make the proposed changes to the 2046 Comprehensive Plan. Sticking with the original plan would be the best choice for the natural environment here and would maintain the trust of residents who invest time, effort and finances because of the special nature of this area.
-
158. Name: Adele L Whitener on Jun 11, 2012
Address: 1513 Poplar Ridge Circle
Comments:
-
159. Name: Robert E. Denton, Jr. on Jun 11, 2012
Address: 1213 Village Way South, Blacksburg, VA 24060
Comments:
-
160. Name: Teresa Pitts on Jun 11, 2012
Address: 1806 Shadow Lake Rd.
Comments:
-
161. Name: Anonymous on Jun 11, 2012
Address: 859 Ivy Ln
Comments:
-
162. Name: Anonymous on Jun 11, 2012
Address: Blacksburg, VA
Comments:
-
163. Name: Jennifer Eubanks on Jun 11, 2012
Address: 6310 Fallam Rd., Blacksburg
Comments:
-
164. Name: Barbara A Neill on Jun 11, 2012
Address: 1406 Briarwood Dr., Blacksburg, Va 24060
Comments:
-
165. Name: Rolando D Arrivillaga on Jun 11, 2012
Address: 1307 Village Way S
Comments:
-
166. Name: Anonymous on Jun 11, 2012
Address: 3003 Wakefield Drive, Blacksburg, va 24060
Comments:

-
167. Name: Anne Judkins Campbell on Jun 11, 2012
Address: 902 Preston Avenue
Comments:
-
168. Name: Michael G. Sorice on Jun 12, 2012
Address: 1003 Robin Road, Blacksburg, VA 24060
Comments:
-
169. Name: Doug Day on Jun 12, 2012
Address: 1507 Oriole Drive Blacksburg
Comments:
-
170. Name: Alicia Stone on Jun 12, 2012
Address: 1620 Boxwood Drive
Comments:
-
171. Name: Mary Madis on Jun 12, 2012
Address: 1698 Oriole Drive, Blacksburg, VA
Comments: You will wreck the roads if it gets any denser.
-
172. Name: John J. Robertson on Jun 12, 2012
Address: 1213 Redbud Road, Blacksburg, VA
Comments: This is why we have a Comprehensive Plan.
-
173. Name: Anonymous on Jun 12, 2012
Address: 1519 Oriole Dr.
Comments: This development will diminish what makes Blacksburg unique and a great town. The light pollution will affect established neighborhoods and the overall feel and look of our town.
-
174. Name: Anonymous on Jun 12, 2012
Address: 1519 Oriole Dr.
Comments: This development will diminish property values in this surrounding area. Undergrads living in more mature neighborhoods disrupt peaceful living and makes neighborhoods unsafe for kids. Find an area where there's already a concentration of student housing...closer to campus. Students like to live as close to campus as possible.
-
175. Name: Paul Estabrooks on Jun 12, 2012
Address: 1302 Village Way S., Blacksburg VA
Comments:
-
176. Name: Moses Quinones on Jun 12, 2012
Address: 1201 Lakewood Dr
Comments:
-
177. Name: Rajesh Bagchi on Jun 12, 2012
Address: 1602 Greenwood Drive, Blacksburg
Comments:
-
178. Name: Frederick Rugar on Jun 12, 2012
Address: 1012 Village Way North
Comments:
-
179. Name: John Madis on Jun 12, 2012
Address: 1698 oriole dr
Comments: way too much traffic and congestion for Glade Road . Unsafe and makes the area a 'forest of apartments and houses'
-
180. Name: Anonymous on Jun 12, 2012
Address: 2522 cherry in blacksburg va
Comments:

-
181. Name: Allison Mitchell on Jun 12, 2012
Address: 2109 Reagan Road, Blacksburg, Va
Comments:
-
182. Name: Elizabeth Kostel on Jun 12, 2012
Address: 1514 Oriole Drive
Comments:
-
183. Name: Louie Price, Jr. on Jun 12, 2012
Address: 1302 Westover Drive
Comments:
-
184. Name: Wen You on Jun 13, 2012
Address: 1703 Honeysuckle Dr., Blacksburg
Comments:
-
185. Name: Judy Vikesland on Jun 13, 2012
Address: 1217 Village Way South
Comments:
-
186. Name: Brian Rosmaita on Jun 13, 2012
Address: 1308 Greendale Dr, Blacksburg, VA 24060
Comments: I am opposed to this proposed modification to the 2046 Comprehensive Plan. Please protect Tom's Creek!
-
187. Name: Lynn Hickok on Jun 13, 2012
Address: 1502 Poplar Ridge Circle, Blacksburg, Va.
Comments: Save the Basin!
-
188. Name: Brian Lamar on Jun 13, 2012
Address: 1703 Oriole Drive
Comments:
-
189. Name: Deborah Spencer on Jun 13, 2012
Address: 1308 Greendale Dr.
Comments:
-
190. Name: Jon Fritsch on Jun 13, 2012
Address: 1904 Lindale Drive
Comments:
-
191. Name: Anonymous on Jun 13, 2012
Address: 1303 Greendale Drive
Comments:
-
192. Name: Megan Quesenberry on Jun 13, 2012
Address: 1511 Poplar Ridge Circle
Comments: I would be very disappointed if this passes, since my husband and I just bought a house right near the field. That open lot was a huge selling feature to us and loved how we had a beautiful view. It would be taken away with noisy college kids and more traffic. Very Sad!
-
193. Name: Rachel Holloway on Jun 13, 2012
Address: 1213 Village Way South, Blacksburg
Comments:
-
194. Name: Stephen J. Donohue on Jun 13, 2012
Address: 1002 Quail Drive, Blacksburg
Comments:
-

195. Name: Anonymous on Jun 13, 2012
Address: 1206 Westover Drive, Blacksburg, VA 24060
Comments:
-
196. Name: John And Catalina Walker on Jun 13, 2012
Address: 1718 Honeysuckle Drive
Comments:
-
197. Name: James Neill on Jun 13, 2012
Address: 1406 Briarwood Blacksburg, VA 24060
Comments:
-
198. Name: Mark Benson on Jun 13, 2012
Address: 1902 Lindale Drive
Comments: The corner of Kroger and Glade already needs a stop sign. The corner of Old Glade and Glade would need a traffic light as it is already dangerous. The bridge over 460 would need additional expansion for pedestrians and bicyclists. This is already dangerous and would be compounded by 700 additional beds.
-
199. Name: James And Regina King on Jun 13, 2012
Address: 1915 Lacy La
Comments: Please stop what will be a traffic nightmare on Glad Rd and University Blvd. This development will add 5000 to 6000 trips per day on and already crowd road system.
-
200. Name: Beth Thompson on Jun 14, 2012
Address: 1301 Maplewood Lane
Comments:
-
201. Name: Paul A. Distler on Jun 14, 2012
Address: 2500 Shadow Lake Rd. Blacksburg, VA 24060
Comments: Proposed change in zoning allows for WAY TOO MANY residences for the acreage. The result will be something like "The Projects" in large cities!
-
202. Name: Barbara Perrini on Jun 14, 2012
Address: 908 Village Way North, Blacksburg, VA
Comments: It would be a travesty to ruin this beautiful piece of property with high density housing. I would cause great strain on natural resources as well as the road system.
-
203. Name: Anonymous on Jun 14, 2012
Address: 1204 Westover Dr
Comments:
-
204. Name: Anonymous on Jun 14, 2012
Address: 1222 Redbud Rd, blacksburg, va 24060
Comments:
-
205. Name: Susan Day on Jun 14, 2012
Address: 1608 Westover Drive
Comments:
-
206. Name: Michael Day on Jun 14, 2012
Address: 1608 Westover Drive
Comments:
-
207. Name: Stacye And Jeff Lucas on Jun 15, 2012
Address: 925 Village Way, Blacksburg
Comments:
-
208. Name: Lori Johnson on Jun 15, 2012
Address: 909 Village Way North Blacksburg, VA 24060
Comments:

209. Name: Julia Marin on Jun 16, 2012
Address: 501 Rucker Rd., Blacksburg
Comments:

210. Name: IHAB ELSHAWARBY on Jun 16, 2012
Address: 1501 Oriole Drive, Blacksburg, VA 24060
Comments:

211. Name: Niveen Tayel on Jun 16, 2012
Address: 1501 Oriole Drive, Blacksburg, VA 24060
Comments:

212. Name: Shannon Patrick on Jun 16, 2012
Address: 4445 Fairview Dr.
Comments:

6/13/12

MARY

Houska Comments at the June 13, 2012 Public Hearing on Proposed Changes in TCB Zoning

In 1964, we purchased 8 acres of the old Hubbard Farm in the Toms Creek Basin and built our home. Two creeks merge on our property, one we call "The Linkous Creek" which originates from several springs on the former Linkous farm (now much of the Glade Heights land) and the other originates from springs in Toms Creek Village [TCV]. We dug a pond on the TCV creek. Our driveway, built with advice from a VDOT engineer, crosses the Linkous Creek. Spring Hollow Lane runs along our property line crossing the merged creek. That culvert, too, was built with advice from a VDOT engineer. This creek later merges with Toms Creek.

Neighbors built their homes and landscaped their properties about the same time. Then, in 1969, the Bypass was constructed and construction started on the University Mall and Sturbridge Square apartments. No storm water detention ponds were required then and the Bypass efficiently funneled storm water through just a few culverts into what had been small stream beds. Suddenly, heavy summer rains led to flash floods, a new experience for our neighborhood. In 1973, a severe flood produced white water 60' X 4', badly damaging dams and roadways and depositing mud on the bottom lands. Our 22' wide driveway was washed out. The Soil Conservation Service advised us to rebuild it like a wide dam.

Our neighborhood has learned that after a 20 minute hard rain, we will have flooding. Over the years, even after the Town invested in detention ponds in the 1990s, heavy rains, periodically, have caused flash floods in the Linkous Creek that flow over our driveway, about 10' above the normal creek level.

This photo was taken after a 6" rain in June 2006. The photographer was standing on Spring Hollow Lane looking towards our dam; the Linkous Creek is merging with water from the TCV creek. I would estimate that the water was 4 - 5 feet deep.

We already live downstream from a development, Toms Creek Village. The developers of Toms Creek Village, in response to our neighborhood's long-term storm water problems, invested in considerably more water detention than required by the Town. Nevertheless, we continue to have flooding and siltation.



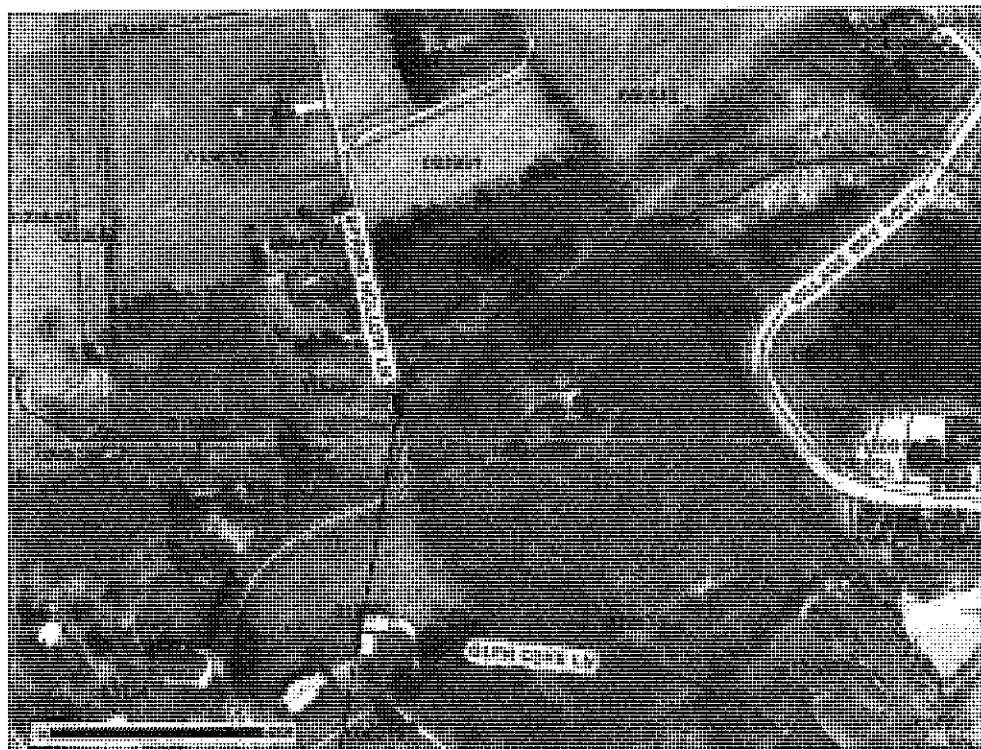
In the Toms Creek Basin, the cost of upstream development is mostly paid for by downstream property owners as they repair and stabilize their property every time there is a flood. Those costs have been very heavy for all of us. The Toms Creek Basin has special zoning and slope restrictions because of the potential for severe storm water damage in the Basin. Now, you have a request to change the zoning on the Linkous land [Glade Heights] from RR-1 to RR-4. Any development of that land will be problematic for the downstream property owners. What will be the impact of adding at least four times more impervious surface to that land than is now permitted?

If the Town allows this change in the Comprehensive Plan, soon other large land owners in the Basin will demand that their zoning be changed to RR-4. There is, after all, much money to be made.

Mary Houska
2301 Spring Hollow Lane
Blacksburg, VA 24060
540-552-2717
mfdh@aol.com

The Town aerial photo on the next page locates where the flooding photo was taken.

Town of Blacksburg, VA



PHOTOGRAPHER LOCATION

SCHOENHOLTZ

June 13, 2012

Dear Town Council Members and Planning Commissioners:

We are writing to you to express our deep concern about Landmark's "Retreat" proposal for the Glade Heights parcel in our neighborhood and the proposed changes to the Town's Comprehensive Plan that would make way for higher density development in the Tom's Creek Basin. We are among the many "downstream" neighbors that have concerns. We know that by now you have heard from many of our other neighbors on this topic. We share many of their worries, including the potential changes in traffic patterns on Glade Road (our primary access route to our home), the fact that a student housing retreat is incompatible with a family neighborhood, and the legitimate concern for noise and light pollution coming from such a large complex. However, our biggest concerns, by far, are about stormwater and decreased housing values.

Before we speak to that, we want to tell you where we are coming from, literally. Our seven-acre, wooded parcel on Glen Cove Lane boasts a perennial stream that originates from the series of springs emerging from the 'old Linkous farm property' that is now called Glade Heights. The distance between our property and the springs supporting the stream is probably less than 600 feet; there is one other landowner between us and the source of the stream. This stream is a major tributary of Tom's Creek.

The "Linkous Spring" runs year-round and provides a wonderful, gurgling ambience for we humans that live near it, and irreplaceable wildlife habitat for local species as well. Because neighbors on both sides of us also maintain ponds, we all enjoy the benefit of sharing our land with ducks, geese, herons, egrets, nesting songbirds, hawks, owls, mink, the occasional otter, turtles, fish, macroinvertebrates, and many other species of wildlife, all of whom use the stream corridor for water, transit, food, and/or a place to live. Because some of my neighbors (Fabrycky, Houska, Quinones, McBride, Price) join us in owning and maintaining mid-sized parcels of wooded land or open fields near this stream, wildlife diversity and natural beauty are alive and well here. In fact, surrounded by tall tulip poplars, walnuts, hickories, maples and oaks, this quiet, somewhat secluded part of town is already a "Retreat" as far as we are concerned.

We know that the land in our mutual trust supports a variety of "ecosystem services" (benefits that all people obtain from ecosystems) and we feel strongly that maintenance and conservation of these services should be considered at this critical time when the Town of Blacksburg is reviewing

the Comprehensive Plan. Like us, the other landowners in the Tom's Creek Basin maintain and pay taxes on undeveloped land, while providing these free services to the citizens of Blacksburg. Some of these ecosystem services include:

1. climate regulation
2. carbon sequestration
3. purification of water; shade for maintaining cool water temperatures, reduction of surface runoff, replenishment of local aquifers
4. nutrient cycling
5. seed dispersal
6. pollination, and the support of bee habitat
7. recreational experiences/ecotourism (this area provides magnificent view sheds for bikers, drivers, hikers, campus visitors, etc.—all of which are facilitated by country roads, trails and bike paths)
8. habitat: for native plants and animals, including routes for travel and "islands" of forest to facilitate movement and provide cover

Knowing that many of you on Council are involved with land trusts in one way or another, we hope you can understand our perspective on the issue of development in the Tom's Creek Basin. As small-time property owners who have "invested in land" within Town limits for its conservation value, and who take our role as land stewards seriously, we feel threatened by the proposed changes to the Comprehensive Plan that would allow for higher density building around us. Why threatened? Obviously, adding 800 undergraduate students and their cars to a semi-rural neighborhood has immediate implications for noise, traffic, water pollution, crime, etc., and it will considerably diminish any ecosystem services currently provided by 45 acres of open space on the proposed site. But the threats don't stop there—at least not for us. Like any typical family, we are living on a budget, paying off a mortgage and planning for a secure retirement. The prospect of this development (or one like it) going in next door has caused us to hesitate, because we believe it seriously threatens the value of the investment we've made in our property.

Issue #1: Stormwater

As the source of perennial springs, the Glade's Height parcel is literally one of the key headwaters providing water to support the flow and water quality of Tom's Creek. As such, any land use activities that increase stormwater flows and/or degrade water quality on this site will have effects downstream in Tom's Creek. The land use changes necessary for the proposed higher density designation will necessarily involve significant land leveling of a steeply sloping parcel, creation of impervious surfaces that increase stormwater runoff to the stream, and subsequent major alterations to the existing hydrologic condition on the existing slope that currently supplies consistent, clean water for the springs. These inevitable effects will translate into alterations of existing headwater stream flows and degradation of water quality. Unfortunately, these changes cannot be limited to the Glade's Height parcel and will have negative consequences for downstream conditions throughout the Tom's Creek Basin.

Furthermore, the low land that makes up the Linkous Spring floodplain is well below the town's University Boulevard and Patrick Henry development areas. As we all know, water moves downhill; the top of the watershed divide is near Starbucks on University Boulevard. Stormwater from impervious surfaces of roads and parking lots (including Krogers, the Post Office, and the various apartment complexes on University Boulevard) travels downhill toward the Glade Heights parcel in question. The 460 Bypass contributes to this flow too, and all of it is routed by pipes and culverts directly onto the Glade Heights land. It then flows into the small perennial stream described earlier. During peak storm events, of which there are several each year, sediment-laden stormwater pours down this drainage and onto our property, flooding our yard. (We have pictures and are happy to share them upon request.) Each time, we bite our nails and hope the water does not 'take out' the culvert under our driveway, because this bridge is the *only* access to our home. As a result of this volume of water charging downstream several times each year, the stream channel is deeply incised, and large trees are falling into the stream as the stream bank erodes away. Along with the trees, we are losing actual land, which is ending up downstream in Tom's Creek as sediment, and adding to its pollution problems. (We invite you to come by and see one of these regular flooding events yourself.) This existing "stormwater problem" impacts not just ours, but several properties along this drainage between Glade Heights and the stream's confluence with Tom's Creek near Meadowbrook Drive.

Although we understand that Landmark has plans in place to mitigate stormwater runoff from their proposed parking lots and rooftops, there is plenty of reason to believe that they will be unable to detain all of the flow

from such a steeply sloping parcel of land, which will require significant leveling and alteration of existing patterns of water flow that contribute to the perennial springs on the property. On top of that, there are *no plans* that we are aware of that will solve the pre-existing stormwater problem from town. Consequently, if the proposed development goes in above us, we envision a future of more and more stormwater damage to our property, which will threaten our road, mar our woodland landscape, decrease our property's resale value, and further degrade conditions in Tom's Creek. If this likely scenario happens, will we, or our downstream neighbors, have any recourse? Who will be able to assure us that this will not happen?

Issue #2: Housing Values

We feel that by changing the Comprehensive Plan to allow for higher density development at Glade Heights, the Town will need to be prepared for many other landowners in the area to follow suit. We envision a "domino" scenario, where once this change is made, there will be no fair reason to stop it from continuing. Just as a first example, George Allen owns a very large farm bordering Tom's Creek Village. We have heard that the developers of the Village have arranged first rights to buy and develop the Allen parcel. Isn't it likely that these developers would eventually seek to change the zoning (and maximize profits) there too? In fact, wouldn't **all** the landowners in this part of town feel justified in asking for similar zoning considerations, if this change is made to accommodate the development of Glade Heights?

If the proposed changes to the Comprehensive Plan come to be, we think we can expect more development to occur across all of the Tom's Creek Basin. Those of us holding small parcels will be faced with the dilemma of watching higher density development swallow us up (while our housing values go down) versus developing our land at a similar density to what is being proposed for Glade Heights.

We want to state clearly that this is **not** something we want to happen. Our reason for buying a home in this area was originally based on the rural character of the neighborhood, and the natural beauty that we found here. We hope to remain committed to maintaining our forest and stream corridor for all the assets and services described earlier. But we believe that if the Comprehensive Plan is amended to include higher density development in our area, then the Town will be sending a message that it does not value the existing natural landscape here in the same way that we do, and it anticipates letting it go the way of the bulldozer.

This would be a huge disappointment, with serious ramifications for our family. For us, selling and moving is heartbreaking to consider. However, like many of our neighbors, we bought land in Blacksburg at the peak of the housing market and have already watched the value of our investment decline in a long recession. This ***new threat*** (a student housing resort on our doorstep, more stormwater issues, and a subsequent decrease in the value of our home) may be our undoing.

Please do not change the Comprehensive Plan to accommodate higher density development at Glade Heights:

Thank you for all you do on behalf of all of us. Please feel free to contact us if you have questions or would like to tour our property.

Stephen and Gloria Schoenholtz
1201 Glen Cove Lane
961-0118
ghschoenholtz@gmail.com
schoenhs@vt.edu

Existing and Potential Water Quality Problems in the Toms Creek Watershed

Why do we care about Toms Creek?

The southern Appalachians are known for beautiful mountain streams, wildlife and fishing. Despite urbanization in the upper reaches around University City Boulevard, Toms Creek remains a relatively healthy stream: biological monitoring by the Virginia Department of Environmental Quality (DEQ) indicates there are currently low levels of chemical pollution in Toms Creek (Figure 1). As such, Toms Creek is designated as a stockable trout stream (Class V waters) by the DEQ.



Figure 1. Toms Creek downstream of Glade Road.

What is wrong with Toms Creek?

Even though the chemical quality of Toms Creek is good, thermal pollution threatens this valuable trout habitat. In 2008 and again in 2012, the DEQ listed Toms Creek as “impaired” due to high summer water temperatures. State water quality standards set the maximum allowable water temperature for stockable trout streams as 21°C (70°F). Animals that live in water cannot adjust to rapid changes in temperature. Trout are particularly sensitive: water temperatures over 21°C (70°F) can kill native coldwater sport fishes. The main causes of high water temperatures in the Toms Creek watershed are runoff from paved surfaces and a lack of shade on the creek.

What can we do to protect Toms Creek?

To understand how to protect Toms Creek, we have to understand how urban development affects streams (Figure 2). Most rain that falls in a forest is absorbed into the ground. As water flows through the soil, the water is cooled and pollutants are filtered out before the stormwater reaches groundwater. During dry periods, this cold, clean groundwater feeds streams. When plants and trees are replaced with concrete and asphalt for roads, buildings, and parking lots, stormwater has a difficult time finding natural areas where it can soak into the ground. In cities and towns, if stormwater is not absorbed naturally, it will travel over concrete and asphalt until it reaches streams directly or through storm drains which empty into streams. If less water soaks into the soil to recharge groundwater, there will be less groundwater to feed the stream during dry periods, threatening animals that live in the stream. Also, urban areas increase water temperatures, just as they increase local air temperatures (known as the urban heat island effect). Dark surfaces, such as parking lots, roadways and rooftops, heat up in the sun. When it rains on these warm surfaces, the water heats up before it runs into Toms Creek. Stream temperatures can increase as much as 7°C (13°F) during a single summer thunderstorm.

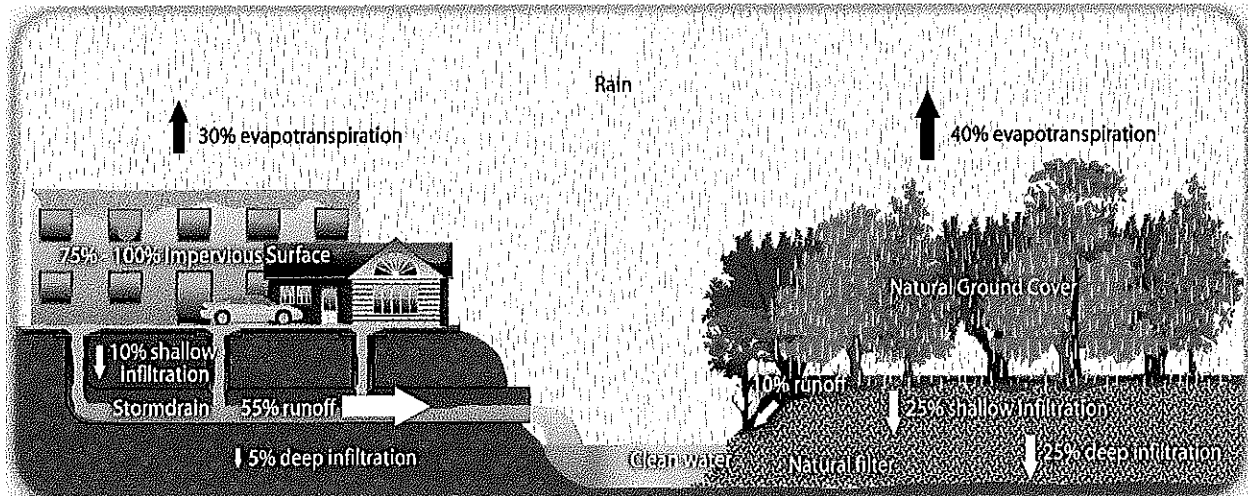


Figure 2. Changes in watershed hydrology due to urban development.

Water also heats up simply by being exposed to sunlight. Ponds and streams that are not shaded become warm, just like a swimming pool. Unfortunately, current stormwater management practices, such as detention ponds, do not address high water temperatures. In fact, because stormwater ponds hold water in the sunlight, they actually increase water temperatures more!

The following list indicates key actions that can reduce stream temperatures in Toms Creek:

- maximize the amount of forest in the watershed, particularly adjacent to stream channels and ponds;
- minimize the amount of impervious surfaces, such as pavement and buildings; and,
- minimize the number of ponds in the watershed.

An ounce of prevention...

As the saying goes, “an ounce of prevention is worth a pound of cure.” Current conditions in Toms Creek present a risk to trout fisheries. Additional urban development in the Toms Creek watershed could degrade the chemical quality of the stream. As stormwater runoff travels over roads and parking lots, it collects pollutants such as trash, motor oil, and heavy metals. Think about all the things we replace on our cars: brake pads, tires, etc. These parts do not disappear – they are ground into small particles that are left on roads and parking lots. When it rains, these particles, and the pollutants in them, are washed into streams and rivers. Several heavy metals come from our cars, including copper from brake pads, zinc from tires, and platinum from catalytic converters. As the number of cars and the area of pavement increase, the more pollutants enter our waterways. This polluted runoff quickly finds its way into our local streams directly and through storm drains. All this polluted runoff results in unhealthy streams and rivers.

4/13/12

Clayton Hodges
1223 Village Way South

In their application, Glade Heights has described this parcel as having unique characteristics that specifically would promote development at a higher density. I agree with their assessment that this property is unique. However, I believe these unique characteristics indicate that the property should be developed with the designated density of "Very Low Density Residential" in the current comprehensive plan. Two major characteristics that I refer to are as follows:

1. Steep Slopes

Approximately 20% of the site has slopes that are greater than 15%. In the proposed amendment to the Environmental Chapter of the Comprehensive Plan, development on steep slopes is discouraged. This section states that "Throughout the Toms Creek Basin watershed...slopes often exceed 15%...These steep slopes add to the visual character of the community. However, development on these slopes can result in erosion, landslides, increased peak stormwater flows, siltation, and sedimentation." The proposed comprehensive plan goes even further under item EN.21 and states that "As part of the development review process, the Town will Prohibit development on steep slopes exceeding 25%."

2. This property contains and discharges to a tributary of Toms Creek.

As a headwaters community, it is the Town of Blacksburg's responsibility to downstream communities to manage stormwater runoff for both quantity and quality in order to protect our natural resources for the enjoyment of all. In fact, in the proposed amendments to the Stormwater Section of the Comprehensive Plan there is a statement that states "The Town receives little storm runoff from outside the jurisdiction because of its location along the continental divide, making it possible for the Town and Virginia Tech to control runoff impacts within their own storm drainage system and not further impair watersheds downstream."

Although the Town of Blacksburg has a stormwater ordinance that meets the requirements of the State for discharge, the reality is that the law only requires a reduction in runoff peak and not runoff volume. This issue has been the "white elephant in the room" within the stormwater community for years. The problem results from erosion and flooding caused downstream due to extension of flood peaks in natural channels over longer periods of time. Allowing the increased impervious coverage resulting from increases in density on a parcel only exacerbates this problem. It is imperative that committee members, commission members, and council members understand that their vote to increase allowed density and impervious coverage will result in increases to stormwater runoff volume being discharged downstream and that this is not protected by current stormwater laws. Since additional details of this are too extensive to go through during this presentation, myself and several other experts in stream restoration and stormwater runoff have co-authored a report that expands on this issue. This report is being submitted for staff review.

Thank you.

2:52

Effect of Increased Impervious Cover on Runoff Volume For Glade Heights, LLC Property

Hodges, C.C., P.E., Hodges, K.J., P.E., McGuire, K.J., PhD, Schoenholtz, S.H., PhD, Thompson, T.M., PhD

Introduction

As most people know, there is a direct relationship between the amount of hard surfaces on a site and the amount of runoff that occurs during a storm event. This makes sense when you think of the ground as a sponge. If you pour water on a sponge, it will soak up a certain amount of water before it is saturated. Once saturated, any additional water you pour on it will run off. If you cover part of the sponge up with something impermeable (like aluminum foil), any water poured on that portion will run off immediately, since it cannot soak through the foil. Similarly, when pavement, rooftops, and sidewalks are constructed on a site, any rainfall falling on those surfaces will immediately run off.

For a site, it is possible to calculate relationships between the amount of impervious surfaces and the amount of runoff using established engineering methods. Characteristics of the site such as area, water travel time, land use, and soil types are used in the calculations. The purpose of this narrative is to describe the relationship between the amount of hard surfaces and the volume of stormwater runoff on the Glade Heights parcel. An appendix is included with this narrative that contains specific details concerning the calculations used to obtain the numbers discussed below.

Summary of Results

Discharge hydrographs (graphs depicting water flow) leaving the Glade Heights parcel were calculated by using the recommended approach in the Town of Blacksburg Stormwater Management ordinance. This approach is frequently used in practice, well established in hydrologic engineering, and has been used for over 40 years. Hydrographs have been created for the 2, 10, and 100 year storm events for comparison purposes. These storms correspond to a probability of 50%, 10%, and 1% chance that a storm of this magnitude would occur in a given year. Therefore, a 2-year storm means there is a 50% chance in any given year that there would be a storm of that magnitude. From these runoff hydrographs, stormwater volumes have been calculated. The typical unit used to report runoff volumes is cubic feet of runoff. The amount of stormwater runoff for a 2-year storm based on existing land cover (pre-development) is 54,052 cubic feet (404,309 gallons), which is roughly equivalent to a 1 foot depth covering the area of a football field.

As seen in the Table 1 and Figure 1, there is a correlation between runoff volume and increases in impervious coverage. Since it is difficult to visualize quantities in cubic feet, the volumes for all other design storms (i.e. the 10 year and 100 year) are reported relative to 2-year pre-development storm runoff volume. Therefore, a value of two in the relative volume column of Table 1 means that the volume is twice that of the 2-year pre-development storm volume. A by-right (1 dwelling unit per acre) development would result in a net impervious coverage of approximately 15% (see Figure 6 for an

example of a by-right development). An R-4 zoning, which would be a logical representation of the applicant's requested future land use, allows a maximum coverage of 45%. If developed at 15% impervious coverage, the expected relative volume increase for the 2-year storm is 1.5 times the pre-development volume. However, at 45% impervious coverage, the difference increases dramatically to about 2.9 times the pre-development volume. A similar volume increase occurs for the 10-year storm. If developed at 15% impervious coverage, the expected relative volume increase for the 10-year storm is 1.3 times the 10-year pre-development volume. At 45% impervious coverage, the difference increases to 2.0 times the 10-year pre-development volume. The relative difference between the 10-year (45% cover) volume and the 10 year by-right volume (15% cover) is 858,034 gallons of runoff (see Table 1). Now envision a total runoff of more than 5 feet of water covering the area of a football field.

Table 1: Comparison of Relative Volume to Impervious Cover

Storm Event (Years)	Impervious Coverage (%)	Relative Volume	Runoff Volume (cu. Ft.)	Runoff Volume (Gallons)	Difference from 15% (Gallons)
2 Year	0	1.00	54,052	404,306	(207,346)
	15	1.51	81,772	611,652	0
	20	1.75	94,532	707,102	95,451
	30	2.14	115,554	864,344	252,692
	40	2.57	139,020	1,039,870	428,218
	45	2.89	156,112	1,167,715	556,063
	50	3.23	174,457	1,304,940	693,288
10 Year	0	2.92	157,641	1,179,155	(363,075)
	15	3.81	206,180	1,542,229	0
	20	4.20	227,192	1,699,399	157,170
	30	4.82	260,489	1,948,456	406,227
	40	5.48	295,990	2,214,002	671,773
	45	5.94	320,891	2,400,263	858,034
	50	6.42	346,880	2,594,665	1,052,436
100 Year	0	7.64	412,820	3,087,892	(588,148)
	15	9.09	491,449	3,676,040	0
	20	9.69	523,836	3,918,293	242,253
	30	10.61	573,403	4,289,056	613,016
	40	11.55	624,092	4,668,211	992,171
	45	12.18	658,498	4,925,562	1,249,522
	50	12.83	693,394	5,186,584	1,510,544

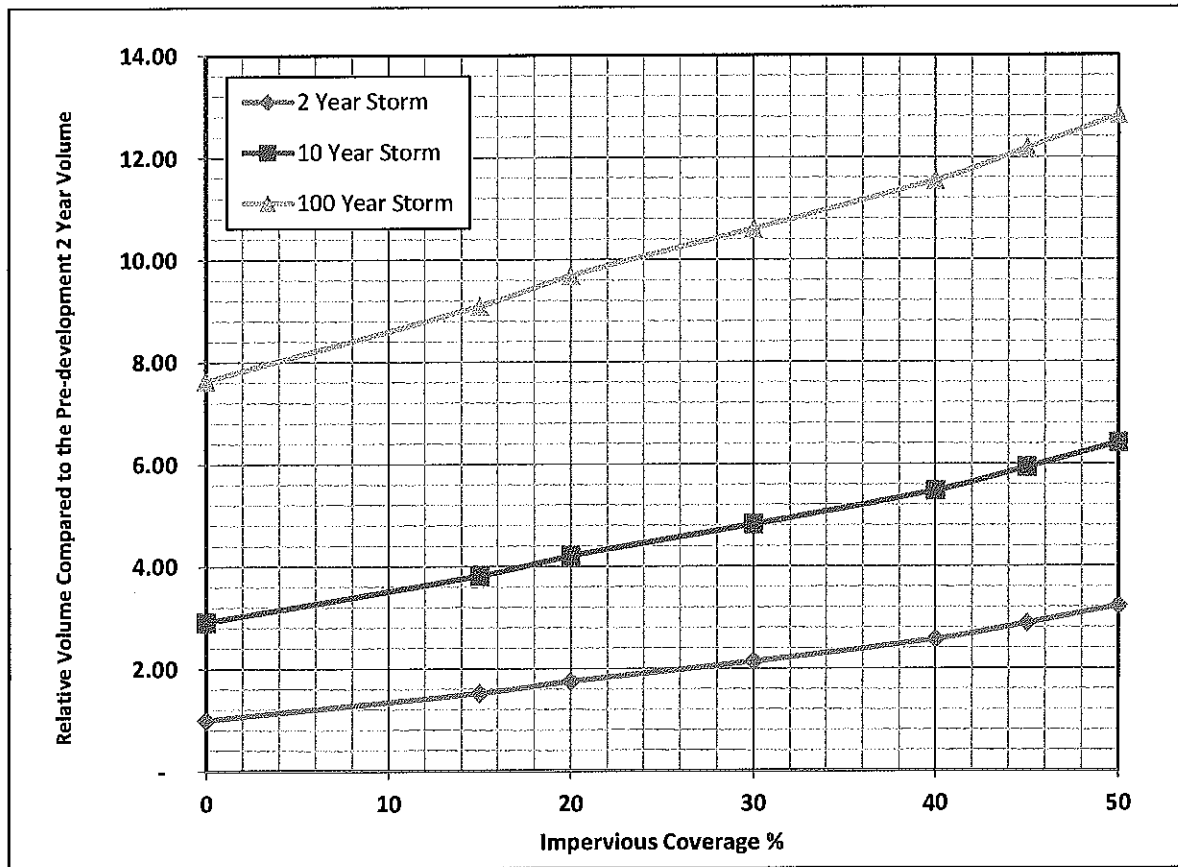


Figure 1: Plot of Relative Runoff Volume vs. Impervious Coverage

Stormwater Ordinance

Will downstream land owners be protected from volume increases? The current Town of Blacksburg Stormwater Ordinance is modeled after Virginia State stormwater law at the time it was enacted. In Section 18-610(I), the Town Code ordinance states that *"The engineering calculations shall demonstrate that post-development runoff will be detained to pre-development levels as evaluated under the 10-year frequency storm, and under the two-year frequency storm."* It is currently state of the practice in Virginia to detain stormwater runoff in order to reduce the **runoff peak** to at or below the pre-development level. Although the **runoff peak** must be reduced by law, the **runoff volume** is typically not reduced under standard stormwater management design. In other words, drastic increases in volume are not addressed by the stormwater ordinance. An example of this can be seen in Figure 2, which shows the results of stormwater detention of the runoff from a 2-year storm event, assuming 45% of the site is impervious coverage. This plot was developed using standard engineering calculations and includes the hydrograph for the current conditions (pre-development) to show the comparison.

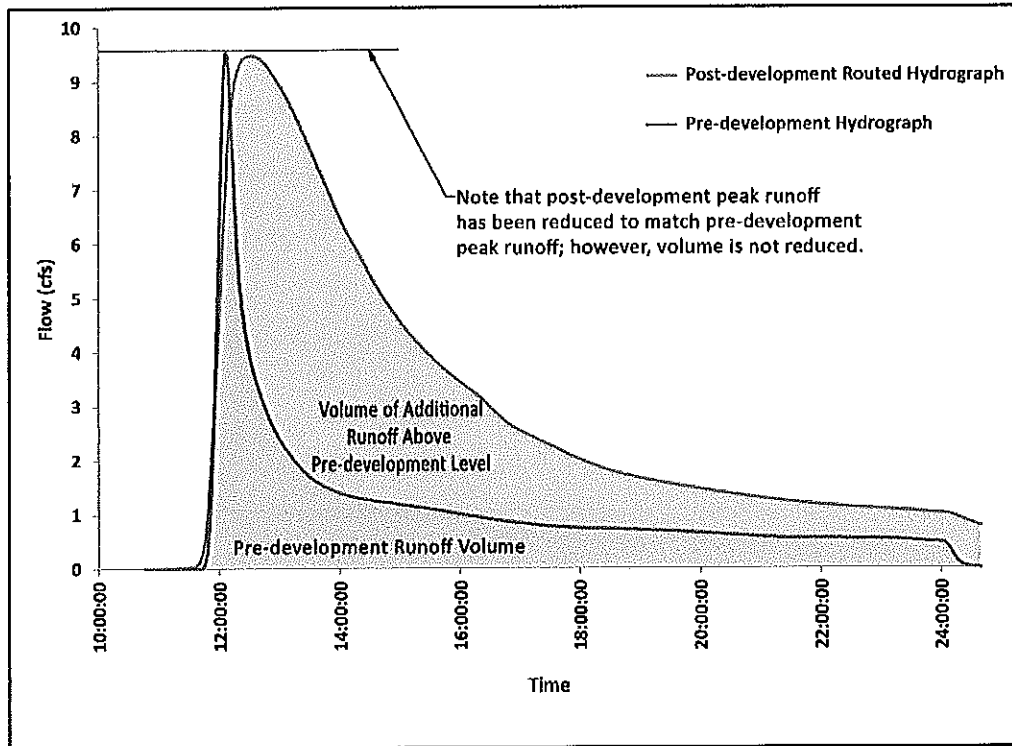


Figure 2: Plot of pre-development and post-development routed hydrographs

As shown in Figure 2, the peak runoff rate following development with standard stormwater management is reduced to a level comparable to pre-development, as required by the current stormwater ordinance; however, **a large additional volume of water will be released downstream even though the law has been met.** Additional water released downstream over a longer time will cause additional erosion, since the high water levels will be maintained for longer periods of time. The effects of this can already be seen on adjacent properties in the stream draining the Glade Heights site and along Toms Creek in Heritage Park where large portions of the bank have been scoured by erosion due to ineffective stormwater management strategies upstream (see Figure 3). In addition, extending the peak runoff rate as shown in Figure 2 can also contribute to increased flooding downstream as peaks from other tributaries are combined with high flows in the main channel.

Volume Reduction Strategies

What are some standard methods that a developer may use to address volume increases? Volume reduction strategies primarily fall into two categories—groundwater recharge and runoff capture and reuse. Unfortunately, in our part of the state, groundwater recharge strategies cannot usually be implemented effectively due to soils with high clay content, or due to the presence of karst bedrock (which may result in sinkhole formation if recharge is attempted). Additionally, use of technologies such as permeable pavement and bioretention for volume reduction are somewhat limited in our geographic region because underdrains must be installed, which allow a large amount of the stormwater volume to escape the system instead of being infiltrated into the ground.



Figure 3: Scouring of banks along Toms Creek

Other strategies such as rainwater harvesting and green roof installations can have a positive impact on reducing stormwater volume. However, typically rainwater harvesting used for irrigation has little or no effect on runoff volume during fall and winter months, and harvesting for ‘flushing toilets’ also has very limited volume reduction results on stormwater runoff. Due to difficulties in installation, maintenance, and functionality of green roof systems (especially during winter months in our area), this strategy is rarely used. The bottom line is that it is unlikely that any of the standard reduction strategies will have a significant effect on the increased runoff volume that could occur if the future land use is modified to allow increased density.

Summary

There is a direct relationship between the impervious coverage (allowed density) on the Glade Heights, LLC property and the volume of stormwater runoff generated. **Any change in future land use modification to allow greater density (more impervious area) will result in increased runoff leaving the site**, if the parcel is rezoned and developed to that density. Current stormwater management law (both state and Town of Blacksburg) **requires a reduction in the runoff peak flow rate, but not the runoff volume**. Existing technologies for volume reduction have limited applicability and success in our geographic region due to high clay content in the soils and the presence of karst bedrock. **Because of these restrictions, and the lack of volume reduction requirements in the law, commissioners and council members should take extra care in approving any request that increases the allowed density and ultimately impervious coverage on this or any other site, particularly where discharging to a stream already listed as “impaired” by the state.**

Appendix A

Calculation Methodology

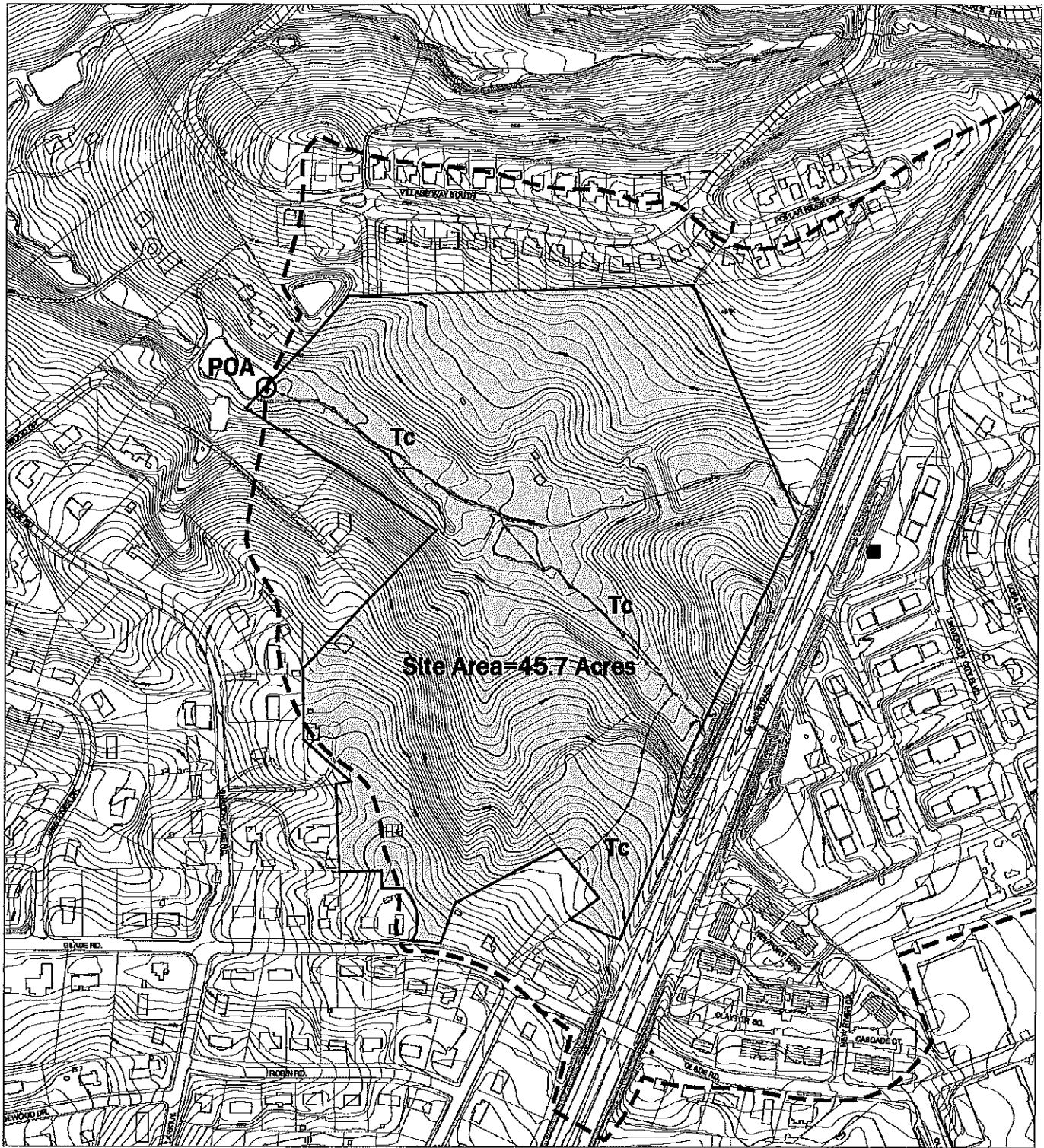
Calculation Methodology

Any runoff from off-site areas east of 460 was excluded from calculations. The purpose of this narrative is to show direct runoff **from the subject parcel only** (see Figure 3 for boundary of subject parcel) and does not include offsite inflow (from the Post Office, Kroger, etc.) that traverses the site. Calculations were performed on the 45.7 acre site using the USDA Natural Resources Conservation Service curvilinear unit hydrograph method for a 24-hour design rainfall (National Engineering Handbook)¹. Rainfall data for Blacksburg, VA is from the NOAA Precipitation Frequency Data Server (<http://hdsc.nws.noaa.gov/hdsc/pfds/>). The time of concentration for the watershed was calculated using the NRCS segmented velocity approach as 17.2 minutes for the pre-development condition. Once the time of concentration for the pre-developed condition was determined, the post-development time of concentration was assumed to be 90% of the pre-development (15.5 minutes). Typically the post-development time of concentration is lower than the pre-development due to paving and/or piping of stormwater runoff which increases the velocity of the runoff and 90% is a conservative estimate.

Soils on the site are either hydrologic classification B or C, with the upslope areas consisting of predominantly C type soils (see Figure 4). Since there is no specific development site plan for this study, it was assumed that 50% of developed areas (impervious coverage) will be on both B and C soils. Land use classifications for both the pre-development and post-development conditions on the site were restricted to two classifications--either meadow/lawn, or impervious. The pre-development curve number was calculated to be 63. Post-development curve numbers for 15%, 20%, 30%, 40%, 45%, and 50% impervious coverage are 68, 70, 73, 76, 78, and 80, respectively. Higher curve numbers cause more direct runoff.

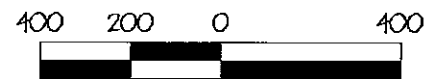
It was assumed that the pre-development land use is entirely meadow/lawn. Post-development hydrographs were calculated for the 2, 10, and 100 year design storms (corresponding to a probability of 50%, 10%, and 1% chance of occurring in a given year) for site coverage of 15%, 20%, 30%, 40%, 45%, and 50%. It has been determined that a by-right development on the site would yield an impervious coverage of approximately 15%; therefore, no coverage below this threshold (other than the predevelopment state) has been examined.

¹ USDA NRCS, 2007, National Engineering Handbook, Part 630, Chapter 16 Hydrology, US Government Printing Office, Washington DC



LEGEND

- → → → → Time of Concentration
- - - - - Drainage Area to POA (173.5 Acres)



SCALE IN FEET

Site Area and Tc

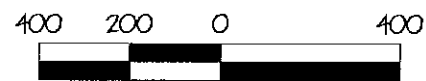
Figure 4 A2



LEGEND



Hydrologic Soil Group B
Hydrologic Soil Group C



SCALE IN FEET

Soil Classification

Figure 5 A3

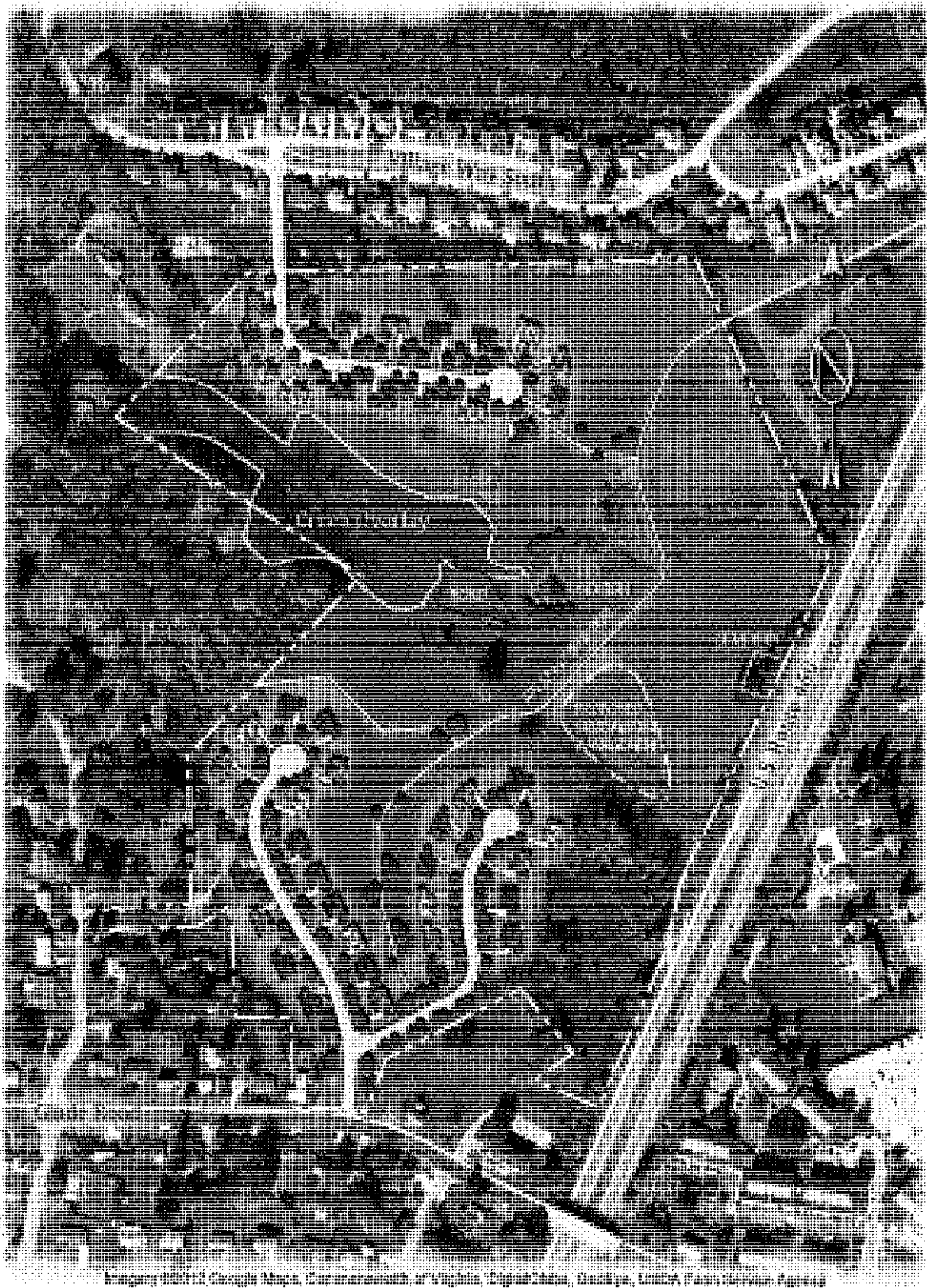


Figure 6: Possible layout of by-right development (1 D.U. / Acre) with clustering

**Public Input Meetings on Proposed Comprehensive Plan
Neighborhood, Employment & Service Areas
July 18, 2012 7:00pm | July 24, 2012 5:30pm | July 30, 2012 7:00pm**

Summary Notes

Three public input meetings were held in the Blacksburg Motor Company Conference Room at 400 South Main Street. Meeting dates were posted on the Town website and calendar, with hardcopy notices placed in the Blacksburg Motor Company Building and Municipal Building. Multiple meeting notices were sent via Blacksburg Alert and Friday E-news. A press release was forwarded to the Roanoke Times resulting in the first meeting date highlighted in the 'Burgs calendar. In addition, the final meeting was formally advertised in the 'Burgs on the Sunday prior to that meeting (July 29). There were zero (0) attendees at the first meeting, eight (8) attendees at the second meeting and four (4) attendees at the final meeting.

The purpose of these public input meetings was to offer three different opportunities to educate citizens and gather their comments on the proposed Comprehensive Plan Neighborhood, Employment, and Service Areas. All three meeting formats were the same. After a brief update on the overall status of the Comprehensive Plan Update process, an overview of the Neighborhood, Employment & Service Areas was provided. Next was an opportunity for questions and general discussion. Citizens were then asked to provide written comments on the issues for each Area, as well as vote on the issues most important to them. Below is a summary of the meeting comments received in the various formats. Please note that not all comments received are applicable to the Comprehensive Plan or pertain specifically to the Future Land Use Chapter and proposed Neighborhood, Employee and Service Areas.

1.) General Comments

The following summary comments were made during a meeting. The comments are grouped generally by topic and do not reflect any prioritization of comments:

- Fiddler's Green neighborhood should be classified as Urban/Walkable since that is how the property is being marketed.
- There are a few single family homes within the Multi-Unit Residential Area near Marlinton St, Charles and Grayland Streets that should possibly be classified as Suburban/Residential.
- Not all neighborhoods are similar, cannot be assumed to be synonymous with an area description.
- A concern for preserving the individuality of the neighborhoods within the context of the different areas. Neighborhoods may have similar issues, but are very different.
- There were concerns over a perceived loss of neighborhood identity
- Many traditional owner occupied neighborhoods are threatened by rental properties and this issue should be a high priority
- In Urban/Walkable areas: parking is a big issue
 - front yard parking should not be allowed
 - the Town is perceived by what it looks like

- In Urban/Walkable, focus should be on providing a variety of housing options, not just home ownership but also non-undergraduate rentals too.
- Not enough low-income rental housing for residents that are not geared towards undergraduate students
- How does future growth get addressed in this map? Some areas may not be Urban/Walkable now, but could be in the future
- Questions were asked about how the areas on the map were developed
- Hard to see specific streets on map and orient yourself
- There needs to be a focus on repair of decrepit buildings
- Davidson, NC touted as having a great mixed use development, but in reality the center is struggling to fill commercial and residential vacancies. Great care needs to be taken with the Old Blacksburg Middle School Site so that new development complements the Main Street improvements.
- The Neighborhood Federation needs to be revisited as a way for neighborhoods to communicate.

2.) Written Comments

At each meeting, citizens were asked to write down any additional issues that they would like to see included in Comprehensive Plan and with the issues for the future for any of the areas. The following issues, sorted by area, were received:

Urban/Walkable Areas

- Blacksburg Transit service needed along Airport/Country Club Drive
- Bike lanes along Airport Road are needed
- Continue sidewalk on Airport south of Hubbard to Main on west side of street
- Roanoke Street should be low impact commercial

3.) Other Comments Received

Citizens were given the opportunity to submit comments after the public input meetings to capture any ideas citizens might have upon reflecting over the information presented. Comments could be submitted directly to the Planning Department or via email at Blacksburg2046@blacksburg.gov. Comments were requested by the end of the day on July 31st so as to be included in a report to the Long Range Planning Committee at their August 2nd meeting. Only one comment was emailed from Tom Roberts which is attached.

4.) Key Issues Identified

At each meeting citizens were asked to affix dots to the issues for the future they found most important. Citizens were each given five dots and could vote any issue, any numbers of times. The issues on the following pages were designated by attendees as most important. They are sorted by area and prioritized by number of dots received (number of dots received is indicated in parentheses after the issue). If an issue from the June 26, 2012 draft of the Future Land Use Chapter is not listed on the following pages, it did not receive any votes/dots at a meeting.

Commercial and Employment Areas

- There are a number of aging commercial properties in this area. Stimulating redevelopment or the refurbishing of existing buildings in accordance with the various Commercial Infill Design principles discussed earlier in this chapter will help make these properties contribute more both to the Town's economic tax base and the desired Community Character Principles of Blacksburg. (6 dots)
- With a variety of employment and commercial centers throughout the Town, strengthening and expanding that economic vitality while adding to a high quality of life for residents will be a primary focus in this area. (2 dots)
- There is an opportunity to upgrade technology infrastructure in these areas so they can become more economically competitive. (1 dot)

Urban/Walkable Neighborhoods

- The speed and inattention of drivers using some of these neighborhood streets can be a safety issue. Education and other strategies are needed to combat this ongoing issue. (9 dots)
- Single-family residential character and neighborhood identity should be preserved in these areas. (7 dots)
- There is a limited inventory of homes within walking distance of the University and Downtown. In addition, these homes are often beyond the financial reach of many young families, young professionals, or employees of the University or Downtown businesses who would like to live in this area. Creative strategies are needed to encourage more home ownership in these neighborhoods. (6 dots)
- Through education of residents, owners and property managers, as well as the Town's zoning enforcement property maintenance programs, seek to minimize lifestyle conflicts that may occur in these neighborhoods, especially with undergraduate students renting property in these areas. (2 dots)
- As these fraternity and sorority uses cease in these areas, these non-conforming structures can be converted back to single family residential uses, or other alternative compatible such as art studios, bed and breakfasts, or other creative small-scale commercial uses. (2 dots)
- More connections in sidewalks and trails benefit children and adults who wish to travel to nearby schools and work from their home without relying on a car or bus. To remedy deficiencies, improve connectivity and ensure property maintenance, utilize programs such as the Safe Routes to School along with other grants or Town funding. (1 dot)
- With the access to Downtown services and amenities, there is an opportunity to provide more opportunities to allow aging in place in these neighborhoods. (1 dot)
- New homes, redevelopment and refurbishing existing housing stock in this area be done utilizing the Residential Infill Guidelines and, where applicable, the Blacksburg Historic Overlay guidelines. (1 dot)
- The housing stock in these areas is aging and lack of property maintenance is a critical issue for neighborhood identity and character in the future. (1 dot)

- Development in this area should be sensitive to balancing the minimization of light pollution with the need for sufficient lighting to create safe pedestrian and vehicular experiences at night. (1 dot)

Multi-Unit Residential Areas

- Transit service in these areas should continue to meet residents' needs. (2 dots)
- Enhancing sidewalk, trail and bicycle opportunities that link these areas of high concentrations of people with Downtown and the University core campus will be beneficial. (2 dots)
- New multi-family developments in these areas should de-emphasize parking areas, maximize the use of alternate transportation options, be walkable, connect to other developments, have a street presence, and use other principles as detailed in the Residential Infill Guidelines. (2 dots)
- The University should consider providing additional student residences on land owned by the University or the Virginia Tech Foundation that is designated on the Future Land Use map for this high density use in these areas. (2 dots)

Suburban Residential Areas

- Support other means of transportation in these predominately vehicular-oriented traffic neighborhoods. (1 dot)
 - Construct new sidewalks, bicycle lanes, and off-road trails where appropriate.
 - Provide creative transit options.

Rural/Undeveloped Areas

- A larger portion of the rural undeveloped property west of the US 460 Bypass adjacent to the University is currently owned by the Virginia Tech Foundation. The Town should coordinate with the University and the Foundation on the future use of this parcel, recognizing the Town's Future Land Use Classifications of this property and the fact that it may not remain a rural/undeveloped area. (5 dots)
- Scenic views of the mountainside and the rolling, open terrain of this rural area are a desired view by Blacksburg residents and visitors alike and provide an attractive entrance to the community. (3 dots)
 - This rural viewshed should be protected if there is development.
 - Both public and private efforts to preserve agricultural and open lands through land trusts, open space easements, purchase of development rights, and fee simple acquisition is strongly encouraged in this area.
- Public wastewater systems are not extended into this area by current policy, as the readily available service supports and promotes a level of growth not desired for this area. (1 dot)

Karen Drake

From: tomrobertsengineering@gmail.com on behalf of Tom Roberts
[TomRoberts@RobertsEngineering.biz]
Sent: Tuesday, July 31, 2012 4:58 PM
To: Blacksburg 2046
Cc: Tom Roberts
Subject: Long Range Planning Committee action on Blacksburg Comprehensive Plan - Roberts Comments

To: The Long Range Planning Committee Members

Thank you for dedicating your personal time toward making Blacksburg a better place. I have the following comments:

1. The Comprehensive Plan should contain a "Current Land Use Map". Again and again during various committees in Blacksburg using the comprehensive plan the committee member always are looking for context, and what is currently on the Current Land Use Map is invaluable for committee members to make informed choices. A good way to test the validity of this claim is for you to think about the last 5 requests you had before you, and ask yourself did you have a clear and accurate understanding of what was around each request or on the property for the request even with the existing land use map available?
2. A fact of life in a College Town is undergraduate student housing conflicts with long term residents lifestyles. Clear and concise language is needed to encourage student housing in appropriate areas while not preventing multifamily housing that is compatible with residential neighborhoods. Restricting future rezonings and conditional use permits for multi family developments to predominantly one and two bedrooms will allow the creation of developments that cater to young professionals and graduate students that would be more compatible with residential neighborhoods.

Thank you.

Tom Roberts

Thomas I. Roberts P.E., C.F.M.
Roberts Engineering Inc.
P.O. Box 332, Blacksburg, Virginia, 24063
(1601 South Main, Blacksburg, Virginia, 24060)
Office 540-953-9024
Cell 540-449-9024
Fax 540-552-8020

Summary Notes from the Comprehensive Plan Open Houses

Tuesday, August 14 th 10:00am-2:00pm	Blacksburg Motor Company Building Small Conference Room 400 South Main Street, Blacksburg
Thursday, August 16 th 5:30pm-7:00pm	Blacksburg Motor Company Large Conference Room 400 South Main Street, Blacksburg
Tuesday, August 21 st 8:00am-10:00am	Community Arts Information Office Foyer 149 College Avenue, Blacksburg
Wednesday, August 22 nd 10:00am-2:00pm	Blacksburg Community Center Foyer 725 Patrick Henry Drive, Blacksburg

Four open houses were held at multiple locations and times around Blacksburg. Meeting dates are detailed above for reference and were posted on the Town website and calendar, with hardcopy notices placed in the Blacksburg Motor Company Building and Municipal Building. The details of the open houses were announced at a Town Council meeting that was broadcasted on WTOB and on the Town's website. Multiple meeting notices were sent via Blacksburg Alerts, Friday E-news and Manager Notes. The open houses also appeared in the Community Calendar of the 'Burgs section of The Roanoke Times. There were two (2) attendees at the first open house, four (4) attendees at the second open house, nine (9) attendees at the third open house, and eleven (11) attendees at the final open house. In some cases, attendees did not sign in, so the above attendee counts may not match the attached sign-in sheet counts.

The purpose of these open houses was to offer opportunities to educate citizens and gather their comments on the proposed Comprehensive Plan. All four open house formats were the same. The Future Land Use map Series was on display, along with hard copies of the current adopted plan and the proposed revised plan. There was no formal presentation by staff. Instead, attendees were able to ask questions and speak informally with staff and Long Range Planning Committee members as they were available.

Additionally, a large board labeled "THREE WORDS" was on display. Attendees were asked to write 3 words that they would like people to use when describing Blacksburg in 2046. This provided an opportunity to further engage the attendees and receive additional input on citizen's priorities. A photo of this board is attached.

Before leaving, attendees were provided with a postcard containing the web address of the draft plan, www.blacksburg.gov/comprehensiveplan, and contact information to email (blacksburg2046@blacksburg.gov) additional comments and question they may have thought of after the open houses. Two emails were submitted and are attached. Both emails address an issue questioned at an open house.

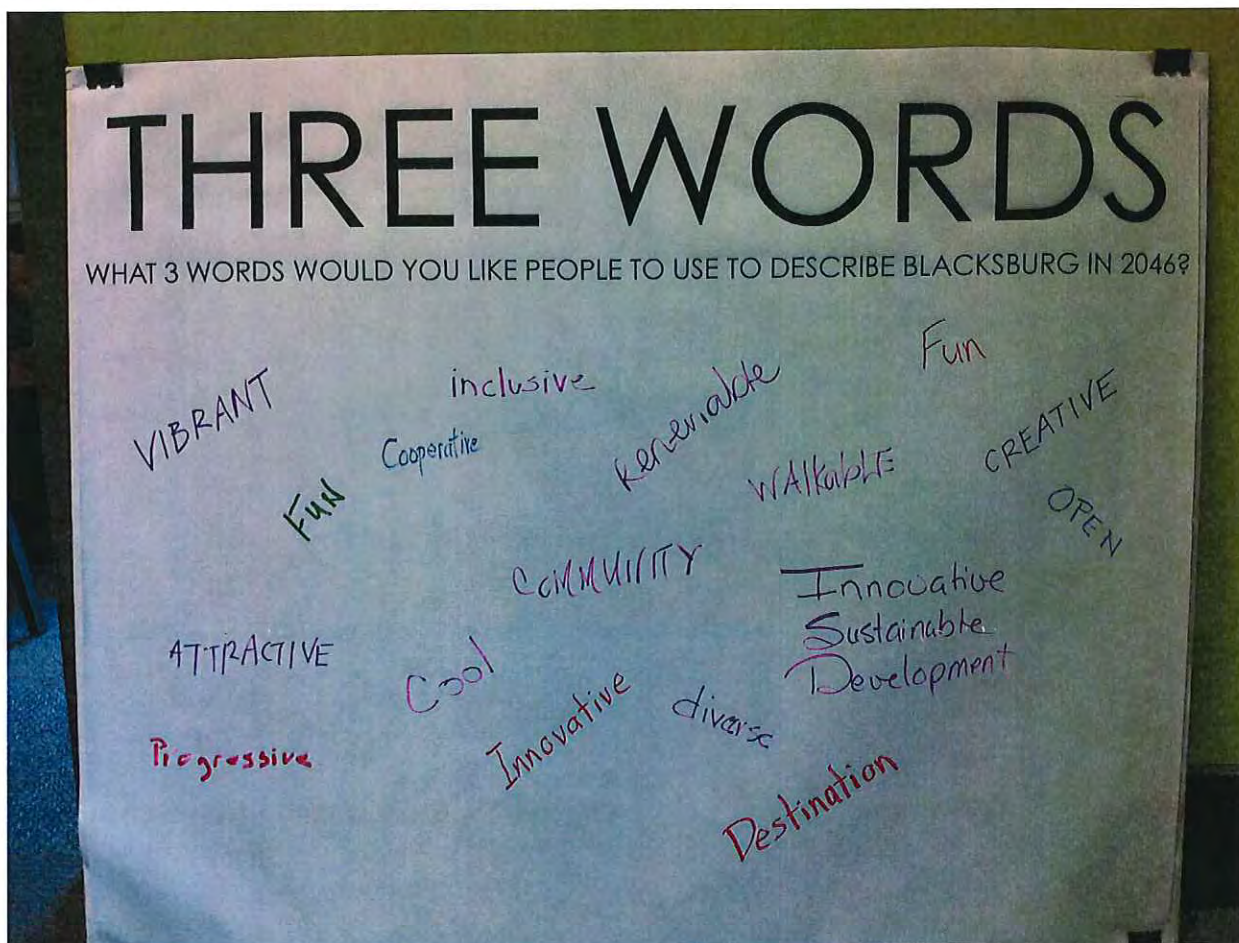
On the next page is a summary of the comments received at these open houses. They are divided into two groups: general questions that were answered by staff at the open houses, and specific comments or questions on the Comprehensive Plan. These comments are grouped generally and do not reflect any prioritization. Some comments are not applicable to the Comprehensive Plan.

General Comments

- How long is the vision of the Comprehensive Plan for?
- What is the overall schedule for adopting the revised plan?
- Does new construction, rehabilitation or redevelopment in the Town need to be LEED certified?
- How does the Future Land Use Map Series works in the context of a evaluating a development proposal?
- What information was reviewed in the decision-making process for Future Land Use designation changes?
- What changes are being incorporated into the UDAs?
- What is the methodology for the UDAs and how does the UDA map relate to the other Future Land Use maps? In other words, were the UDAs well thought out, or just randomly assigned?

Specific Comments/Questions

- Private schools should be marked on the Future Land Use map.
- More benches are needed along the Huckleberry Trail, especially near to/surrounding the CRC.
- Need a Blacksburg Beautiful campaign to promote upkeep of property and civic pride.
- Concern about decisions on future land use designation for Giles Road property. The citizen did not want that property to become high density.
- For the Bennett Hill/Progress neighborhood, especially Giles/Progress/Main Street area that is currently designated medium density residential, should this area be designated low-medium density if the goal is to promote a more owner-occupied neighborhood? If it is designated as such, then Town would have another tool to address lifestyle conflicts in the neighborhood.
- Regarding the Mixed Use C expansion: does allowing that expansion create an opportunity for more high density student housing without developers having to address the parking needs of residents in those buildings? Potential for parking spillover into surrounding neighborhoods was a concern.
- Need more emphasis on the north end of Town.
 - Speeding in neighborhoods there is a problem, and Town has been unwilling to help because zoning in neighborhood (Maywood) is rural residential.
 - Future development in this area needs careful consideration of traffic implications.
 - Path connections should be a priority in the north end of town to allow pedestrians to safely travel towards downtown.



"Three Words" poster from Comprehensive Plan Open Houses

TOWN OF Blacksburg

a special place

2012 Comprehensive Plan Update
Open House
Tuesday, August 14, 2012, 10AM-2PM, BMC
Public Input Sign-In Sheet

	Name	Address	Name of Neighborhood or Area Representing
1.	VALDIS KLETNIEVS	939 GILES RD	
2.	John Whitman	855 Clayton Sq	
3.			
4.			
5.			
6.			
7.			
8.			
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10.			
11.			
12.			
13.			
14.			
15.			

Please Print Legibly

TOWN OF Blacksburg

a special place

2012 Comprehensive Plan Update
Open House
Thursday, August 16, 2012 5:30-7pm, BMC
Public Input Sign-In Sheet

	Name	Address	Email
1.	Paul & Esther Hooper	204 Enclave Dr	Hooperph@verizon
2.	Gregg Moneyhun	1408 Meadowbrook Dr.	• not you know"
3.	Tom Roberts	1601 S. MAIN, Blacksburg VA 24060	tomroberts@robertsengineering.biz
4.	JOHN T. NTER	1260 RAYFORD ST CLYDE VA 24073	JNEEL@GAYANDNTER.COM
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Please Print Legibly

TOWN OF Blacksburg

a special place

2012 Comprehensive Plan Update
Open House
Tuesday August 21st, 2012 8-10am, CAIO
Public Input Sign-In Sheet

	Name	Address	Email
1.	Carter Chamberlain	151 College Ave; Apt 36	carterch@vt.edu
2.	JOHN BURKE	700 CAMBRIDGE ROAD	john.burke@vt.edu
3.	Bob PERK	810 SUNRISE DR	
4.	Susan Mattingly		
5.	Rebecca Immen		
6.	Laureen Blakemore	901 Elliott Dr	
7.	Karen Glass	803 Meadow Dr Apt 8	glasska@vt.edu
8.	Mark Cherbuka	817 Montgomery St.	cherbuka@yahoo.com
9.	Matt Gabriele	213 Woodbine Dr	mttgab@earthlink.net
10.			
11.			
12.			
13.			
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15.			

Please Print Legibly

TOWN OF Blacksburg

a special place

2012 Comprehensive Plan Update
Open House
Wednesday August 22nd, 2012 10am-2pm
Blacksburg Community Center
Public Input Sign-In Sheet

	Name	Address	Email
1.	<i>[Signature]</i>		<i>eastowers@penite/</i>
2.	Jeff Stosser		<i>ipstosser@cingular.com</i>
3.	Lynda Kinzey	403 Hearthstone Dr. Blacksburg	
4.	<i>[Signature]</i>	2321 Bishop Rd. Blacksburg	
5.	JOHN HANCOCK	Elizabethtown City	<i>[Signature]</i>
6.	ERIK OLSEN	1010 EVERETT WAY	<i>edse@blacksburg.gov</i>
7.	Barbara Wallen	204 Maynard St, Blacksburg	<i>barb_w@verizon.net</i>
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Please Print Legibly

Karen Drake

From: Robert Canter [bcanter2@gmail.com]
Sent: Tuesday, August 28, 2012 7:12 PM
To: Blacksburg 2046
Subject: Seconding Mark Cherbaka's Comments on Comp Plan

Please note us as fully agreeing with Mark's comments (pasted below). We also believe that his comments accurately reflect our neighborhood's concerns about the town's best interests.

Respectfully,
Bob Canter & Family
201 Giles Rd.
Blacksburg, VA

From: Mark Cherbaka <cherbaka@yahoo.com>
To: "blacksburg2046@blacksburg.gov" <blacksburg2046@blacksburg.gov>
Sent: Sunday, August 26, 2012 11:18 PM
Subject: Comment/Input on Comp Plan

I wanted to officially record my comment on the proposed future land use map that I saw at a recent open house.

1.) Do NOT expand the area C mixed use overlay:

Area C, which is the red-outlined area that has the mixed-use overlay has been expanded to the north and south east of the existing area. I'm not sure if this is in reaction to a request by one of the landowners there for that expansion or not. Either way, these areas were commercial before, so they allow a large variety of uses anyway. What does the mixed-use overlay offer? After doing some digging around and looking through the town code, it seems that the major advantage for a landowner would be the ability to add high density residential and retain the commercial, without having to meet as stringent of a parking requirement. Given this specific, proposed expansion area's proximity to a gentrifying residential neighborhood that the comp plan calls for retaining it's residential quality (Bennett Hill/Progress to the northeast); and given the propensity of residents of this town to own vehicles; and given the already tight parking for the commercial areas in this part of town; and given the negative (approved long ago) encroachment of the commercial use into the neighborhood (parking behind 622 North); and given the fact that the 700 and 800 blocks of Progress are already heavily used by the commercial businesses in this area; and given past negative experience with high density housing on Main St. with insufficient parking, it seems obvious and apparent that expanding the mixed use to these small properties across main street will lead to overuse of these properties that will have spillover effects into the neighborhood... there's simply not enough land to redevelop these properties using the mixed-use designation in an economic way that won't lead to these negative effects. Speaking for myself, my wife, and many of my neighbors, we believe that this expansion of the mixed-use area C should NOT be added into the comprehensive plan. There is no good reason to do it at this time.

2.) Review and change much of the Medium-density residential in Bennett Hill/Progress (BH/P) (and perhaps Downtown Eastside) to Low-density residential.

The Low-density residential future land use calls for up to 4 houses per acre. The current structures in most (if not all) of the areas now zoned R-5 in BH/P are set up at 4 houses per acre or less. By saying in the comp plan that we want the future land use to be Medium-density (which allows far more than this), we are basically calling for these houses to be torn down and redeveloped or calling for more structures to be added to the properties in the future; however, the comp plan is clear that this area should retain it's residential character.

This cannot be done with more dense housing. I can't speak as well for the Downtown Eastside neighborhood, but I think many of the structures there would fall into the same basic descriptions and that area should be carefully reviewed, too. These areas should be reviewed and I strongly recommend that the future land use designation should be changed to low-density residential, as they currently are.

Thank you,
Mark Cherbaka
817 Montgomery St.



Summary Notes from the Public Input Events on the 2012 Comprehensive Plan Update October 22 - 26, 2012

OVERVIEW

The Town of Blacksburg Planning & Building Department, in conjunction with a student group from the Community Involvement class in the Urban Affairs & Planning Department at Virginia Tech, hosted a series of events to garner additional public input for the 2012 Comprehensive Plan Update. A variety of different community involvement methods were utilized to target a wide variety of demographic groups within Blacksburg, especially those citizens who are typically not engaged in Town planning processes.

In total, seven public outreach events were held throughout the one week period of October 22 – 26, 2012. The goals of the events were twofold: 1) educate the public about the ongoing 2012 Comprehensive Plan Update and the impact of the plan on citizens' daily lives, and 2) increase public involvement in the visioning process for the future of Blacksburg.

In order to reach a wide variety of demographic groups within the Town of Blacksburg, three different formats of community outreach events were held at various times and locations throughout the week. The most traditional format of outreach event was the public input meeting held at the Blacksburg Motor Company building. The second format of outreach events were Open House sessions held at general community locations throughout Blacksburg, including Virginia Tech, the Blacksburg Community Center, the Blacksburg Farmers' Market, and the Community Arts Information Office. The third format of event was an innovative online "Twitter Town Hall" forum via the social media outlet of Twitter. This was the first time that the Town utilized social media for an online "Twitter Town Hall" style event.

Citizens also had the opportunity to submit written comments after the open houses in case they thought of additional concerns they wished to voice. No written comments were submitted by the October 29th deadline to be included in this report.

The following pages contain event summaries, publicity and event marketing efforts, and summarized citizen comments from the past week. Citizen comments received at any of the "face to face" open houses are grouped by topic. The Town Hall Twitter process and comments are summarized separately.

Attendee sign-in sheets were provided at each event. Copies of the sign-in sheets are attached for reference. However, many of the open house meeting formats were not conducive to the traditional sign-in sheets, and the majority of people chose not to sign-in. General counts were tallied of the number of people who stopped by an event and asked questions. These general counts are included in the event summaries.

I. EVENT SUMMARIES

Event #1 - Monday, October 22nd

Blacksburg Motor Company Building, Conference Room –Traditional Public Input Meeting
400 South Main Street
7:00-9:00pm
Attendees: 0

Event #2 - Tuesday, October 23rd

Graduate Life Center Lobby - Open House
Virginia Tech
11:00am - 1:00pm
Attendees: Approximately 20

Event #3 - Tuesday, October 23rd

Twitter Town Hall (online) via Twitter
@Blacksburg_Gov #Bburg2046
2:00pm - 5:00pm
Attendees: 100 tweets from approximately 15-20 different citizens

Event #4 - Wednesday, October 24th

Blacksburg Community Center Lobby - Open House
725 Patrick Henry Drive
10:00am - 2:00pm
Attendees: Approximately 15

Event #5 - Wednesday, October 24th

Blacksburg Farmers' Market - Open House
Media Building Lawn, across from the Farmers' Market
2:00pm - 7:00pm
Attendees: Approximately 55

Event #6 - Thursday, October 25th

Community Arts Information Office - Open House
149 College Avenue
10:00am - 2:00pm
Attendees: Approximately 30

Event #7 - Thursday, October 25th

Community Arts Information Office - Open House
149 College Avenue
5:00pm - 7:00pm
Attendees: Approximately 15

II. PUBLICITY & EVENT MARKETING

Town Sources of Publicity & Marketing

Meeting dates were posted on the Town calendar and the 2012 Comprehensive Plan Update webpage at www.blacksburg.gov/comprehensiveplan, with hard copy notices placed in the Blacksburg Motor Company Building and Municipal Building lobbies. Multiple meeting notices were sent via Blacksburg Alert, Friday E-news and Town Manager Notes. Meetings were announced at Planning Commission and Town Council meetings. Information about the events was also publicized through the Town's social media outlets, including the Facebook and Twitter pages. Sample marketing materials are attached for reference, along with an informational brochure on the 2012 Comprehensive Plan Update Process that was distributed at the events.

Virginia Tech Sources of Publicity & Marketing

In order to garner input from Virginia Tech students, information about the events were posted to a number of student Listservs, including the following: Student Government Association, Graduate Student Assembly, Graduate Events and Opportunities, College of Architecture and Urban Studies, and Urban Affairs and Planning Department. The schedule of events was also available through the Virginia Tech Campus Notices, and was sent to the entire campus community through the Virginia Tech Daily News email and Virginia Tech News Student Edition email. Announcements were also made in various classes.

Other Media Sources

Other media sources that announced the outreach events included the Collegiate Times, the Roanoke Times, and WUVT (Virginia Tech's local radio station). Additionally, the Collegiate Times ran an article after the Twitter Town Hall event highlighting its success. The article is attached or can be found at: <http://www.collegiatetimes.com/stories/20725/blacksburg-hosts-twitter-forum-to-solicit-comprehensive-plan-feedback>.

III. SUMMARY COMMENTS FROM OPEN HOUSE EVENTS

Below is a summary of citizen comments received during the various Open House events and grouped by the 2012 Comprehensive Plan Chapter topics. The comments are in not in priority order. Please note that not all comments received are applicable to the Comprehensive Plan or applicable to the 2012 Comprehensive Plan Update.

- **A Sustainable Community/Sustainability**
 - Several mentions of wanting Blacksburg to be a more “green” Town / more sustainable
 - Very strong feedback on wanting Blacksburg to be a generally more sustainable/green Town
- **Environment**
 - Concern about urban forestry and how the University/Town is incorporating this into the Comprehensive Plan
 - Concerns over Southgate Drive relocation cutting across agricultural land (this is contrary to Virginia Tech’s mission as a land grant university)
 - Citizen was glad to see the Dark Skies Initiative was highlighted in the Comprehensive Plan
- **Jobs & Housing**
 - More jobs for young professionals would be an incentive for graduate students to stay in Blacksburg after they graduate
 - Provide more student housing on or near the Virginia Tech campus
 - Concerns over the historic character of the Town
 - don’t want the Town to lose historic feel
 - North Main Street (north of Prices Fork to Bypass) needs to be improved. What economic redevelopment plans are being made for this area?
- **Parks & Recreation**
 - Graduate students interested in having more things for grad students to do
 - “More fun for grad students”
 - Suggested having a large park close to the Downtown area
- **Public Safety & Community Facilities**
 - Want to see a community center with an outdoor pool
 - Provide safer sidewalks
 - Wider and more connected
 - Questions about the current state of unoccupied public school facilities
 - Misconception of why isn’t the Town selling these properties?
- **Utilities**
 - Questions regarding high speed internet/ WIFI in the area
 - Need to continue to expand

○ **Transportation**

- Multiple comments and feedback on wanting the Town to be more walkable/bikeable.
 - There need to be more efficient bike lanes
- Several individuals expressed concern about the connectedness of roads/paths
 - Also some people very pleased with the way that Blacksburg is connected. “I am able to make one trip and not have to go very far to get everything done.”
- The Blacksburg Transit received many praises.
 - Pleased with the system (always on time, affordable)
 - Much better than bus systems in other college towns
 - Expand the routes
 - How can people without direct internet access obtain the bus route?
- Suggestion to make bus trips more efficient, but no details provided as to how
- Wanted to see a more bikeable community
- Need to find a balance between improving roads and creating better bike paths
- Questions about how bike lanes and trails are developed
 - How are roads built and funded?
- Student noticed that parking in Blacksburg is significantly better than many other universities.
- Complaint of why there not bike lanes on Main Street or College Avenue?

○ **Land Use**

- Concern with the impact that moving from low-density to medium density might bring to the existing neighborhoods
- One comment suggested higher density development Downtown - “Would increase the vibrancy of Downtown”
- Landscape architecture student interested in the Future Land Use maps and what the Town sees for the future.
- How do the Future Land Use maps work together?
- Questions about Urban Development Areas and support for them
 - Also questions about good places for development for the next 10-20 years.

○ **Other Comments about Town Issues**

- Concern with the proposed roadways cutting through existing neighborhoods.
- Very pleased with the proposed extension of the Huckleberry Trail
- Idea to use the assets that Virginia Tech brings (the students and education) to bring a diverse population of people together to discuss issues such as Town planning.
- Specific concern with the decorative brick in the Downtown area
 - Proves to be a problem for those with balance issues
- Specific questions regarding the medical professions in the region and expanding medical services for seniors
- Specific questions about the population of Virginia Tech and whether it will continue to grow.

- Are retirees moving in?
 - What demographic does Blacksburg anticipate in the future?
- Questions about the future character of the Town
 - How new buildings with different designs than the pre existing structures will change the character of the Town /skyline.
- Concern about town/ gown relations
 - Concern about the expansion of the Virginia Tech campus and the impact to real estate property taxes
 - Concern about the Meals Tax issue and the impact on the Town's budget
 - Misconception about the Town's regulatory authority over Virginia Tech property
- Concern about absentee landlords not maintaining rental properties
- In the 1990's Blacksburg had been at the forefront of information technology, parks and recreation and other services. But the Town is now stagnating with new construction as compared to surrounding localities, for example the Christiansburg Aquatic Center. Combined with the perception that Blacksburg is a difficult place to do business, there are worries that Blacksburg will not be competitive and able to maintain the desired quality of life.
- Questions/concern about the Baptist Church property on North Main
- Misconceptions and questions about what can and cannot be constructed or demolished in the Blacksburg Historic District.
- How can we make Blacksburg more retirement friendly?
- Suggestion for the Town to hire an economic development director
 - Help businesses relocate to Blacksburg
- There need to be more incentives for businesses and less for residential development
- Too much vacant space Downtown
 - Not an asset for the Town
- Controversy over the Old Blacksburg Bank property
- **General Comments about the Comprehensive Plan**
 - General questions, misconceptions and education about the differences between zoning, the Comprehensive Plan , and the Future Land Use maps
 - Received high praises about the events that were held
 - Community members pleased that these types of events/education experiences are taking place
 - The land use maps show the community and prepare them for future development, which is a positive thing.
- **Written Comments**

At each event, citizens had the opportunity to write down their comments or concerns. Paper comment cards were provided for this purpose. Citizens also had the opportunity to submit comments or concerns directly to the Planning Department or electronically via email to Blacksburg2046@blacksburg.gov. All comments were to be submitted by Monday October 29th to be included in this summary. No comments were received.

TWITTER TOWN HALL

I. EVENT SUMMARY

The Twitter Town Hall event was an online discussion that enabled local citizens to become involved in the 2012 Update process. Twitter is a social media platform that utilizes short comments or “tweets” to share information and spark conversations. Tweets are limited to maximum 140 characters per tweet. Website links and files can be included in tweets and are usually shortened to stay within the character limit. The Twitter handle, for example the Town of Blacksburg is @Blacksburg_Gov, identifies the user who posts the tweets. The handle may not be the given name of the user, but represents them in the Twitter social space. Twitter also uses hashtags (#) to help users follow key events, issues, and trends. For the Twitter Town Hall, the hashtag #Bburg2046 was used to relate the 2012 Update to the Blacksburg 2046 Comprehensive Plan.

Twitter’s interactions mirror those of face-to-face conversations with tweets serving as dialogue between users. Users can type their own tweets, re-tweet another user’s tweet (RT), or reply to a tweet. Original owner tweets often ask questions, share information, and express sentiments. Re-tweets indicate agreement or support for another user’s comment. Replies to another user’s tweets help to build the conversation thread and allow for direct comment on the original tweet. Twitter is a very successful social media platform for conversational interactions and supports relatively fast-paced online communication.

The benefits of using Twitter to host a Town Hall event for the Town of Blacksburg are the following: direct communication, convenience, and governmental transparency. First, Twitter Town Hall encourages local citizens to tweet directly to the Town of Blacksburg handle. Citizens can receive real-time responses to questions or concerns and establish a stronger connection to the Town. Second, Twitter is accessible via the Internet/Apps on smartphones, mobile devices, or computers. Both the Town staff and local citizens can conveniently access Twitter from a variety of locations and at any time. This accessibility allows citizens that otherwise could not attend public events to engage remotely with the Town. Third, governmental transparency is key to increasing community involvement. Through Twitter Town Hall, citizens can see the Town’s responses to other users’ tweets and can join the conversations. By following the #hashtag, citizens can read the discussions about the specific issue and can become informed without directly engaging in the event. Overall, Twitter Town Hall enables the Town of Blacksburg to involve more citizens through an online social media platform and facilitates open, direct interactions with the local community. The challenge is tweets are limited to 140 characters per tweet.

The Twitter Town Hall was held in the Blacksburg Motor Company with the Town’s Twitter feeds projected onto a large screen. The moderators (Town staff) asked questions to start conversations, such as “Where do you see Blacksburg in the future? What do you want to see?” At 2:15pm, citizens began tweeting their responses to @Blacksburg_Gov at #Bburg2046. Some comments were, “We need better parking Downtown” or “We need more grocery stores accessible to Downtown.” Once the conversation was underway, the moderators worked diligently to ensure that all citizens received a response to their questions and comments. The

moderators also were able to access some citizens' personal Twitter feeds and could see their conversations about the Comprehensive Plan with other community members. This knowledge also indicated that the Twitter Town Hall was reaching a larger audience than anticipated through citizen dialogues. During the three hour time period, the Twitter Town Hall generated approximately 100 tweets from roughly 15-20 different citizens.

While the initial target community group for the event was the college student population, the Twitter Town Hall resulted in a more diverse section of population with citizens of many ages, genders, educational levels, employment statuses, income levels, and personal backgrounds. The moderators were very pleased with the success of the Twitter Town Hall in terms of its scope, level of engagement, and positive feedback from the community. Following this summary is a compilation of the tweets, organized by Comprehensive Plan policy chapter, that were received during the Twitter Town Hall.

- **Attendees/Tweeters:** 20 yr old male long term resident, 30 yr old female family, 55+ yr old female retired lawyer immigrant, 20 yr old male 1st generation, 40 yr old male, 30 yr old female family, 20 yr old female lifelong resident, 30 yr old female single, 30 yr old family/business owner, 40 yr old male CRC employee
- **Challenges:** Engaging new twitter followers. At this time, technology does not allow to see how many people were following the Twitter Town Hall tweets, but not tweeting themselves. The same citizens tend to tweet and retweet Town information, which while this participation is great for this first event, the Town would like to see more comments and questions from a wider variety of citizens.

II. COMMENTS/TWEETS FROM TWITTER TOWN HALL *(In Twitter Format)*

- **Jobs & Housing**
 - “Affordable, respectable, housing for lower-mid-income families in Town limits on the bus route. Not apartments...single family detached/ townhomes. It's very expensive for lower salaried families to live in BB that's why they move to CB... [What type of neighborhood amenities] yard, side walk, speed bumps, TREES...This housing problem needs to be fixed now, in the early 2010's otherwise BB will continue to lose families to other towns”
 - “600-900/month for 2-3 bedrooms”
 - “Encouraging the arts is critical to the development of small towns like Blacksburg, its hard to attract and retain good creative and tech professionals and young faculty to Town. This directly ties in with the long term plan, as prices for Downtown storefronts are extraordinarily high and many sit empty. Towns like Charlottesville and Asheville have thriving downtowns for a reason: they offer cultural opportunities that Bburg doesn't. What initiatives do u have to support and encourage Downtown culture and arts outside of having children paint parking meters?”
 - “I would also like to see more variety in ethnic foods on Main Street”

- “We’re a bar town. Let's encourage upkeep in our bars, variety in the type of bar environments.”
- ”Drugstore/Grocery/General store (small) downtown, so we don't have to go to Kroger for all basic (quick) needs.”
- “I’d rather not have to drive to Cburg for some things, and let them collect the tax revenue”
- “The Town is missing a higher end grocery store and there is a market for it” i.e. Whole Foods or Trader Joe’s
- “It would be in the Town ’s interest to be less apprehensive about independent, for-profit initiatives”
- “Lunch options are limited near the CRC. I’d like to see something in between fast-food and full service”
- “Shopping from the CRC is a long-haul too, you have to either go around the airport or drive North from 460/S Main intersection”
- **Parks & Recreation**
 - “What if we focused on making the First & Main area a community center? A public gym and pool / enrichment center?”
 - “I work in the CRC, so I'm glad to have First & Main around. More options on this end of Town would be great.”
- **Public Safety & Community Facilities**
 - “...more street lights, a children's science museum, more sidewalks, and an expansion of the public library”
 - Have a place where teens can go, perhaps an arcade, funded by the Town
 - “Personally, I want to see more community-owned locations similar to the Y. Perhaps support isn’t there yet but maybe by 2046”
- **Utilities**
 - “Does the Town have a plan for improving and expanding broadband coverage? It would be nice if there were other options.”
- **Transportation**
 - “City-status, having absorbed Cburg, ppl STILL complaining about no parking.”
 - “PARKING GARAGES--upwards growth is more feasible in the Downtown area than outward sprawl.”
 - “Garage and lot = great! I'd visit more if I knew where public lots/spaces are open @ diff hrs. Is there a map?”
 - “Easier BT access between the two Burs. Getting from one Downtown to the other shouldn't take 3 buses.”
 - “I mean, I'd ask for one stopping every half hour at LewisGale, but I'd poll the Town first.”
 - “Probably one that runs more infrequently. Like a SmartTrip bus to Radford.”
 - “Better bike lanes, especially on Main Street, it’s a little dangerous”

- **Land Use**
 - “Allow rezoning decisions that allow incubator operations like [@TheTechPad](#) expand.”
 - “Actively encourage new businesses to move into empty shopfronts like the old Sharkey's through tax incentives.”
- **Others**
 - “The Town will always rely on the university, but it is coming into its own and needs to take care of itself too.”
 - “The crucial issue will be economic development independent from the university. A complementary economy.”

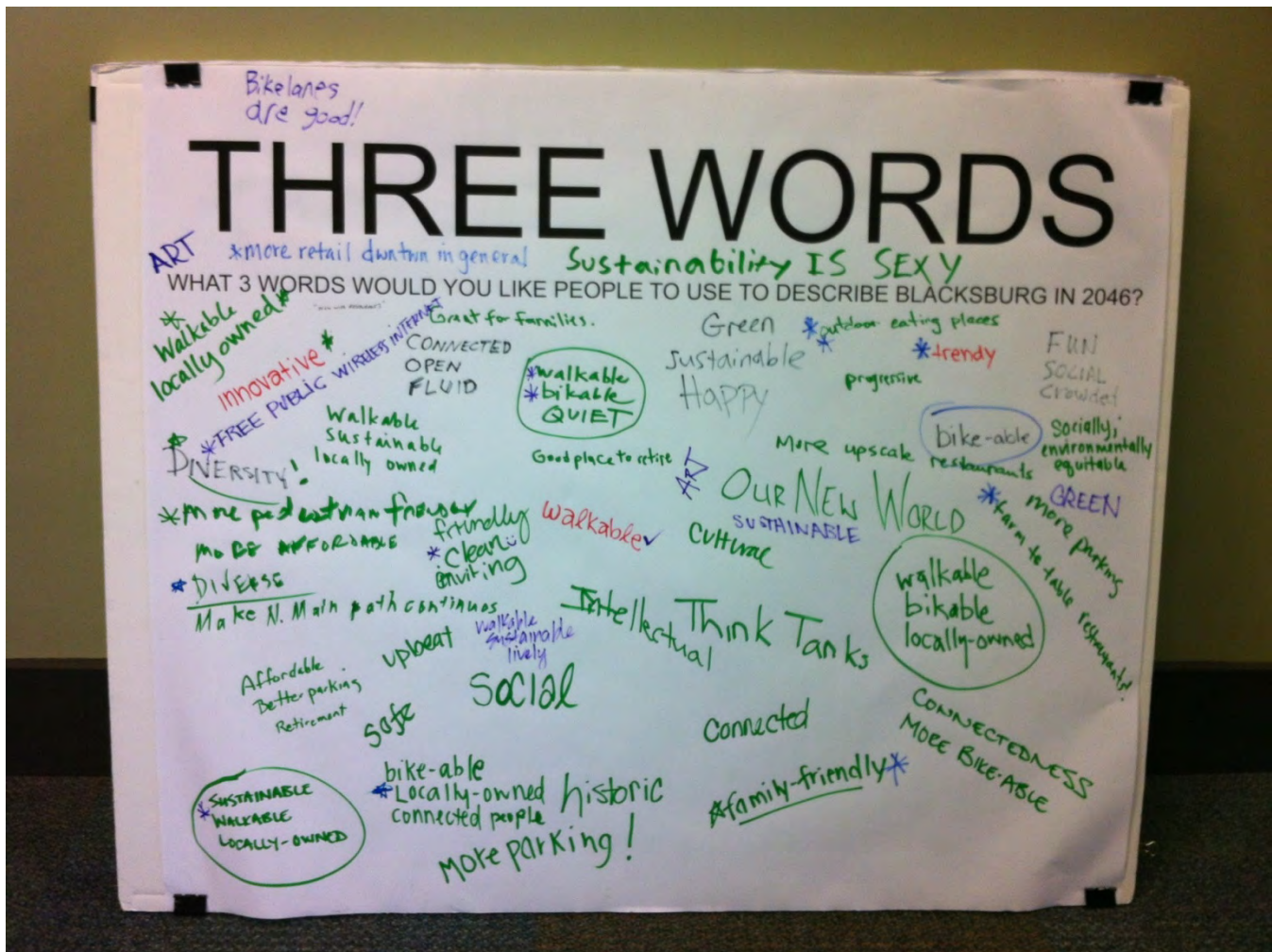
October 25, 2010 Open House, 10am-2pm

In front of the Community Arts Information Office, College Avenue



Three Words You Would Like People to Describe Blacksburg in 2046?

- Used as an interactive activity at open houses to help generate comments and discussion
- Comments submitted October 22-25, 2012



Attachments:

1. Sign In Sheets
 - a. Tuesday, October 23, 2012
 - b. Wednesday, October 24, 2012
 - c. Thursday, October 25, 2012
2. Sample Marketing Materials
 - a. Full Length Press Release
 - b. Short Press Release
 - c. Flyer
3. 2012 Update of the Comprehensive Plan Brochure
4. Sample Comment Card
5. October 24, 2012 Collegiate Times article: “Town Seeks Feedback on Future Goals”

	Date Received	Name	Topic	Date Sent to LRPC
1	4/19/2012	Clayton Hodges	FLU Glade Road	5/2/2012
2	4/23/2012	S. Richard Turner	FLU Glade Road	5/2/2012
3	4/23/2012	J. King	FLU Glade Road	5/2/2012
4	5/4/2012	Paul Estabrooks	FLU Glade Road	5/22/2012
5	5/8/2012	Katherine Ferguson	FLU Glade Road	5/22/2012
6	6/6/2012	Wolter Fabrycky	FLU Glade Road	6/7/2012
7	6/7/2012	Bruce Friedman	FLU Glade Road	6/7/2012
8	6/7/2012	Stephen Schoenholtz	FLU Glade Road	6/28/2012
9	6/7/2012	Bruce Friedman	FLU Glade Road	6/28/2012
10	6/7/2012	Yael Zemack-Rugar	FLU Glade Road	6/28/2012
11	6/7/2012	Linda O'Brien	FLU Baker Property	with Staff Report 6/28/2012
12	6/8/2012	Joseph Friebe	FLU Glade Road	6/28/2012
13	6/9/2012	Russell K. Walden	FLU Glade Road	6/28/2012
14	6/10/2012	Kevin McGuire	FLU Glade Road	6/28/2012
15	6/11/2012	Mary Madis	FLU Glade Road	6/28/2012
16	6/11/2012	Don Langrehr	FLU Glade Road	6/28/2012
17	6/12/2012	Elizabeth Strader-Sweeney	FLU Glade Road	6/28/2012
18	6/12/2012	Mark Cherbaka	FLU Mixed Use Area C	with Staff Report 6/28/2012
19	6/12/2012	Dennis Sweeney	FLU Glade Road	6/28/2012
20	6/12/2012	Mary Ann Bonadeo	FLU Glade Road	6/28/2012
21	6/12/2012	Andrew Parr	FLU Glade Road	6/28/2012
22	6/12/2012	Chris Bundren	FLU Glade Road	6/28/2012
23	6/13/2012	Bo & Lisa Webster	FLU Glade Road	6/28/2012
24	6/13/2012	Susan and Joe Donckers	FLU Nellies Cave	6/28/2012
25	6/13/2012	Taka & Yoko Takabayashi	FLU Glade Road	6/28/2012
26	6/13/2012	Michelle Friebe	FLU Glade Road	6/28/2012
27	6/14/2012	Richard Turner	FLU Glade Road	6/28/2012
28	6/14/2012	Karen Veilleux	FLU Nellies Cave	6/28/2012
29	6/14/2012	Eric Frith	General Comment	6/28/2012

30	6/14/2012	Madeleine Love	FLU Glade Road	6/28/2012
31	6/14/2012	Lindsey Marr	FLU Nellies Cave	6/28/2012
32	6/16/2012	Ebru Bish	FLU Nellies Cave	6/28/2012
33	6/17/2012	Jennifer Irsh	FLU Nellies Cave	6/28/2012
34	6/17/2012	Douglas R. Bish	FLU Nellies Cave	6/28/2012
35	6/17/2012	Dr. Robert Weiss	FLU Nellies Cave	6/28/2012
36	6/17/2012	Amy Pruden-Bagchi	FLU Nellies Cave	6/28/2012
37	6/18/2012	Dr. Rajesh Bagchi	FLU Nellies Cave	6/28/2012
38	6/18/2012	Laurel Marburg	FLU Nellies Cave	6/28/2012
39	6/17/2012	Michael S. Hedgepeth	FLU Baker Property	with Staff Report 6/28/2012
40	6/18/2012	Leonore Nadler	FLU Nellies Cave	6/28/2012
41	6/18/2012	Zvi Schwartz	FLU Nellies Cave	6/28/2012
42	6/18/2012	Don Hall	FLU Nellies Cave	6/28/2012
43	6/18/2012	Andrew Dolbin-MacNab	FLU Glade Road	6/28/2012
44	6/18/2012	Otto Harten	FLU Nellies Cave	6/28/2012
45	6/18/2012	Steven Schafrik	FLU Nellies Cave	6/28/2012
46	6/18/2012	Sylvia Davis Barnard	FLU Nellies Cave	6/28/2012
47	6/18/2012	Mary Ann Bonadeo	FLU Glade Road	6/28/2012
48	6/18/2012	Erna and Konrad Kubin	FLU Nellies Cave	6/28/2012
49	6/19/2012	Janet Sawyers	FLU Nellies Cave	6/28/2012
50	6/20/2012	Eddie Baker	FLU Baker Property	with Staff Report 6/28/2012
51	6/20/2012	Tom Roberts	FLU Baker Property	with Staff Report 6/28/2012
52	6/21/2012	Valdis Kletnieks	FLU 1003 Giles	with Staff Report 6/28/2012
53	7/11/2012	Caroline Mullins	FLU Cedarfield	8/2/2012 LRPC Meeting
54	7/31/2012	Tom Roberts	General Comment	July Neighborhood Areas Public Input
55	8/26/2012	Mark Cherbaka	FLU Mixed Use Area C	August Open House Meeting Input
56	8/28/2012	Robert Canter	FLU Mixed Area C	August Open House Meeting Input
57				
58				
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60				
61				
62				

From: Clayton Hodges [<mailto:hodges@ahv-inc.com>]
Sent: Thursday, April 19, 2012 9:16 PM
To: Blacksburg 2046; Karen Drake
Cc: Andrew Warren; Kinsey O'Shea; Anne McClung
Subject: Future Land Use discussion from today's meeting

All,

I heard that there was some discussion regarding the exact breakdown of the future land use areas on the Glade Road lot discussed in today's meeting. Since we have produced a drawing regarding that breakdown, I thought it may be useful for the Long Range Planning Committee and the Town's Planning staff.

Please let me know if you have any questions.

Thanks,

Clay

--

Clayton C. Hodges, PE

Tom's Creek

Responsible Development



Imagery ©2012 Google Maps, Commonwealth of Virginia, DigitalGlobe, GeoEye, USDA Farm Service Agency

FUTURE LAND USE



FUTURE LAND USE INFORMATION:

TOTAL AREA (COMBINED)=48.4 ACRES
LOW DENSITY RESIDENTIAL=10.6 ACRES
VERY LOW DENSITY RESIDENTIAL=37.8 ACRES
LOW DENSITY RESIDENTIAL % = 22%
MAXIMUM COMBINED DENSITY:
 $10.6 \times 4 + 37.8 \times 1 = 80$ DWELLING UNITS

250 125 0 250 500 750



SCALE IN FEET

www.tcrd.org

Heather Poole

From: sr_turner@comcast.net
Sent: Monday, April 23, 2012 6:43 PM
To: Town Council; Marc Verniel; Andrew Warren; Anne McClung; Blacksburg 2046; Ben Crawford; Wendell Hensley; J.B. Jones; akassoff@eee.consulting.com; Paul Lancaster Contact; Elizabeth Moneyhun Contact; Cecile Newcomb
Subject: The "Retreat"--proposed undergrad housing project
Attachments: Blacksburg 4_23 r1_2012 docx.pdf

Dear Blacksburg Town Officials,

Please find attached a letter describing my concerns about the undergraduate student "Retreat" which is being proposed off of Glade Road and bordering the Village at Tom's Creek. Thank you for listening to the concerns of members of our neighborhood and other citizens in the community,

Sincerely yours,

S. Richard Turner
1241 Redbud Road
Blacksburg

April 23, 2012

Dear Blacksburg Town Officials,

Approximately eight years ago, when I was presented an opportunity to come to Virginia Tech, I retired from my position at the Eastman Chemical Company and my wife and I moved to Blacksburg. I was attracted by the position and also by the fact that Blacksburg had a reputation as an attractive, planned community with controlled commercial developments and carefully zoned residential areas that were environmentally friendly and that reflected the natural beauty of the area. I was shocked somewhat by the high house prices, but accepted the rationale that this was a result of the quality of life reputation that Blacksburg enjoys. From colleagues who are long-time Blacksburg residents, I learned that this reputation **was earned** over many years by its well-planned community development and excellent services. Consequently I invested in a home in The Village at Tom's Creek noting that the surrounding farm lands were protected from willy-nilly developments by the comprehensive plan for the community rather than choosing to locate in Christiansburg or some other less expensive location where the planning reputation is not so sound. My wife and I thought that Blacksburg would be a wonderful place to stay and eventually fully retire.

I recently attended a show/tell by Landmark Properties who now propose to build a dense student "retreat" backing up to the Village at Tom's Creek. It is my understanding that to build this student housing complex will require a dramatic change in Blacksburg's comprehensive plan to allow such high density units to be built on property that is currently zoned and planned for very low density residential housing. ***Such a change is a serious breach of the trust that the Town of Blacksburg has with its residents who moved and invested in this community.*** I am extremely concerned that this could happen—we love students and interacting with them—however we chose not to live in the same neighborhood as the students basing our decision on the comprehensive plan and the quiet community concept presented by Progress Street developers. To be sure, not only will this "retreat" decrease the value of our house and impact the peace and quiet of our neighborhood, we fear that this change will set a precedent for additional rezoning and changes which will totally destroy the quiet residential areas and scenic beauty that we enjoy in the Tom's Creek sector of the town. If this development is allowed to go up, it is probable that in the near future the farmland in front of our house on Redbud road will soon face similar building pressures. From an inspection of the web, it is clear that these retreats are going up in many other university towns and are being fought in some also—we are sure there is a considerable profit driving force for the developers to build these "retreat" student communities.

There may be some short term tax gain for Blacksburg if this development is permitted, but it is predictable that the long term fall-out from this decision will have a definite chilling effect on alumni and other retirees choosing to come back and live in Blacksburg. Why would one be willing to pay extra to live in a community that would change the long range plan and allow a student housing "retreat" to be built next door to a quiet residential area? If this "retreat" had been in existence, where Landmark desires to locate it, we would not have paid as much for a home as we did in the Village at Tom's Creek.

Please protect the long term health of this community and *keep the trust* that has been built and earned and maintain Blacksburg as a community where retirees (like us) and young families also will be attracted and feel safe in investing in a home. Do not change the comprehensive and zoning plans for this ill-placed "retreat."

Sincerely yours,

S. Richard Turner

1241 Redbud Road

Blacksburg, VA 24060

540-552-2340

sr_turner@comcast.net

Heather Poole

From: JKing35008@aol.com
Sent: Monday, April 23, 2012 7:54 PM
To: Blacksburg 2046
Subject: (no subject)

For all the home owners on Glade Rd I am very concerned about this new student development that will allow 765 students. This will generate over 3000 additional car trips per day on an already over crowded road. And most of this traffic will have to traverse Univ Blvd that is overloaded now PRIOR to any new development.

Then let's talk about neighborhoods on either side of Glade Rd who's real estate values will go down even further now IF the town allows this student development. Why because it will have the reputation of neighborhoods on an overcrowded road with limited excess. This all before you begin to talk about the impaired services which will have to fight in high traffic times to provided emergency services. What about the student parties and further over crowded conditions that will be created by other students coming to visit their friends in a VERY LIMITED parking allowance development that is being proposed.

If the town allows this new development the daily lives of homeowners of our neighborhoods on either side of Glade Rd will be changed forever with much less quality of life. Oh! don't forget the requirement by the town to require TWO means of access for any new development such as this. Yes, they are proposing two on Glade Rd that BARELY MEET the requirements and put ALL the traffic on this road. Why aren't they allowing or requiring access to the development it adjoins and comes out on Tom's creek Rd. Why because they don't want all those homeowners who pay large taxes voicing decent to the town over all the traffic. This is just the beginning. It gets better the more you research how your lives are going to be changed forever!!!

Heather Poole

From: Karen Drake
Sent: Friday, May 04, 2012 4:51 PM
To: Heather Poole
Subject: FW: Potential Land Use Changes for the Tom's Creek Basin

From: Karen Drake
Sent: Friday, May 04, 2012 4:50 PM
To: 'Paul Estabrooks'; Kinsey O'Shea; Andrew Warren; Anne McClung
Cc: Blacksburg 2046
Subject: RE: Potential Land Use Changes for the Tom's Creek Basin

Thank-you for your comments. They will be forwarded to the Long Range Planning Committee.

From: Paul Estabrooks [mailto:paul_estabrooks@yahoo.com]
Sent: Friday, May 04, 2012 4:44 PM
To: Kinsey O'Shea; Andrew Warren; Anne McClung; Karen Drake
Subject: Potential Land Use Changes for the Tom's Creek Basin

Dear members of the Blacksburg Planning and Building Committee,

I'm a resident of Tom's Creek Village.

I was with some concern that I learned about a potential proposal to change the Blacksburg Comprehensive Plan related to the land use of the fields adjacent to the street where we reside (1302 Village Way South).

The proposal is to change this area's future land use designation of from primarily very low-density residential to a higher-density designation (low density residential, allowing up to 4 dwelling units per acre) to allow for 'resort' student housing.

As you might expect I oppose this change.

As a parent of 2 children under the age 8 you can imagine the issues we might be concerned about. We chose where we live based upon an understanding of the Blacksburg 2046 Comprehensive Plan. It gave us confidence that we could raise our kids in a neighborhood full of families, strong social ties, and safe low-traffic streets.

The thought of being across the street from a student housing complex that provides residence for 784 students (and 863 parking spaces) makes me uneasy from the perspective of noise on the weekends, light pollution, and increased traffic and other safety issues.

Obviously, these considerations contribute to my opposition to changing the land use designation, but in reality there are other potentially more important issues to consider.

First, I am incredibly appreciative of the work and dedication that the Town has put into developing a 50-year comprehensive plan that includes updates every 5 years and the opportunity for amendments when needed, on an annual basis. The plan is intended to achieve the vision for Blacksburg, that it is

'A Special Place'. A great deal of thought was given to understanding the importance of the Tom's Creek Basin and the need to maintain very low density housing that does not disrupt the environmental balance of the area.

Second, the addition of 863 parking spaces alone means either significant changes to the roadway infrastructure along Glade Road as it approaches University City Boulevard and from University City Boulevard to campus—or preparing to face unwieldy traffic from the Glade Road entrance to the proposed complex all the way to campus.

Third, the potential proposed changes to the future land use designation do not seem to rise to the criteria necessary to support such a change. Specifically, the change must meet at least one of the following criteria.

- (a) The request must be a creative idea or concept that will benefit the community and that was unforeseen during the planning process for the Comprehensive Plan.
- (b) The subject property or concept was misinterpreted or overlooked in the Comprehensive Plan.
- (c) Conditions have changed substantially since the last Comprehensive Plan update, necessitating a change, (e.g., changes in surrounding land use or economic conditions).
- (d) An undue hardship exists which substantially limits the use of the subject property.
- (e) The amendment will effectively aid in the implementation of other goals of the Comprehensive Plan or the community vision.

The proposed changes do not represent a creative concept that will benefit the community in any way (see 'a' above). Indeed, the addition of a student resort housing complex will decrease surrounding property values, change the family-based make-up of nearby communities, and increase noise, air, and safety related issues in the neighborhoods.

The subject property was not misinterpreted or overlooked in the comprehensive plan (see 'b' above) nor have the conditions in the communities changed substantially (see 'c' above). There could be a case of hardship to the LLC that currently owns the land and I am sympathetic to that given the current economic times. However, alleviating the hardship of a few—in the face of the potential unintended consequences of increasing hardship for many other surrounding property owners—seems ill advised (see 'd' above). Finally, the change would not aid in the implementation of other goals of the Comprehensive Plan, in fact it would fly in the face of many of the goals currently outlined for this area.

Again, I thank you and other town governing bodies for the work you have done to develop a Comprehensive Plan that has resulted in a wonderful place for my family to live. I hope you can also join me in opposing the proposed land use changes for the Tom's Creek basin. If possible, would you please also share my message with the members of the long range planning committee.

Sincerely,

Paul

Paul Estabrooks, PhD

Professor

Translational Obesity Research Program
Virginia Tech Riverside
1 Riverside Circle SW

Suite #104

Roanoke, VA 24016

Phone: 540 857 6664

Human Nutrition, Foods, & Exercise

Be Swift, Don't Whine, Try Your Hardest

Heather Poole

From: Katherine [katherine.ferguson@gmail.com]
Sent: Tuesday, May 08, 2012 2:26 PM
To: Blacksburg 2046
Subject: The 41 Acres off Glade Rd.

I am writing about my opposition to the Glade Heights Land Use change request for the 41 Acres off Glade Rd.

I oppose it because I don't want more traffic on Glade, students living in a family neighborhood area, rent money going to an out-of-town corporation, or over-development on a sensitive piece of property.

Specifically:

- Glade Rd and Old Glade Rd. already have a lot of traffic and can only handle a bit more.
- Turning from Old Glade to Glade is already problematic due to the volume of traffic.
- Going through the "Gauntlet" where Kroger's parking lot, the Mall's parking lot, the crosswalk, and Glade Rd all come together is already dangerous and messy. Adding more student traffic to that area could be deadly.
- Glade Rd can't be widened because of buildings and the bridge.
- Visibility coming out of Oriole is already difficult because of trees and the slope of the land.
- This is a neighborhood area where *currently* children are able to be out at twilight riding bikes and walking. I don't want it to become dangerous due to rape hazards and young drivers.
- Any development on this property will be required to build a much-awaited greenway link from Tom's Creek Village to downtown Blacksburg. Families are looking forward to using this path. Kids are looking forward to being able to bike to their friends' houses. If this pathway goes through student housing it will probably be unsafe (as some of the other paths are near other student housing, a.k.a the "Rape Trail" near Patrick Henry) and unusable.
- There are already plenty of rental properties in the area and the town doesn't need to deviate from the Comprehensive Plan to accommodate more student housing.
- The adjacent properties are owned by families and having an openly pro-party complex nearby is not a good idea.
- In the Comprehensive Plan, Glade Rd. is a thoroughfare for cyclists heading to Gateway Park or to the River (a popular ride) and adding 800 more drivers to the road does not fit with that plan.
- Newly built Prices Fork Elementary School was designed large in preparation for extra families to move into this area. Having student housing there instead works against what our school system was preparing for.
- Housing students together, similar to what is done on Patrick Henry Drive, is a better plan because it puts students together instead of in neighborhoods. It allows the students to take advantage of amenities provided for them, such as a quick bus routes, and allows them to be irresponsible without bothering anyone.
- Also, housing students quietly in homes within neighborhoods keeps the tenets in check because obnoxious behavior is usually curbed by the neighbors.
- Putting 800 students together in the middle of family neighborhoods is the worst case scenario. The expected behavior of tenets is unclear. This is going to cause ongoing conflict requiring police and town staff time.
- Adding more student housing takes rent money away from local land owners and puts it in the pocket of a big, out-of-state corporation.
- Changing the plan and allowing higher density development puts unneeded strain on the Tom's Creek Basin. This is unnecessary and cannot be undone.

- Over-development of this property could have a negative effect on Heritage Park, destroying the work that has been done there to protect the wetlands and wildlife habitat.
- Landowners bought houses and property adjacent to this property with the expectation that the Town would honor its current decisions about land use.
- If this is allowed, adjacent properties will be worth less, both in resale value and in aesthetic quality.

None of these problems will exist if the property's land use remains unchanged.

Feel free to contact me if you would like to discuss any of these points with me.

Katherine Ferguson

--

~~~~~  
Katherine Ferguson  
540.230.7852  
~~~~~

6

Heather Poole

From: Wolt Fabrycky [fab@vt.edu]
Sent: Wednesday, June 06, 2012 9:52 PM
To: Blacksburg 2046
Cc: tcrd@googlegroups.com
Subject: DON'T change Glade Heights again.

Importance: High

To the Planning and Building Officials of Blacksburg:

Two sides, almost 700 feet, of my property adjoins the Glade Heights property along the GH western border. I access my property and home through Lakewood Drive off of Shadow Lake Road.

A few years back, I coordinated and collaborated with owner Eric Sallee to secure approval for 40+ single family residential homes under a clustering approach. I still support that plan and approach and the 40+ families it would accommodate.

Please do not agree to rezone and redesign to accommodate five times (5X) more people, just because the economy may not be quite right for the initial development plan as approved. That development plan fit quite well into the Comprehensive Plan Future Land Use classification. The current planning does not fit and will generate many undesirable consequences as described by concerned people within Blacksburg, not just residents at the subject location.

I must be away next week and ask that my very strong opposition to a change in the Comprehensive Plan be recorded during the June 13 meeting.

Sincerely,

*Wolter J. Fabrycky
1200 Lakewood Dr.*

Heather Poole

From: Bruce Friedman [bhfriedm@vt.edu]
Sent: Thursday, June 07, 2012 9:32 AM
To: Blacksburg 2046
Subject: FW: [TCRD] Fwd: DON'T change Glade Heights again.

From: Bruce Friedman [<mailto:bhfriedm@vt.edu>]
Sent: Thursday, June 07, 2012 9:31 AM
To: 'Blacksburg24060@blacksburg.com'
Subject: RE: [TCRD] Fwd: DON'T change Glade Heights again.

To the Planning and Building Officials of Blacksburg:

I heartily agree with the sentiments expressed below. The proposed zoning change is completely out of character with the Comprehensive Plan for Future Land Use, and is deeply troubling to the residents of the potentially affected surrounding residential neighborhoods (I live at 1009 Village Way N in the Village at Tom's Creek). Moreover, it raises general concerns for the entire town, because it sends the message that thoughtful long range town planning can be swept aside for short term economic interests. People who are potentially interested in employment in Blacksburg will have valid concerns about the stability of residential neighborhoods, and their desirability as places to settle and raise a family. Other significant issues have been well articulated already and I'm sure you are aware of them: increased traffic, particularly on Glade Rd. & U City Blvd., and major environmental concerns.

In sum, keeping single-home neighborhoods buffered from the noise and chaos of large student housing complexes is crucial in sustaining the viability of towns like Blacksburg. I do hope the planning and building officials keep the long range interests of Blacksburg in mind, and make the right decision by not approving the proposed zoning change.

Sincerely,

Bruce Scarpa-Friedman

Bruce H. Friedman [Scarpa-Friedman], Ph.D.
 Associate Professor
 Director, Developmental & Biological Psychology Program
 Department of Psychology MC 0436
 Williams Hall /Room 221
 Virginia Tech
 Blacksburg VA 24061-0436
 Ph.: (540) 231-9611
 FAX: (540) 231-3652
<http://www.psyc.vt.edu/users/bhfriedm>
<http://www.psyc.vt.edu/labs/mindbody/> (Mind-Body Lab)
<http://www.psyc.vt.edu/graduate/devbiol/> (Developmental & Biological Psychology Program)
Office Hours, Summer 2012: by appointment



From: Tom's Creek Responsible Development [<mailto:tcrd@googlegroups.com>]
Sent: Wednesday, June 06, 2012 8:48 PM
To: tcrd@googlegroups.com
Subject: [TCRD] Fwd: DON'T change Glade Heights again.

Date: Wed, 06 Jun 2012 20:44:59 -0400
To: Blacksburg24060@blacksburg.com
From: Wolt Fabrycky <fab@vt.edu>
Subject: DON'T change Glade Heights again.

To the Planning and Building Officials of Blacksburg:

Two sides, almost 700 feet, of my property adjoins the Glade Heights property along the GH western border. I access my property and home through Lakewood Drive off of Shadow Lake Road.

A few years back, I coordinated and collaborated with owner Eric Sallee to secure approval for 40+ single family residential homes under a clustering approach. I still / will support that plan and approach and the 40+ families it would accommodate.

Please do not agree to rezone and redesign to accommodate five times (5X) more people, just because the economy may not be quite right for the initial development plan as approved. That development plan fit quite well into the Comprehensive Plan Future Land Use classification. The current planning does not fit and will generate many undesirable consequences as described by concerned people within Blacksburg, not just residents at the subject location.

I must be away next week and ask that my very strong opposition to a change in the Comprehensive Plan be recorded during the June 13 meeting.

Sincerely,

Wolter J. Fabrycky
1200 Lakewood Dr.

You received this message because you are subscribed to the Google Groups Tom's Creek Responsible Development group.

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To post a new message to this group, send email to tcrd@googlegroups.com. To unsubscribe from this group, send email to tcrd+unsubscribe@googlegroups.com. For more options, visit this group at <https://groups.google.com/d/forum/tcrd?hl=en>

By participating in this group, you accept that the owner of this group is not responsible for the accuracy or reliability of any information, data, opinions, advice or statements made within.

Heather Poole

From: Gloria Schoenholtz [ghschoenholtz@gmail.com]
Sent: Thursday, June 07, 2012 10:24 AM
o: Blacksburg 2046; Town Council
Cc: Stephen Schoenholtz
Subject: Schoenholtz Family's comments on changes to the Comprehensive Plan

Dear Town Council Members and Members of the Comprehensive Plan Committee:

We are writing to you to express our deep concern about Landmark's "Retreat" proposal for the Glade Heights parcel in our neighborhood and the proposed changes to the Town's Comprehensive Plan that would make way for higher density development in the Tom's Creek Basin. We are among the many "downstream" neighbors that have concerns. We know that by now you have heard from many of our other neighbors on this topic. We share many of their worries, including the potential changes in traffic patterns on Glade Road (our primary access route to our home), the fact that a student housing retreat is incompatible with a family neighborhood, and the legitimate concern for noise and light pollution coming from such a large complex. However, our biggest concerns, by far, are about stormwater and decreased housing values.

Before we speak to that, we want to tell you where we are coming from, literally. Our seven-acre, wooded parcel on Glen Cove Lane boasts a perennial stream that originates from the series of springs emerging from the 'old Linkous farm' property that is now called Glade Heights. The distance between our property and the springs supporting the stream is probably less than 600 feet; there is one other landowner that lives between us and the source of the stream. This stream is a major tributary of Tom's Creek.

The "Linkous Spring" runs year-round and provides a wonderful, gurgling ambience for we humans that live near it, and irreplaceable wildlife habitat for local species as well. Because neighbors on both sides of us also maintain ponds, we all enjoy the benefit of sharing our land with ducks, geese, herons, egrets, nesting songbirds, hawks, owls, mink, the occasional otter, turtles, fish, macroinvertebrates, and many other species of wildlife, all of whom use the stream corridor for water, transit, food, and/or a place to live. Because some of my neighbors (Fabrycky, Houska, Quinones, McBride, Price) join us in owning and maintaining mid-sized parcels of wooded land or open fields near this stream, wildlife diversity and natural beauty are alive and well here. In fact, surrounded by tall tulip poplars, walnuts, hickories, maples and oaks, this quiet, somewhat secluded part of town is already a "Retreat" as far as we are concerned.

We know that the land in our mutual trust supports a variety of "ecosystem services" (benefits that all people obtain from ecosystems) and we feel strongly that maintenance and conservation of these services should be considered at this critical time when the Town of Blacksburg is reviewing the Comprehensive Plan. Like us, the other landowners in the Tom's Creek Basin maintain and pay taxes on undeveloped land, while providing these free services to the citizens of Blacksburg. Some of these ecosystem services include:

1. climate regulation
2. carbon sequestration
3. purification of water; shade for maintaining cool water temperatures, reduction of surface runoff, replenishment of local aquifers
4. nutrient cycling
5. seed dispersal
6. pollination, and the support of bee habitat
7. recreational experiences/ecotourism (this area provides magnificent view sheds for bikers, drivers, hikers, campus visitors, etc.—all of which are facilitated by country roads, trails and bike paths)
8. habitat: for native plants and animals, including routes for travel and “islands” of forest to facilitate movement and provide cover

Knowing that many of you on Council are involved with land trusts in one way or another, we hope you can understand our perspective on the issue of development in the Tom’s Creek Basin. As small-time property owners who have “invested in land” for its conservation value and take our role as stewards seriously, we feel threatened by the proposed changes to the Comprehensive Plan that would allow for higher density building around us. Obviously, adding 800 students and their cars to a semi-rural neighborhood has immediate implications for noise, traffic, water pollution, crime, etc., and it will considerably diminish any ecosystem services currently provided by 45 acres of open space on the proposed site. But the threats don’t stop there—at least not for us. Like any typical family, we are living on a budget, paying off a mortgage and planning for a secure retirement. The prospect of this development (or one like it) going in next door has given us pause, because we believe it seriously threatens the value of the investment we’ve made in our property.

Issue #1: Stormwater

As the source of perennial springs, the Glade’s Height parcel is literally one of the key headwaters providing water to support the flow and water quality of Tom’s Creek. As such, any land use activities that increase stormwater flows and/or degrade water quality on this site will have effects downstream in Tom’s Creek. The land use changes necessary for the proposed higher density designation will necessarily involve significant land leveling of a steeply sloping parcel, creation of impervious surfaces that increase stormwater runoff to the stream, and subsequent major alterations to the existing hydrologic condition on the existing slope that currently supplies consistent, clean water for the springs. These inevitable effects will translate into alterations of existing headwater stream flows and degradation of water quality. Unfortunately, these changes cannot be limited to the Glade’s Height parcel and will have negative consequences for downstream conditions throughout the Tom’s Creek Basin.

Furthermore, the low land that makes up the Linkous Spring floodplain is well below the town's University Boulevard and Patrick Henry development areas. As we all know, water moves downhill; the top of the watershed divide is near Starbucks on University Boulevard. Stormwater from impervious surfaces of roads and parking lots (including Krogers, the Post Office, and the various apartment complexes on University Boulevard) travels downhill toward the Glade Heights parcel in question. The 460 Bypass contributes to this flow too, and all of it is routed by pipes and culverts directly onto the Glade Heights land. It then flows into the small perennial stream described earlier.

During peak storm events, of which there are several each year, sediment-laden stormwater pours down this drainage and onto our property, flooding our yard. (We have pictures and are happy to share them upon request.) Each time, we bite our nails and hope the water does not 'take out' the culvert under our driveway, because this bridge is the only to access our home. As a result of this volume of water charging downstream several times each year, the stream channel is deeply incised, and large trees are falling into the stream as the stream bank erodes away. Along with them, we are losing actual land, which is ending up downstream in Tom's Creek as sediment, and adding to its pollution problems. (We invite you to come by and see one of these regular flooding events yourself.) This existing "stormwater problem" impacts not just ours, but several properties along this drainage between Glade Heights and the stream's confluence with Tom's Creek near Meadowbrook Drive.

Although we understand that Landmark has plans in place to mitigate stormwater runoff from their proposed parking lots and rooftops, there is plenty of reason to believe that they will be unable to detain all of the flow from such a steeply sloping parcel of land, which will require significant leveling and alteration of existing patterns of water flow that contribute to the perennial springs on the property. On top of that, there are no plans that we are aware of that will solve the pre-existing stormwater problem from town. Consequently, if the proposed development goes in above us, we envision a future of more and more stormwater damage to our property, which will threaten our road, mar our woodland landscape, decrease our property's resale value, and further degrade conditions in Tom's Creek. If this likely scenario happens, will we, or our downstream neighbors, have any recourse? Who will be able to assure us that this will not happen?

Issue #2: Housing Values

We feel that by changing the Comprehensive Plan to allow for higher density development at Glade Heights, the Town will need to be prepared for many other landowners in the area to follow suit. We envision a "foot in the door" or "domino" scenario, where once the change is made, there will be no fair reason to stop it from continuing. For instance, George Allen owns a large farm near us and we have heard that the developers of Tom's Creek Village have arranged first rights to buy and develop that parcel. Isn't it likely they would seek to change the zoning there in order to maximize their profits on that land too? Couldn't the same arguments that are being made now for a change to the Comprehensive Plan for Glade Heights be made for just about *any* property in this area?

If the proposed changes to the Comprehensive Plan come to be, we think we can expect more development to occur across all of the Tom's Creek Basin. Those of us holding small parcels will be faced with the dilemma of watching higher density development swallow us up while our housing values go down, versus selling or developing our land at a similar density to what is being proposed for Glade Heights, and thereby potentially making up for our losses that way.

We want to state clearly that this is not something we want to happen. Our reason for buying in this area was

originally based on the rural character of the neighborhood, and the natural beauty that we found here. We want to stay committed to maintaining our forest and stream corridor for all the assets and services described earlier. But we believe that if the Comprehensive Plan is amended to include higher density development in our area, then the Town will be sending us a message that it does not value the existing natural landscape here in the way that we do, and it anticipates letting it all go the way of the bulldozer eventually. Do we want to be the last landowners holding land zoned at one house per acre? For our small family, that would probably make little financial sense.

For us, selling and moving is heartbreaking to consider, but like many of our neighbors, we bought land in Blacksburg at the peak of the housing market, have already watched the value of our property decline in a long recession, and now we are facing a new threat in the way of a student housing resort on our doorstep, more stormwater issues, and a subsequent decrease in the value of our home from both fronts. From a financial point of view, a single family cannot reasonably be expected to withstand these pressures.

Please do not change the Comprehensive Plan to accommodate higher density development at Glade Heights. Please stand by the original, forward-thinking Plan that preserves Tom's Creek Basin as Blacksburg's green gateway to the mountains, while safeguarding water quality in this watershed.

Thank you for all you do on behalf of all of us. Please feel free to contact us if you have questions or want further clarification.

Stephen and Gloria Schoenholtz

1201 Glen Cove Lane

Heather Poole

From: Bruce Friedman [bhfriedm@vt.edu]
Sent: Thursday, June 07, 2012 11:09 AM
o: Blacksburg 2046
Subject: FW: [TCRD] Fwd: DON'T change Glade Heights again.

Please note that I am specifically opposed to the Glade LLC request to change the Comprehensive Plan; I request that the future land use designation remain as it currently is.

Bruce H. Friedman [Scarpa-Friedman], Ph.D.
 Associate Professor
 Director, Developmental & Biological Psychology Program
 Department of Psychology MC 0436
 Williams Hall /Room 221
 Virginia Tech
 Blacksburg VA 24061-0436
 Ph.: (540) 231-9611
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<http://www.psyc.vt.edu/users/bhfriedm>
<http://www.psyc.vt.edu/labs/mindbody> (Mind-Body Lab)
<http://www.psyc.vt.edu/graduate/devbiol/> (Developmental & Biological Psychology Program)
Office Hours, Summer 2012: by appointment



From: Bruce Friedman [mailto:bhfriedm@vt.edu]
Sent: Thursday, June 07, 2012 9:32 AM
To: 'Blacksburg2046@blacksburg.gov'
Subject: FW: [TCRD] Fwd: DON'T change Glade Heights again.

From: Bruce Friedman [mailto:bhfriedm@vt.edu]
Sent: Thursday, June 07, 2012 9:31 AM
To: 'Blacksburg24060@blacksburg.com'
Subject: RE: [TCRD] Fwd: DON'T change Glade Heights again.

To the Planning and Building Officials of Blacksburg:

I heartily agree with the sentiments expressed below. The proposed zoning change is completely out of character with the Comprehensive Plan for Future Land Use, and is deeply troubling to the residents of the potentially affected surrounding residential neighborhoods (I live at 1009 Village Way N in the Village at Tom's Creek). Moreover, it raises general concerns for the entire town, because it sends the message that thoughtful long range town planning can be swept aside for short term economic interests. People who are potentially interested in employment in Blacksburg will have valid concerns about the stability of residential neighborhoods, and their desirability as places to settle and raise a family. Other significant issues have been well articulated already and I'm sure you are aware of them: increased traffic, particularly on Glade Rd. & U City Blvd., and major environmental concerns.

In sum, keeping single-home neighborhoods buffered from the noise and chaos of large student housing complexes is crucial in sustaining the viability of towns like Blacksburg. I do hope the planning and building

officials keep the long range interests of Blacksburg in mind, and make the right decision by not approving the proposed zoning change.

Sincerely,

Bruce Scarpa-Friedman

Bruce H. Friedman [Scarpa-Friedman], Ph.D.

Associate Professor

Director, Developmental & Biological Psychology Program

Department of Psychology MC 0436

Williams Hall /Room 221

Virginia Tech

Blacksburg VA 24061-0436

Ph.: (540) 231-9611

FAX: (540) 231-3652

<http://www.psyc.vt.edu/users/bhfriedm>

<http://www.psyc.vt.edu/labs/mindbody> (Mind-Body Lab)

<http://www.psyc.vt.edu/graduate/devbiol/> (Developmental & Biological Psychology Program)

Office Hours, Summer 2012: by appointment



From: Tom's Creek Responsible Development [<mailto:tcrd@googlegroups.com>]

Sent: Wednesday, June 06, 2012 8:48 PM

To: tcrd@googlegroups.com

Subject: [TCRD] Fwd: DON'T change Glade Heights again.

Date: Wed, 06 Jun 2012 20:44:59 -0400

To: Blacksburg24060@blacksburg.com

From: Wolt Fabrycky <fab@vt.edu>

Subject: DON'T change Glade Heights again.

To the Planning and Building Officials of Blacksburg:

Two sides, almost 700 feet, of my property adjoins the Glade Heights property along the GH western border. I access my property and home through Lakewood Drive off of Shadow Lake Road.

A few years back, I coordinated and collaborated with owner Eric Sallee to secure approval for 40+ single family residential homes under a clustering approach. I still / will support that plan and approach and the 40+ families it would accommodate.

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I must be away next week and ask that my very strong opposition to a change in the

Comprehensive Plan be recorded during the June 13 meeting.

Sincerely,

Wolter J. Fabrycky
1200 Lakewood Dr.

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By participating in this group, you accept the that the owner of this group is not responsible for the accuracy or reliability of any information, data, opinions, advice or statements made within.

Heather Poole

From: y z [energyz@hotmail.com]
Sent: Thursday, June 07, 2012 12:11 PM
To: Blacksburg 2046
Subject: Say NO to Glade Heights Hurting our Community

Dear Sir/Mme,

I am a resident of The Village at Tom's Creek, and am emailing you with my serious concerns regarding recent applications to change the town plan for our area.

Fundamentally, the request to change the master town plan for the parcel owned by Glade Heights LLC is designed to serve ***the economic welfare of the few***, the owners of this company. It completely overlooks the welfare of the community, the town, and the environment.

Here is the key fact:

The request is ***only occurring because Glade Heights cannot make money off of this land the way it is zoned right now***.

No matter what reasons they are stating to you in their application the ***only real*** reason for this request is that they want to make money.

Let their fancy words and lawyering not confuse you. They want to make money, and they want to make it on the backs of this town and this community.

I hope that you will not allow this to happen.

The owners of this land took a gamble that is very legitimate in a capitalistic society. They purchased land, and they thought they would become rich off of it.

Then the economy turned, and they are losing money.

Rather than cut their losses in what has turned out to be a bad investment, they are asking this town to disregard the welfare of everyone else involved, and just make this a good investment for them.

Why would the town do so?

Why would this town completely change its long term plans, the planned and current nature of the area, and the welfare of the community, just so that a few owners of a real-estate company **can make money?**

I sincerely hope that you, as representatives of this town, realize that the welfare of the many (on levels that go well beyond finances) trumps the greed of the few.

I also hope that you recognize that the financial welfare of real-estate purchasers is NOT the responsibility of the town of Blacksburg.

Some investments work out, and some do not. When they do not, you do not try to uproot and change an entire town just to serve your own selfish needs.

***I assure you that if the economy sustained and the development originally planned succeeded, we (the community) would not be seeing one red cent of their profits*.**

But we are supposed to pay the price for their losses? I hope that the town council and various committees see through this ploy.

Importantly, the economic condition we are in is ***temporary***. The town plans, in contrast, are long-term. They account for the environmental, life quality, community, and social needs of our town. To change those plans because right now, for a few years, someone cannot make as much money as they would like would be ***absurd***.

It is an action that the town would not doubt regret for a long time, as it is short-term, rather than long-term focused.

I cannot express strongly enough my objection to the changes proposed by Glade Heights for the Tom's Creek area.

Approving them would amount to prioritizing the welfare of a few (mostly out of town) corporate owners over the actual citizens of this town.

I truly hope to see that this is not how our town operates.

Sincerely,

Dr. Yael Zemack-Rugar

Heather Poole

From: linda obrien [lmobrientibe@yahoo.com]
Sent: Thursday, June 07, 2012 5:48 PM
o: Blacksburg 2046
Subject: comp plan

I live at 801 Lee St. and can't be at the public input meeting, but I hope the town values the quiet residential nature of Lee St. including the historically black cemetery and the log cabin and adjacent pocket park, and would not expand high density housing between Clay and Roanoke St.

Thank you for listening, Linda O'Brien

Heather Poole

From: Joseph Friebe [jfriebe@gmail.com]
Sent: Friday, June 08, 2012 2:43 PM
To: Blacksburg 2046
Subject: proposed college student housing project.

Dear Comprehensive Plan Committee,

My family has lived in the Village at Tom's Creek for the past 6 years and we have loved the living environment in Blacksburg and specifically the Village. We are strongly opposed to rezoning to allow college student housing west of 460 next to the many existing neighborhoods. I'm sure you've been bombarded with many opinions and reasons for or against rezoning, but I wanted to share a couple of personal perspectives.

I am married with a 3 year old son. In a perfect world, we'd choose to live downtown. We love the arts and culture and in fact, will be at the concert downtown tonight. We consciously accepted the trade-off of distance to downtown, to avoid the noise and disruption of partying students at night (because we also really value sleep!) When we relocated to Blacksburg, I read the Comprehensive Plan and the description of the rural character of the NW quadrant west of 460 really attracted us to that part of town. We based our decision to move into the Village in part on the assumption that the town plan would not change significantly in the future.

I strongly believe high-density college student housing should not be allowed in every corner of town. Residents need to have a choice regarding the character of neighborhoods and the surrounding environs. If the proposed development is built, we will move out if noise and/or light affects our quality of sleep, or if traffic in the neighborhood (narrow winding roads full of young children and young out of town drivers do not mix well) jeopardizes the safety of our 3 year old.

I suspect that most of you on the committee are as concerned as I am about the effects of suburban sprawl on traffic, pollution, habitat destruction, walkability and physical fitness, commute time, and overall quality of life. If we leave the Village, we are very likely to move further from the Blacksburg core. It goes against everything I believe in, but our family is not willing to sacrifice a peaceful neighborhood, quality sleep and safety. I believe many others in the area share our views.

In summary, I think the proposed project is unnecessary, terrible for our neighborhood, and terrible for the town, in terms of tax base lost, environmental damage, and quality of life and housing options for town residents. I hope you carefully consider our concerns and leave the plan as it currently is. Thank you for your time.

Joseph Friebe
1305 Village Way South

Heather Poole

From: Rusty Walden [WaldoF16@comcast.net]
Sent: Saturday, June 09, 2012 10:10 AM
To: Karen Drake
Cc: Blacksburg 2046
Subject: Blacksburg 2046 Comprehensive Plan and Northwest Sector Zoning

Ms. Drake,

Good morning.

1. I am writing to urge you to maintain the current zoning ordinance of Rural Residential 1 (RR-1), very low residential and the future land use language contained in the Town of Blacksburg 2046 Comprehensive Plan, specifically for the Northwest Sector, parcels 225-A3 and 225-A4. Blacksburg is a "special place" because of the vision and this well thought out plan adopted in 2007 where the goal was and is *"... to provide a livable, healthy, sustainable community through land use and design that enhances Blacksburg's friendly dynamic character"*.
2. My family and I relocated to Blacksburg in 2008 due to an Air Force assignment which brought me back to my Alma Mater, Virginia Tech, as the Commander and Department Head of the Air Force ROTC Detachment on campus. My spouse, Becky, and I met at Virginia Tech in 1981 and we both remembered the beauty of this community and town because of the rural small town character that has been preserved over the years. As we searched for homes we realized that the Northwest Sector of town preserved those characteristics and decided that this section of town was indeed a very special place and thus established our home here in Blacksburg. After living in 15 different communities throughout the world and the United States over the last 30 years, Becky and I believe Blacksburg has far exceeded all of those previous communities as our most "special" place to call home.
3. I recently became aware that Glade Heights, LLC has submitted a request to reclassify the future land use map for the Town of Blacksburg and that Landmark Properties is proposing to purchase approximately 46 acres of land from Glade Heights, LLC and develop a college student housing community called "The Retreat". My understanding is that the developer's proposal of 192 dwelling units and 784 bedrooms would not be in compliance with the current zoning RR-1 of this parcel of land. More importantly, I believe if this development is permitted to proceed that it would be inconsistent with the vision of the 2046 Comprehensive Plan to: 1) Protect Scenic Views, 2) Preserve Rural Community and Landscapes, and 3) Protect and Enhance Natural Stream Systems. With regard to protecting our natural stream systems, I understand that the Virginia Department of Environmental Quality (DEQ) rated Tom's Creek mainstream waters below the Poverty Creek (and off Glade Road at Heritage Park) confluence upstream to its headwaters as "impaired waters" in 2012. (see DEQ cause group code: N22R-04-Temp - Toms Creek). I am opposed to changes to the future land use in the Northwest Sector which would allow any higher-density developments than the current plan, which allows for RR-1 development. The current "Very Low Density Residential" RR-1 zoning of the property which allows up to 1 dwelling unit (house) per acre or 46 single homes is consistent with what I was led to believe would be developed by Glade Heights, LLC when we purchased our home in 2008. I would support the responsible development of this land as originally proposed by Glade Heights, LLC to me in 2008 where approximately 87 percent of open space and protection of the Tom's Creek water basin from further impairment and will be preserved on this property for current and future generations of the residents of Blacksburg.

4. I have reviewed the G2012 Comprehensive Plan Future Land Use Map Reclassification Request submitted by Glade Heights, LLC and signed by the applicant on May 4, 2012 and provide comments below concerning this request.

1. Criteria in request:

Item 2b. Glade Heights LLC states in the request that the subject property or concept was misinterpreted or overlooked in the comprehensive plan because "the town's desire for very low density in the specific area designated on this property is inhibited by lowering the density too much on the overall property - and lower than surrounding development - so that the type of...planned, cluster development envisioned by the Comp Plan cannot be achieved." (see page 5 of request). I believe the town is achieving its vision of preserving/protecting the Tom's Creek basin and completely understood that zoning of this parcel of land very low residential was deliberate and well thought out due to the risks associated with higher density zoning in the basin. See comments above concerning Virginia's DEQ rating Tom's Creek waters impaired.

Item 2d. Glade Heights, LLC states that an undue hardship exists which substantially limits the use of subject property because "...in the unintended underutilization of this property...for more effective, sensitive, low density residential development. The on-site infrastructure needed to effectively develop this parcel, per the adopted vision, is not financially feasible with the prescribed split future land use designation." (page 5 of request). Again, I believe the current Comprehensive Plan provides for the responsible development of this parcel of land. It also seems counterintuitive to me that a lower density zoning would actually require an increase in infrastructure development costs.

Item 2e. Glade Heights, LLC states that this requested amendment change will effectively aid in the implementation of other goals of the comprehensive plan or the community vision "...because the proposed change will directly support the area's vision as expressed in the Northwest Sector chapter..." (page 5 of request). See comments below in item 4.

Item 4. Glade Heights, LLC did not request any text changes to the Comprehensive Plan, but stated "This map amendment request is intended to support or enhance the following sections of the Comprehensive Plan". (page 6 of request). I contend that increasing the density in this parcel of land will not preserve significant open space that protects natural resources such as water quality but will only further impair the water quality of the Tom's Creek water basin. A higher density zoning will not evolve into "smaller neighborhood areas" as currently stated in the Northwest Planning Sector section of the Comprehensive plan. Again, a higher density zoning is counter to smaller neighborhood areas as currently envisioned in the Comprehensive Plan.

Item 8. Additional Information. Glade Heights, LLC states that "...the infrastructure exists to support up to four units per acre..." but I would argue that based on the Tom's Creek water rating of impaired combined with only a two-lane road (Glade Road) that the environment and the infrastructure would be "stressed" and possibly not be able to support/sustain this higher density zoning, especially if a developer such as Landmark Developers were to develop a community such as the "The Retreat".

5. I am for responsible land development and I believe that "The Retreat" as proposed by Landmark Properties is not only inconsistent with the Town of Blacksburg's vision for responsible land development, but also inconsistent with Virginia Tech's vision regarding responsible learning and the pursuit of academic excellence while enrolled at an institution of higher learning. I have reviewed marketing products for other Landmark Properties developments in Alabama, South Carolina, and Texas and also press releases on proposed developments in Arizona, New York, North Carolina and Pennsylvania. My sense is that these other developments at other universities are not focused on

young adults achieving academic excellence, but more on bringing a "resort" lifestyle to a college community. The Landmark Developers amenities listed include clubhouse, pool area, volleyball, golf simulator, game rooms, basketball court, tanning, and pet spa. I did not see any mention of academic/intellectual amenities listed to encourage academic excellence. This type of "resort" community and culture in an academic environment of higher learning is counterintuitive and one where I believe would be counterproductive to our future generations of Hokies. In fact, Virginia Tech is changing the culture of its residential on-campus housing by grouping students together with similar educational interests and providing space and mentorship to these residents in order to encourage responsible behavior and the pursuit of academic excellence. I would urge the Town of Blacksburg to embrace this similar mindset when considering future student housing development proposals. Please continue to support Virginia Tech through responsible land development for our students as well.

Thank you for the opportunity for me to share with you my thoughts on future land development and I urge you to continue to maintain the current zoning ordinances of RR-1 in the Northwest Sector and the current future land use language of the Northwest Sector in the Town of Blacksburg 2046 Comprehensive Plan.

Thank you for your service to our community.

Sincerely,

Colonel Russell K. Walden, USAF, Retired

Class of 1982, Virginia Tech

303 Village Way South

Blacksburg, VA 24060

Heather Poole

From: Kevin McGuire [kevin.j.mcguire@gmail.com]
Sent: Sunday, June 10, 2012 10:08 AM
To: Blacksburg 2046
Subject: Proposed changes to Comprehensive Plan in the NW sector
Attachments: Letter to Blacksburg.pdf; ATT00001.htm

Dear Long Range Planning committee,

Please find the attached letter in support of the existing the Future Land Use designations in the Northwest Sector of Blacksburg.

Thank you for your time and consideration.

Sincerely,
Kevin McGuire

Kevin McGuire
1701 Trillium Lane
Blacksburg, VA. 24060
Email: Kevin.J.McGuire@gmail.com

Dear Long Range Planning Committee and Planning and Building Officials of Blacksburg:

I am writing to ask you to continue to support the current Future Land Use designations in the Northwest Sector of Blacksburg, specifically, the future land use designation of parcels 225-A 3 and 225-A 4.

I am a resident of the Village at Toms Creek and passionately interested in maintaining the rural residential quality of Northwest Sector of Blacksburg beyond Rt. 460. That is the reason we chose to raise our family in this neighborhood. The proposal by Glade Heights to change the future land use to 100% "low density residential" is a significant change that would increase the density of development and further impact the environment in the upper Toms Creek drainage. Professionally, I am a hydrologist and understand these potential impacts quite well.

An increase in density, which is the purpose of the Glade Heights proposal, will lead increased impervious surfaces and require detainment and reduction of peak stormflows. This will lead to increased volume as well as greater stormflow peaks.

These volume reductions are typically not covered in conventional stormwater management strategies, and this parcel of land does not lend itself to alternatives for volume reduction (recharge, rainwater harvesting, etc.) due to its land characteristics and the volume load that would need to be mitigated. Further, Toms Creek is currently listed as an "impaired" water body because of water temperature. An increase in runoff – no matter how stormwater is managed – will likely lead to temperature challenges, which are very difficult to remediate. Erosion (e.g., stream bank collapse) will also be a concern because of prolonged high flows associated with the

increased runoff volume. Therefore, proposed changes in zoning that would allow for increased density will only exacerbate problems we have on Toms Creek – a stream that is currently in better shape than the adjacent Stroubles Creek.

Toms Creek is wonderful resource for our town and Blacksburg's past investments in Heritage Park, downstream of the proposed future land use change, and its vision of a rural character in the Northwest Section is a critical consideration.

Changes in this headwater tributary to Toms Creek will have ramifications for whether our town is perceived an environmentally conscious community. Maintaining the Comprehensive Plan as is will allow for future residential development, preserve the rural character in a part of town that many consider to be special, and will not further impact a stream that is in relatively good shape as compared to other streams in Blacksburg that have been impacted by development.

This is an important decision for our town and community.

Please help make the right choice: *maintain the current designations in the Comprehensive Plan.*

Sincerely,

A handwritten signature in black ink, appearing to read 'K McGuire', with a stylized flourish at the end.

Kevin McGuire
1701 Trillium Lane

Heather Poole

From: Madis, Mary [mmadis@vt.edu]
Sent: Tuesday, June 12, 2012 8:29 AM
To: Blacksburg 2046
Subject: Land use

Dear B'burg,
Do not change the comprehensive plan concerning Glade Road development. It will be crowded and congested if any development happens along Glade Road and Tom's Creek. You can't increase the density. I live on Oriole Drive and things will get worse. There is more traffic now on Glade Road than we used to have. Don't add to it. It is bad enough.

Thanks,
Mary Madis
1698 Oriole Drive
Blacksburg, VA

Heather Poole

From: Langrehr, Donald B [dlangreh@RADFORD.EDU]
Sent: Tuesday, June 12, 2012 9:01 AM
To: Blacksburg 2046
Subject: Glade Heights Amendment Application to the Future Land Use Map

Glade Heights Amendment Application to the Future Land Use Map

During your deliberations on the Glade Heights application please consider that the current future land use designations of low density and very low density residential more closely reflect the current residential density already established in this area. Using these current future land use designations, the property owner could reasonably apply for a planned residential development of approximately 70 homes for consideration. Such a realistic request would result in a 55% increase in density that would complement the existing density in the area and not severely impact adjacent property owners, Glade Road traffic, and Toms Creek which has already been identified as impaired. Please maintain the current future land use designations that already allows for reasonable rezoning requests.

Thank you for your consideration,

Don Langrehr
Ginger Lane

1705
Blacksburg, VA 24060

[Don Langrehr, Ph.D.](#)

Professor, Radford University

School of Teacher Education and Leadership

Box 6959

Radford, VA 24142

(O) (540) 831-6580

(H) (540) 553-0595

Heather Poole

From: Betsy Strader-Sweeney [estradersw@juno.com]
Sent: Tuesday, June 12, 2012 12:20 PM
To: Blacksburg 2046
Subject: oppose development on Glade Road

I am a homeowner in Westover Hills. I oppose changing the town's Comprehensive Plan concerning development between Glade Road and The Village at Tom's Creek.

High density development in that area will impact my neighborhood negatively with increased traffic and noise. At certain times of day, it is already difficult to go down Glade Road and turn into the Kroger parking lot. We don't need more students on that road, many of whom are talking on their cellphones while driving.

Developers come to town, make their money, and leave. We've seen too much of this in recent years.

Please keep the current low density designation for this area and help us maintain our quality of life.

Elizabeth Strader-Sweeney

Heather Poole

From: Mark Cherbaka [cherbaka@yahoo.com]
Sent: Tuesday, June 12, 2012 1:31 PM
To: Blacksburg 2046
Subject: Fw: Public Input Meeting on Comprehensive Plan Future Land Use Map Amendment Requests

Blacksburg Town Staff,

I am unable to make the public input meeting on 6/13, so below is my input on amendment #3: **Mixed Use Area C Expansion:** Between North Main Streets and Progress Street near Prices Fork Road

Thanks!

-Mark Cherbaka
 817 Montgomery St.
 Blacksburg

Having been involved with this particular neighborhood for over 10 years, from looking at the maps of the request, and from being involved in what the town has been trying to do in promoting a healthy downtown and attracting businesses, it's difficult to look at this amendment request and not see it as a spot-rezoning request to financially benefit a group of landowners. I see what is in it for them, but fail to see what's in it for the neighborhood or the town as a whole. I oppose this request in its entirety and believe it to go against the existing letter and spirit of the comprehensive plan. If there are any changes to be made to the comprehensive plan regarding the Bennett Hill/Progress neighborhood, it should be to make the land use explicitly more residential, not less.

Here are just a few reasons to oppose this request:

- The rezoning would be a "spot" rezoning of a cluster of properties with no geographic reason (or overall town planning reasons) to only include those properties besides the fact that the applicants have a financial interest in them. This could open up the town to legal issues.
- The rezoning represents a more intense use of the properties that would allow more by-right commercial use and a far higher density residential use. This would be inappropriate for the following reasons:
 - Allowing by-right commercial use on this section of Progress street would destroy the character and residential quality of the neighborhood and have a far-reaching effect on the neighborhood beyond this area.
 - Allowing higher density residential use will erode or destroy the residential quality of the neighborhood through additional traffic, noise, and other well-documented issues that high-density housing will bring, especially student housing.
- This request would allow these properties to be redeveloped and multi-use development is not in keeping with the rest of the neighborhood or properties around them in scale, architecture, or character.
- This request would encourage period buildings that are almost a century old and critical to the character of the neighborhood to be torn down.
- Most of the current properties in the R-5 portion of this request are non-conforming properties. Using their nature as an "excuse" for further [over] use of the properties is circular logic.
- The request goes against the direction that this neighborhood has been going in. That direction is towards re-gentrification, improvement, and lesser impact of use. This would lead to higher use.
- The request goes against the stated goal of the Comprehensive Plan that the neighborhoods around downtown retain and improve on their residential qualities. This would destroy residential quality.

- The request goes against the whole point of the Mixed Use Area, which is to provide for a transition from commercial to residential rather than be a springboard for commercial encroachment into the residential zonings.
- The request makes the management of various types of property uses more difficult for the town.
 - Adding mixed-use zoning in the middle of what is clearly a residential neighborhood makes managing non-student residential living in downtown much more difficult. There are not many places where that unique quality currently exists.
 - We are struggling as a town to fill commercial space downtown and at First and Main while we are also developing New Town. Adding yet more commercial space beyond New Town is not currently needed, nor would it be beneficial to the town as a whole.
 - Rezoning existing commercial space on main street (that backs up to R-5) to allow for residential use is going to create parking issues for other commercial businesses on Main St., cause spill-over parking issues into the neighborhood, and likely cause quality of life issues for residents of the neighborhood (noise, trash, etc.). The location of higher density housing needs to be carefully considered as part of an overall plan, not just spot-zoned to certain properties.

Recent public and council sentiment as stated at various forums and meetings has indicated a desire for downtown residential neighborhoods that are livable for families and young professionals in addition to students. This request seems to be tone-deaf to those public desires. The Comp plan should be a reflection of the public and policy desires for the future and I find this request to be incompatible with the vision that has emerged in the 10 years I've been involved in town politics.

-Mark Cherbaka
817 Montgomery St.

Heather Poole

From: Dennis Sweeney [dsweeney@vt.edu]
Sent: Tuesday, June 12, 2012 9:28 PM
To: Blacksburg 2046
Subject: Toms Creek Master Plan Changes

As a home owner and a resident of Westover Hills. I would like to register my opposition to the proposed changes in the Master Plain for Toms Creek. The proposed changes will lead to an increase in density that will result in a significant increase in traffic on Glade Road. There is only one viable outlet and that is above Kroger on Glade Road. This area is already congested. There is a reason the current plan was written for low density housing. Stick with it.

I moved from northern VA to Blacksburg to escape the over development that has resulted in an intractable transportation snarl. The developer is looking for quick profits and the town will be tempted with the short term gain of additional tax revenue. If NOVA is instructive at all, the developers never pays for the full cost of infrastructure. If they did, they wouldn't make any money. Long after the developer has taken the profits and run and long after the town realizes the additional costs, those of us who live here will have to live with the degradation of our quality of life. That is what makes Blacksburg an attractive place to live but it must be jealously guarded. When it is gone, it's gone.

In my option the town has already been bamboozled with promises from developers. A good example is 1st and Main but it is not the only example. While I worked in NOVA, I attempted to rent my Blacksburg house with no success. I see little evidence that we need more housing.

When the developers say it is "luxury housing" what they mean is cheap ugly houses with granite counter tops. We don't need any more of that.

Dennis Sweeney
1206 Westover Drive

Heather Poole

From: Mary Ann Bonadeo [maryann.bonadeo@gmail.com]
Sent: Tuesday, June 12, 2012 9:32 PM
To: Blacksburg 2046
Cc: Anne McClung; Karen Drake
Subject: Glade Heights Comprehensive Plan Amendment

Dear Long Range Planning Committee, Anne, and Karen,

I am disappointed that I will be unable to attend the public input meeting on future land use map amendment requests on Wednesday evening. I have been working with Tom's Creek Responsible Development for the last few months to analyze first the development proposed by Landmark Properties and then the Glade Heights Comprehensive Plan application to change the same property. Unfortunately, I am traveling for business on a trip that was planned several months ago and could not be rescheduled on short notice.

I wanted to send this email to register my objection to the Glade Heights request to change its future land use from Very Low Density Residential to Low Density Residential. I am confident that my neighbors will effectively communicate our objections at the public input meeting. I have also been working with members of the community on a detailed analysis of the application that we intend to submit to you by June 18, 2012, for inclusion in the staff report for consideration in future discussions of this application. I look forward to hearing about the public input meeting when I return home this weekend.

Best Regards,
Mary Ann S. Bonadeo, PE
1205 Village Way South

Heather Poole

From: Andrew Parr [andrew.parr@comcast.net]
Sent: Tuesday, June 12, 2012 9:51 PM
To: Blacksburg 2046; Town Council
Subject: Opposition To Glade Heights, LLC Zoning Change

Good Evening,

I wanted to voice my opposition to the application to modify the Blacksburg Comprehensive Plan from Glade Heights, LLC. The land in question needs to stay zoned as is for numerous reasons.

There is a claim that there is a shortage of apartments for undergraduates of Virginia Tech. If that were the case then none of the large apartment complexes in Blacksburg would offer specials to attract tenants however if you look around town, they all have specials and move in deals so that proves there is no shortage and they are attempting to fill what apartments they can.

The roads cannot handle the volume of traffic that would accompany this development. Currently you risk your life on Glade Road by Kroger and CVS. This plan would increase the number of cars by roughly 800 for its tenants and turn Glade Road and University City Blvd into constant traffic jams and greatly reduce pedestrian's safety in the area.

The concept of the town having a long term plan like the Blacksburg Comprehensive Plan is a major attraction for residents and businesses alike. I moved to Blacksburg because of the vision the town has for future growth and their work at encouraging smart development. If this zoning change is allowed, we need to ask some hard questions about why all of the time, effort, and money were invested into creating the Blacksburg Comprehensive Plan. We might as well throw the plan out the window at that point and allow all zoning changes.

Glade Heights, LLC is supposed to be a group of talented real estate investors. They made a gamble on this purchase of land in 2008 and then the real estate market has taken a beating. Now they want to deviate from their original plan which conformed to the current zoning and fit perfectly into existing housing developments in this quadrant of town. They need to develop the land according to their current plan or sell the land (quite possibly at a loss) to someone who will.

Should this zoning application be approved, be prepared for the mass exodus of residents out of Blacksburg. There's no need to pay town property taxes for long term plans if they are ignored.

I hope that you'll listen to all of the citizen concerns tomorrow night and reject the application for the zoning change. The long term damage to the town from this zoning change so that a couple of real estate investors can make a quick buck is not worth it.

Best Regards,

Andrew Parr
920 Village Way N
Blacksburg, VA

Heather Poole

From: Carla and Chris Bundren [ccnbundren@yahoo.com]
Sent: Tuesday, June 12, 2012 10:04 PM
To: Blacksburg 2046
Subject: Do not change plan for Glade Heights parcel

I do not support changing the comprehensive plan for future land use on the Glade Heights parcel. Increasing the density will have a negative impact on the environment, area traffic, and the surrounding neighborhoods. The proposal by Glade Heights is not in the best interest of the Town of Blacksburg. Please keep the current zoning.

Sincerely,
Chris Bundren
1219 Village Way S.
Blacksburg

Heather Poole

From: Bocwebster@aol.com
Sent: Wednesday, June 13, 2012 12:51 PM
To: Blacksburg 2046
Subject: Input to the proposed Comprehensive Plan changes

To the Town of Blacksburg,

We are writing to formally oppose the proposed change to the Town's Comprehensive Plan Future Land Use Map, as submitted by the Glade Heights, LLC application.

In the application, Glade Heights LLC suggests that:

1. The current CP land use for a portion of the parcel is "inadvertently" low compared to surrounding properties
2. "that infrastructure costs and revenue potential do not balance, therefore underutilization of the property has so far resulted"

In response, we would like to bring 4 key points to the Town's attention.

1. **The Environment:** Tom's Creek, which has recently been designated impaired by the VA Department of Environmental Quality (DEQ) due to high water temperatures, would be irreparably harmed at the proposed higher density of four units/acre. Imagine what increased asphalt for roads/parking and more dark rooftops which will further raise water temperatures, would do to this environmentally sensitive area. Lower density development, which is currently designated in the Comprehensive Plan, would allow for a much more environmentally sensitive development plan. Thereby confirming the effort already put forth by the Town and others trying to remediate Stroubles and Tom's Creek watershed.
2. **Traffic:** The additional traffic resulting from a higher density development would likely overwhelm existing infrastructure on the already congested Glade Road. Currently, the stretch of Glade Road between Old Glade Road and University City Boulevard is NOT classified as a "collector" or "arterial" road, and access to VT from Old Glade Road is no longer possible, thus traffic concerns in this area are important to consider and a detailed traffic study on Glade Road should be performed before ANY changes to the CP are considered.
3. **Undue Financial Hardship:** In their application, the Glade Heights LLC claims that the current land use designation imposes an undue financial hardship, making it infeasible to develop the property. However, in 2006, the current owners submitted a preliminary plan for a development on this property, and gained the Town's approval. This plan was in accordance with the existing RR-1 zoning, and reflects their original intent for the development of this property. The owners are a group of experienced developers who speculated on this piece of property and are now dissatisfied with their economic options in light of the depressed housing market. However, the CP is a long-term vision for the Town's development and should not be changed to accommodate an owner's short-term economic concerns.
4. **Surrounding Neighborhoods:** The applicant provided a current land use map of the surrounding properties, but it overstated the density of the surrounding neighborhoods. None of the adjacent neighborhoods is denser than 2.0 units per acre, and it does not make sense to allow 2 times that density in the middle of these existing single-family neighborhoods.

I am confident that the Town will hold true to the course set forth in the current Comprehensive Plan and not succumb to the economic interest of a small land development firm. Thank you for time and attention to this matter.

Sincerely,

Bo & Lisa Webster

1234 Redbud Rd.
 Blacksburg, VA. 24060

Heather Poole

From: Susan and Joe Donckers [sandjdonckers@msn.com]
Sent: Wednesday, June 13, 2012 3:51 PM
To: Blacksburg 2046
Subject: COmprehensive Plan

Dear Board:

As property owners of the tri-plex at the corner of Grissom and Marlinton, we are very concerned and opposed to the plan to increase the zoning to medium residential housing. This corner and the block on Grissom approaching the proposed change is already dangerous for those living in there.

When residents are pulling out of their drive ways, they can not see over the slight rise to see what is coming down Grissom towards Marlinton and do so blindly. There have been many near collisions.

If ten (10) dwellings are placed on that property, with the chance of twenty (20) or more vehicles coming and going on Grissom or Nellies Cave, there will be accidents of major proportion.

We are clearly against such a chance and urge the Board to vote against it!

Sincerely,

Susan and Joe Donckers
Property owners at 405 Marlinton.

Susan and Joe Donckers
1830 Greenbrier Cr
Blacksburg, VA 24060

(540) 552-2317 - VA home
(540) 449-1080 - Joe
(540) 449-1081 - Susan

Heather Poole

From: takasaway@aol.com
Sent: Wednesday, June 13, 2012 4:25 PM
To: Blacksburg 2046
Subject: opposition to the development plan in toms creek

to whom it may concern,

we are truly concerned about the construction plan of student housing in our neighborhood. with this condominiums adjacent to our peaceful residential neighborhood, we cannot help wondering what would happen to our house value, safety issues for the family especially to our kids. due to this students living in the area, it would certainly change the traffic flow in this community which means we no longer will have safe environment where our children can ride bicycles without worrying about being in car-related accidents or even possible criminal-related issues.

this is the area where people live to raise children and retire peacefully. we watch out for each other. when there are unfamiliar car or people come in, we pay attention to secure our safety and quality of living in this area. our value and where we stand in our life is more permanent than the students who comes and go and won't have to worry about being a responsible ideal residents of the community.

we truly believe there will always be frictions or problems when two parties who share same space but with different objectives and values.

for these reasons, my husband and i truly believe that this plan of building students condo is inappropriate and would like to ask for your kind supports in reconsidering the plan.

just like wyatt farm and strouble mills, our area is one of the few ideal residential areas where people wish to live in and with this building plan, the quality of the community itself will deteriorate.

we understand the land owner is willing to sell this land but we believed we have a right to protect quality of our living in this area and protect our children as well.

our rights to also protect our house value is as important as the land owner trying to sell his/her own promise.

sincerely yours,
taka and yoko takabayashi

Heather Poole

From: Michelle Friebe [michelle.friebe@gmail.com]
Sent: Wednesday, June 13, 2012 9:51 PM
To: Blacksburg 2046
Subject: Glade Heights Parcel

Dear Town Council members,

I am writing because I could not be there for the entire meeting tonight. I brought my 3 year old home to the Village of Tom's Creek to prepare for his sleep time. My husband and I moved to the Village about 5 years ago because we were finding a quiet, family oriented neighborhood to start our family. We moved from Charlottesville when I completed my fellowship at UVa in Child Psychiatry and one of reasons why we moved from Charlottesville was because we felt that it was getting too congested.

I am in support of maintaining the current Comprehensive Plan on the Glade Heights parcel and against changing the future land use on the Glade Heights parcel. I do not want the safety of my child affected as he learns to ride his bike (without training wheels) down Village Way South with increased traffic, congestion. I am also concerned about the environmental effects of Tom's Creek with any high density development potential. Please take my family's concern into consideration.

Respectfully,
Michelle Friebe, MD

Heather Poole

From: sr_turner@comcast.net
Sent: Thursday, June 14, 2012 10:08 AM
To: Blacksburg 2046
Subject: Comments on Agenda Item 7, Glade Heights
Attachments: Town 6__13a__2012 k.pdf

Please find attached my comments to the board members at last night's session on changes to Blacksburg Comprehensive Plan

Richard Turner
1241 Redbud Road
Blacksburg, VA 24060

Comments on Agenda item #7 Glade Heights June 13, 2012

My name is Richard Turner and my wife Pamela and I live at 1241 Redbud Road in the Village of Toms Creek. We do not back up to the proposed high density student housing project, off of Glade Road, that will require a change in Blacksburg Comprehensive plan. Our reasons for opposing the proposed changes to the comprehensive plan are not technical but based on the reasons that attracted us to Blacksburg. We moved to Blacksburg in 2005 from Kingsport, TN when I retired and accepted a position at Virginia Tech. We were attracted to Blacksburg because of the position that I took at Tech and the excitement in moving to a vibrant university community. Of course, like many people who move to Blacksburg, we suffered a bit of sticker shock when we realized that house prices were considerably higher than where we were living. However, we learned that Blacksburg commanded a much higher price for homes and property than other surrounding communities based on the long-term careful planning of the leaders of Blacksburg with respect to land use, schools, bike lanes, trails, parks, etc. in addition to the proximity to the university. It was obvious that Blacksburg had earned the reputation as "a special place" as in the town tag line and as a newcomer we felt safe in purchasing a home here. We were attracted to the homes built by Progress Street Builders in the Village of Toms Creek based on its proximity to the university and the well-planned residential layout and houses in the Village. We truly believe that the Village at Tom's Creek website advertises this neighborhood correctly "the Village was designed to create an intimate neighborhood surrounded by open meadows and woodlands." Although, to be honest, we did not read the "comprehensive land use" plan for the northwest sector, we trusted the input we had that this sector of the town would be an area of carefully controlled land use with basically residential properties. The well-established land use plans of the town earned this trust from us and other home-owners.

If the current proposed changes to the comprehensive plan to permit high density student housing in the northwest sector were approved, it would be a serious breach of this trust. I believe immediately our house value would decrease, even though we do not back up to the development. It would, in my opinion, open up other areas for high density student housing in this sector in the future—land just across the street from our house on Redbud would be an area of concern. The "surrounded by open meadows and woodlands" would certainly be an untrue descriptor of our neighborhood. I believe changing the comprehensive plan to permit this type high density housing would be a chilling effect on others who are considering moving to Blacksburg and investing in housing. For example, I doubt if we would have bought our current home if we knew that we would be living adjacent to high density student housing. I ask that you keep the trust with the residents in the northwest sector and maintain the current comprehensive plan.

Heather Poole

From: veilleux [veilleux@vt.edu]
Sent: Thursday, June 14, 2012 10:19 AM
To: Blacksburg 2046
Subject: rezoning Nellies Cave and Grissom

The Forest Hills neighborhood just north and east of the proposed zoning change is one of the jewels of Blacksburg. It's not one of our best known neighborhoods because it's small and there's low turnover. On the rare occasions that houses go on sale they don't stay on the market for long, unless the seller optimistically prices one unrealistically high. The occupants tend to create long term and mutually supportive relationships, thereby promoting a strong community. The houses were not built all at the same time by one developer so they're distinct from each other, which has become unusual and, many feel, desirable. They're old enough to have mature trees and well established gardens but extremely well maintained so the need for extensive repairs is low. It's 5 minutes to downtown, seven minutes to campus and one minute from a spectacular rural view down into Ellett Valley. Many of the owners can see that view from indoors. Blacksburg should preserve neighborhoods such as this to attract and keep low density housing for those who want to live quietly, conveniently and in a way that showcases Blacksburg at its best, without spending what is required for the luxury of upper class housing.

The zoning as it stands for recently built housing draws a line down Nellies Cave/Grissom and Forest Hills, keeping multiple family dwellings to one side of that line. If we break that line down, then the houses along Forest Hill Dr., Shelor Ln., and Greenwood Dr. will back up to housing that is drastically different from what is in front and beside them. When those owners sell, their prices will have to be lower than they would be now. The neighborhood will start to change from that side, which will affect the value of the houses throughout the neighborhood. If we use as a rationale that medium density land usage is nearby, in order to change low density usage to medium density, then that rationale can be used again to justify a further zoning change and encroachment into Forest Hills.

The onus of proving that the zoning should change should be on the applicant, but this is not a strong application. There are no compelling reasons given to demonstrate that rezoning this area would be a creative benefit to Forest Hills, the community currently at the edge of this development. The property was not overlooked in the current comprehensive plan. Conditions have not changed in the area in recent years and there is no evidence that a hardship exists which limits the use of the property.

There is only one mention of a negative impact and that is increased traffic, but there are others that should have been listed. Numerous trees would be removed for the new buildings and for the construction which would significantly increase noise, both during the construction and more permanently, as a result of the barriers the dense trees and bushes currently provide. The increase in population would also increase noise. Lower cost housing tends to attract transient residents. People who expect to move have less incentive to take good care of their housing and are less likely to invest in long term improvements. All of these changes are a clear departure from the character of Forest Hills.

According to Blacksburg's *Community Planning* document, "An integral part of landscaping is the establishment of buffers to ease the transition from one type of land use to another." This property in its entirety has been such a buffer and experience has shown us that, when developed, the only attention to buffers is likely to be a row of newly planted trees that may or may not survive and that will in no way substitute for the dense natural growth currently in place.

The infill concept as a goal is highly debatable. Losing our bits of natural land in among our neighborhoods increases the danger of flooding. It also denies our children the opportunity to explore bits of nature just down the block from their own houses, without the need for transportation to parks.

There are other ways to utilize this land without rethinking zoning decisions so often that we lose confidence in the planning process and end up jeopardizing neighborhoods such as Forest Hills, thereby sacrificing one valuable housing option for another. Please look elsewhere to build low cost, medium density housing.

Karen Veilleux

710 Cedarview Dr.

Heather Poole

From: Eric Frith [efrith@ericfrithlaw.com]
Sent: Thursday, June 14, 2012 3:13 PM
To: Blacksburg 2046
Subject: Comprehensive Plan

Dear Long Range Planning Committee Members:

I have a suggestion for revision of the Future Land Use Map "definitions", which I hope can be changed as part of the Comprehensive Plan review.

The current RM-48 zoning district is described in the Zoning Ordinance as "Medium Density" Residential. The Future Land Use Map designates some parcels as "High Density" Residential. However, the definition of "High Density" Residential, for purpose of the Future Land Use Map, as set out in Note #4 of the "Comparison of Current Land Use vs. 2046 Future Land Use Map & Population Projections", is: "Multifamily of High Density Residential Future Land Use Map Classification allows more than ten dwelling units per acre; or more than 20 bedrooms per acre, with 15 units per acre used for low and 20 units per acre for high to calculate 2046 population projections"

If I understand correctly, the definition of "High Density" Residential for Future Land Use MAY NOT allow for development intensity, in number of bedrooms per acre, that is as great as the number of bedrooms per acre that is currently allowed under the RM-48 or RM-27 zoning designations. The definition of High Density Residential development set out above, has no upper limit stated, and consequently could allow 100 bedrooms per acre, or more. However, it is also possible that the definition set out above could suggest that the Town will attempt to redefine High Density Residential in the future, and possibly limit future use to as little as 21 bedrooms per acre.

I understand that roughly 1/3 of the town's area is in the Tom's Creek basin. It appears to me that the town intends to keep the rural character of that area of town. As the town's population increases, it is likely that portions of the remainder of the town will require more intensive residential land uses to meet the expected rise in population.

Understanding I am part owner of a vacant parcel zoned RM-48, I believe the town should recognize that a more intensive residential zoning district will likely be required in the future. I further suggest parcels already in the highest residential zoning district, should be the location slated for more intensive residential development.

I ask you to recommend more clearly defining High Density Residential in the future land use map, and ask you to recommend defining High Density Residential development as having a density greater than the 48 bedrooms per acre allowed under the current zoning ordinance. The certainty of what density is possible, and what density is intended at some point in the future, will entice developers of all sizes to invest in Blacksburg. This will grow our tax base. It may even entice regional/national development firms to invest here. These firms have the funds necessary to build first rate projects that are not only functional, but also have architectural flair that will make the town a more inviting place.

Thanks for your consideration.

—Eric Frith
 103 Cohee Road

Heather Poole

From: Madeleine Love [mlove@nr.edu]
Sent: Thursday, June 14, 2012 8:28 PM
To: Blacksburg 2046
Cc: Info@tcrd.org
Subject: Comprehensive plan

Planning Committee----

I am Madeleine Love from 1708 Trillium Ln., Blacksburg. I attended the meeting last night about proposed changes to the Comprehensive Plan. The speakers opposed to the proposed change for the Glade Heights property made many excellent points, and I concur with everything that was said in opposition to this change because of concerns over neighboring property values and atmosphere, noise, traffic, and most especially, the environmental impact and the precedent that this would set for making similar changes on other properties in the Toms Creek area.

I also agreed with points made by speakers about the six other applications for changes to the comprehensive plan. The applications all seemed to want changes that would permit denser development. I believe this should not be allowed unless there are extremely unusual circumstances. That is the whole point of having a Comprehensive Plan. Changes should be extremely rare. As many speakers pointed out, people move to Blacksburg, and buy properties, based partly on their confidence that existing zoning or building levels, established by the planning process, will be maintained and not changed willy-nilly.

Another common thread was that several speakers mentioned they had little advance notice of proposed changes in their neighborhoods, and they believed their neighbors may still be unaware. I do not know what efforts are made to notify all neighbors, far ahead of time, of applications for changes in the Plan. But it seems that much more needs to be done. If it were not for the hard, long work of the TCRD group, it is likely that most of the people at the meeting last night would not have been there, and would not have known about the possible changes that would have great impact on them. It seems that developers get a head start, and residents must play catch-up or even be left in the dark. I would like to see more done to keep citizens informed.

Thank you very much.

Heather Poole

From: Linsey Marr [linsey_marr@yahoo.com]
Sent: Thursday, June 14, 2012 10:30 PM
To: Blacksburg 2046
Subject: Northeast corner of Nellie's Cave Road and Grissom Lane

Dear Planning & Building Department:

I am writing regarding the land use reclassification request for the northeast corner of Nellie's Cave Road and Grissom Lane. I am concerned about rezoning it to R-5 for two reasons.

First, increasing the density of residences near this intersection seems like a dangerous proposition. Currently, the intersection experiences moderate traffic, with some confusion because of the jog between Marlinton and Nellie's Cave across Grissom. Furthermore, the portion of Nellie's Cave Road between Grissom and Shelor is dangerously narrow. When I'm driving this stretch, I have felt like I'm going to have a head-on collision with other cars on many occasions, and when I bike this stretch, I constantly fear being hit by cars that feel compelled to pass too closely because of the narrowness of the road. Adding a higher-density housing development that will generate more car traffic than if the zoning were unchanged and that will require a road to intersect either Grissom Lane or Nellie's Cave will make the intersection and streets leading to it even more dangerous.

Second, the Town of Blacksburg promotes environmental sustainability. Development of higher-density housing will most likely necessitate the removal of naturally wooded parts of the area and replacement of them with pavement and grass. As you know, such a change brings problems with runoff, pesticides, and loss of habitat.

In summary, I oppose the proposed change to the Town's Comprehensive Plan and would like my opposition to be noted for all state and federal filing. If you have any questions, you may contact me at (540) 961-1052.

Regards,
Linsey Marr
1609 Greenwood Dr.
Blacksburg, VA 24060

Heather Poole

From: Ebru Bish [eburu@vt.edu]
Sent: Saturday, June 16, 2012 9:35 PM
To: Blacksburg 2046
Cc: Ebru Bish
Subject: opposing the land use reclassification request for the northeast corner of Nellie's Cave Road and Grissom Lane

Dear Planning and Building Department:

I am writing regarding the land use reclassification request for the northeast corner of Nellie's Cave Road and Grissom Lane. I am concerned about rezoning it to R-5 for the following reasons.

My first concern is on the safety of this intersection. Increasing the density of residences near this intersection will significantly increase the traffic flow on this road, which already experiences moderate traffic. Portion of Nellie's Cave Road between Grissom and Shelor is quite narrow, and may not be able to carry the increased traffic load that will be caused should this request be accepted by the Town. I am very concerned about the safety of travelers on this road.

Second, I am very concerned about environmental sustainability. Development of higher-density housing will likely necessitate the removal of naturally wooded parts of the area and replacement of them with pavement and grass. Such a change will bring problems with pesticides, pollution, and loss of habitat.

In summary, I oppose the proposed change to the Town's Comprehensive Plan, and I would like my opposition to be noted for all state and federal filing. If you have any questions, you may contact me at (540) 961-9242.

Sincerely,

Ebru Bish
1506 Greenwood Drive
Blacksburg, VA

Heather Poole

From: Jennifer Irish [jennifer.l.irish@gmail.com]
Sent: Sunday, June 17, 2012 11:44 AM
To: Blacksburg 2046
Subject: Formal opposition to rezoning of the northeast corner of Nellie's Cave Road and Grissom Lane

Dear Planning and Building Department,

I am writing to formally oppose the rezoning of the northeast corner of Nellie's Cave Road and Grissom Lane. I was disappointed to learn of the Town of Blacksburg's land-use proposal to reclassify this location for higher-density housing. I have two primary concerns regarding this proposal:

1. **Safety:** This intersection already is dangerous for pedestrians, cyclists, and drivers to navigate. The significant increase in population that will surely accompany a higher-density rezoning will only make this intersection more dangerous. Specifically, entryways into such a higher-density community as proposed will have to exit onto either Grissom Lane or Nellie's Cave Road. This will further confuse traffic patterns created by the confluence of Grissom Lane, Nellie's Cave Road, and Marlinton Street. How will such a confined intersection be able to handle such a dramatic increase in traffic volume, let alone create a safe environment for those traveling by foot, bicycle, or public transportation (there are two bus stops in the vicinity of this intersection)? Certainly the Town of Blacksburg has a responsibility to conduct a rigorous traffic and safety analysis prior to considering any proposal for rezoning. I believe that following such an investigation, the Town will easily conclude that the rezoning to higher density at this intersection is highly inappropriate and not in the best interest of the community.

Increased traffic volume and decreased safety at this intersection will not only lead to direct consequences such as an increased number of accidents and impacts on public transportation time tables, but this change will impact our community's use of Nellie's Cave Park and pool. This park and pool are an excellent recreational resource for our community's residents. However, congestion and safety concerns at the park entrance will certainly lead to diminished use of these facilities. In short, parents will no longer be comfortable with having their children required to pass through such a busy, dangerous intersection to access the park and pool.

2. **Ecosystem sustainability:** A second, but equally important, issue is the clear-cutting that is a practical certainty with rezoning to higher density. The northeast corner of Nellie's Cave and Grissom is nicely wooded, and provides excellent habitat for a wide range of flora and fauna. One of the characteristics of Blacksburg that enticed my family to move here was the Blacksburg and Virginia Tech community's attitude towards environmental conservation and green construction. To now see that the Town is considering an action that will enable clear-cutting of such a large wooded area is disheartening. The Town of Blacksburg has a responsibility to conduct a complete environmental assessment before approving any action that would lead to such a drastic change to the landscape of this area.

In summary, I am opposed to the Town's recent proposal to rezone the northeast corner of Grissom Lane and Nellie's Cave Road. Please use this email to formally record my opposition in all state and federal documents related to this proposal.

Should you have any questions regarding my opposition, please contact me at 540-552-4258.

With regards,
 Jennifer L. Irish

Heather Poole

From: Doug Bish [drb1@vt.edu]
Sent: Sunday, June 17, 2012 4:07 PM
To: Blacksburg 2046
Cc: 'Ebru Bish'
Subject: Opposing the land use reclassification request for the northeast corner of Nellie's Cave Road and Grissom Lane

Dear Planning and Building Department:

I am writing regarding the land use reclassification request for the northeast corner of Nellie's Cave Road and Grissom Lane. I am concerned about rezoning it to R-5 because I live adjacent to this chunk of land, and there would be no proper buffer between my single family neighborhood, and the higher density neighborhood. This buffer is, I believe, part of the Blacksburg planning philosophy, and something that is important to respect for your fellow citizens.

I am also concerned about the safety of this intersection. Increasing the density of residences near this intersection will significantly increase the traffic flow on this road, which already experiences moderate traffic. Portion of Nellie's Cave Road between Grissom and Shelor is quite narrow, and may not be able to carry the increased traffic load that will be caused should this request be accepted by the Town, furthermore Grissom itself is not very good for large traffic flows, as it is narrow and curve, and has many houses built close to the road (and no shoulder or sidewalk on one side). I am very concerned about the safety of travelers, both in vehicles and pedestrians, on these roads.

Second, I am very concerned about environmental sustainability. Development of higher-density housing will likely necessitate the removal of naturally wooded parts of the area and replacement of them with pavement and grass. Such a change will bring problems with pesticides, pollution, and loss of habitat.

In summary, I oppose the proposed change to the Town's Comprehensive Plan, and I would like my opposition to be noted for all state and federal filing. If you have any questions, you may contact me at (540) 961-9242. Furthermore, I would like to get more information on the proposed development. The town sent a postcard about it while we were out of town, and it was not very informative, nor did it give use much advanced warning about the information meeting.

Sincerely,

Douglas R. Bish, Ph.D.
 Assistant Professor
 Industrial & Systems Engineering
 250 Durham Hall (0118)
 Virginia Tech
 Blacksburg, VA 24061
 (540) 231-0462

Ebru Bish
 1506 Greenwood Drive

Heather Poole

From: Robert Weiss [weiszro@gmail.com]
Sent: Sunday, June 17, 2012 10:43 PM
To: Blacksburg 2046
Subject: Formal opposition to rezoning of the northeast corner of Grissom Land and Nellie's Cave Road.

To the Planning and Building Department,

My email to you is sent to oppose the proposed rezoning to higher-density housing at Nellie's Cave Road and Grissom Lane. I have two opposing arguments: (a) Environmental impact, and (b) Safety.

(a) Environmental impact

The rezoning of the area has the unfortunate consequence that all --or most-- trees will be removed. Unquestionably, there are trees in there of significant age. The removal of older trees is very unfortunate loss and cannot be restored by planting new trees. This is also tragic in the light of the discussions around the woods behind the Football Stadium. Furthermore, the removal of trees will cause the destruction of natural (urban) habitats for flora and fauna.

On another note, I should highlight that the building of houses and parking areas will seal the ground and cause a significant increase in surface runoff during rain events and snow melt in the Spring. Judging by the current situation during rain events, it seems impossible to imagine what the conditions will be if the rezoning and construction of higher-density housing would be approved. Looking at Google Earth and taking the currently sealed area into account, it can be estimated that the amount of surface runoff could be increased by 200 to 500 percent in the area of Nellie's Cave Road and Grissom Lane (near to Forrest Drive). Is the town administration prepared to make respective investments?

(b) Safety

The intersection between the two streets already is difficult to navigate for cars, busses and pedestrians in the present lower-density housing situation. Rezoning and subsequent construction would significantly complicate the almost impossible situation. Then if finished, the additional number of people, living in this area, could cause an unpredictable traffic situation during all hours of the day. As a reminder, it should be noted that Nellie's Cave Park is in the vicinity and many families with small children live in the houses of the neighborhood.

In general, I should note that the Virginia Tech administration employs the successful environmental conservation of the university and town to attract faculty to Blacksburg. The image of an environmentally conscience town and university would be significantly damaged if the rezoning would take place and the higher-density housing be built.

I request to use this email as a formal record of my opposition in all state and federal documents related to the rezoning.

Please do not hesitate to contact me if you have questions. I can be reached at 540-552-4258.

With Regards,

Dr. Robert Weiss
 706 Cedarview Drive
 Blacksburg, VA 24060.

Heather Poole

From: Amy Pruden [amy.bagchi@gmail.com]
Sent: Sunday, June 17, 2012 10:52 PM
To: Blacksburg 2046
Subject: Rezoning of Northeast corner of Nellie's Cave Road and Grissom Lane

Dear Planning & Building Department:

I am writing regarding the land use reclassification request for the northeast corner of Nellie's Cave Road and Grissom Lane. I am personally opposed to the rezoning of this corner to R-5 zoning. I was out of town at a conference for work when I first heard of this proposal and unfortunately was not able to attend the meeting personally Tuesday and voice my concerns.

One major concern I have is how this development will affect traffic. I was stunned at the number of units per acre that are proposed (10 units/20 bedrooms per acre). This will be a huge increase in the population and corresponding traffic density at an already stressed corner. Nellie's Cave Rd is a very narrow lane and one is only two that connects Blacksburg to the valley. Similarly, Grissom Lane is already unsafe, it has a very sharp curve and the speed-bumps do little to slow people down.

Secondly, this development will result in a significant loss of habitat and will result in harmful stormwater runoff. The forested area at this corner is important habitat for birds and other animals and serves as an important buffer for stormwater. Replacing this with a concrete jungle will have serious negative environmental impacts and will not be in harmony with the Town of Blacksburg vision as a sustainable community.

Thirdly, I have great doubts that this is a suitable site for housing. There is very little "soil" underneath the soil floor and it is a very rocky terrain. I do not look forward to the blasting and dust that would have to take place to construct the housing units. Likewise, water, sewer, gas, and electricity would all have to be upgraded to serve this development. Overall the effort is likely be very costly, and I am not sure this is in the best interests of the Town's taxpayers.

Finally, I personally question the need for this development. I would greatly appreciate access to any of the research by the Town of Blacksburg about the need for low-income housing within the Town. I actually have a personal friend who recently applied for and qualified for section 8 housing and she said she had no problem at all finding an affordable unit and that there was no waiting list at all. Further, it would be important to consider whether we have corresponding job opportunities within the town to support these new residents? I would worry that the new housing would attract new people, but would not provide them good access to jobs.

In summary, I am strongly opposed to the proposed change to the Town's Comprehensive Plan. I would like my opposition to be noted for all state and federal filing. If you have any questions, you may contact me at [\(540\) 204-5569](tel:(540)204-5569).

Sincerely,
Amy Pruden-Bagchi
1602 Greenwood Dr.
Blacksburg, VA 24060

Heather Poole

From: Rajesh Bagchi [rajesh.bagchi@gmail.com]
Sent: Monday, June 18, 2012 12:25 AM
To: Blacksburg 2046
Cc: save-nelliescave@googlegroups.com
Subject: Rezoning of Northeast corner of Nellie's Cave Road and Grissom Lane

Dear Planning & Building Department:

I am writing regarding the land use reclassification request for the northeast corner of Nellie's Cave Road and Grissom Lane. I am personally opposed to the rezoning of this corner to R-5 zoning.

This suggested change to the Master Plan came about unexpectedly-I only noticed this the day before the public input meeting. None of the neighbors I talked to had an inkling of this. Most are away. Given the breadth of proposed changes, I request that due consideration be given to the requests from our community.

My main concern is safety and access: Look at Exhibit 2 of the proposal: You will see the magnitude of proposed development and the access roads to this property. The picture says it all. Both Grissom and Nellie's cave roads are two-lane roads. Their intersection is currently a safety hazard. Just because the area is stressed currently does not justify stressing it out more. Most logical approach would be to spread stress across the town rather than to just increase density in one area and make it uninhabitable. The Nellie's cave road also feeds into other communities that live farther away. It is a road where sometimes barely one car can pass by (several cars are parked on that road). This sudden influx of people will put these roads under even more stress and will have longer term consequences for the town.

In my opinion, you should consider long term prospects and pay attention to access. Develop this community at a place where future expansion is possible and that it does not hamper the safety and security of all concerned, foremost, the people living in this new development. My request is that you think more carefully about this before committing to it. The current proposal is rather brief and short on details. I would urge you to conduct extensive research on the following items before proceeding:

1. Need Analyses

- a) Current Need for low-income housing-what are the current resources, current demand, how many people are wait-listed (how long is the wait-list)
- b) Current Ability for the town to provide jobs for those who will be residing in these communities (do we presently have the ability to do so)
- c) Currently: Can we meet other needs (hospitals, schools, travel infrastructure).
- d) Future Need: What will happen 10 years from now: what will be the demand, what does the town need to do to meet this, what about 20 years, all the way to 2046.

If yes to 1, then continue below.

2. Site Analyses:

- a) What are different options? (Right now the proposal lacks details as to why this is the best place). How do they compete? Strengths, weaknesses, long term prospects for growth, traffic, water runoff, density, safety.
- b) What are things you would need at such a location? Good public transportation, SPACE FOR FUTURE DEVELOPMENT, ability to provide off street parking, EASY ACCESS ROADS, what else?

c) The location that you selected (Grissom and Nellie's Cave): Why is this the best place? What are the strengths/weaknesses? The land is rocky as you well know and hilly. How will you go about constructing there? What will you do with the runoff? What about overdevelopment? Would you like this end of town to be devoid of trees and be a concrete jungle? How will this affect future development of our town?

3. Traffic Analyses

a) What are plans for the streets? Right now access roads are small.

Both Nellie's cave and Grissom are dangerous roads. Lots of children visit the park-how will adding 300 people to this mix affect safety.

Also note this road is important for people that live in the valley.

How will this affect people that live there?

b) Perhaps a traffic analyses is warranted. What does peak traffic look like when school is in session? What are the hours? What will traffic look like in 10 years, 20 years. Will these streets be able to handle this kind of traffic? If not, what are some options? Will you expand the entire section? How? Where will the money come from?

c) Recognize given the small streets you will need to create off-street parking for both people that will live here as well as visitors to this area.

4. Cost Analyses

a) What are the long term costs of this project? Costs related to developing water and sewer lines, expanding roads, ensuring safety, and increasing the size of Margaret Beeks Elementary to meet this increased demand. You may need to put traffic lights and add lanes, some of which will be difficult to do. Dont forget depreciation of real estate for all in the neighborhood. Also recognize how this will affect commute times for those living away who use Nellie's Cave road to come to the city. By creating a bottleneck here you will also affect real estate values of those properties and force people to live on the Northern side of town.

b) Effect on Businesses on First and Main: How will exodus from our community these businesses?

) Who will be paying for all this? Not just immediate costs but the long term costs. If tax payers, what are the costs and benefits?

In summary, I am strongly opposed to the proposed change to the Town's Comprehensive Plan. It appears that the plan lacks enough details to warrant serious consideration. I would like my opposition to be noted for all state and federal filing..If you have any questions, you may contact me at (540) 204-5734.

Sincerely,
Dr. Rajesh Bagchi
1602 Greenwood Dr.
Blacksburg, VA 24060

Heather Poole

From: Laurel Marburg [LMarburg@vtti.vt.edu]
Sent: Monday, June 18, 2012 11:03 AM
To: Blacksburg 2046
Subject: Proposed change in land use

To whom it may Concern,

I have recently come to learn about the proposed change to future land use of Northeast Corner of Nellie's Cave Road and Grissom Lane.

I oppose this change to the Comprehensive Plan and would like it to be noted for all state and federal filing. I am a home owner on Marlinton St. and specifically bought my place due to its location, quietness and low traffic up and down the street. There are a number of families in the area and I am sure they would all agree that changing the land use for this area could greatly impact the traffic on our streets and noise levels that we treasure. Please do not let this change take place and destroy the friendly, small neighborhood that we have built.

Laurel Marburg

T. Laurel Marburg
Research Associate
Center for Truck and Bus Safety
Virginia Tech Transportation Institute (VTI)
3500 Transportation Research Plaza (0536)
Blacksburg, VA 24061

(540) 231-1543 Office
(540) 231-1555 Fax

17 June 2012

Karen Drake, AICP
Town Comprehensive Planner
Town of Blacksburg
Blacksburg Motor Company
South Main Street
Blacksburg, Virginia 24060

RE: Future Land Use Reclassification Requests for Baker Properties, Blacksburg, VA

Dear Ms. Drake:

The following are comments submitted as part of the public comment process on Future Land Use Reclassifications for Baker Properties, Blacksburg, VA.

As you know, most of the requests are to change parcels below from Medium Density Residential to High Density Residential. Some of the properties are currently High Density Residential.

This letter is submitted in support of the Future Land Use Reclassification from Medium Density Residential to High Density Residential for the affected properties. Reasons in support of the High Density Residential classification are:

- These parcels have been assembled by the same family for the past forty years or so with the intention of High Density Residential development. Reclassifying the Medium Density Residential to High Density Residential will bring the entire property area to a consistent Land Use Classification that is in keeping with existing and future development of the properties.
- Currently some of the properties have been developed as High Density Residential. These existing apartments have constituted an important part of the neighborhood for about forty years. These apartments have been owned and developed by the same family as the owner of the undeveloped properties. Reclassifying the Medium Density Residential to High Density Residential will bring the entire property area to a consistent Land Use Classification that is in keeping with existing and future development of the properties.
- The character of the existing High Density Residential apartment buildings is quiet, unobtrusive, and friendly. The buildings and their occupants have maintained a safe and integral part of the neighborhood, even though the property is classified as High Density Residential. The owners' current intentions are to have the ability to develop the remaining parcels over time in a manner consistent with existing development, except as updated by improved design responses to high density residential buildings and site planning. Reclassifying the Medium Density Residential to High Density Residential will bring the entire property area to a consistent Land Use Classification that is in keeping with existing and future development of the properties.

- The majority of the existing apartments in the parcel area are occupied by graduate students of Virginia Tech. It is the desire of the owners' to respond to a need in Blacksburg for additional graduate student and young professional housing as described in the Comprehensive Plan. The existing graduate student housing in the affected parcel is primarily one-bedroom – a building type that graduate students (in contrast to undergraduate students) favor. Although the existing one bedroom type apartment buildings can be classified as high density, the graduate student lifestyle and the disposition and arrangement of the buildings are a quiet and integrated neighborhood. By seeking to respond to the need for more graduate student and young professional housing, the owners are intending to maintain the quality of the neighborhood. Reclassifying the Medium Density Residential to High Density Residential will bring the entire property to a consistent Land Use Classification that is in keeping with existing and future development of the properties.
- Continued development of high density residential will provide much needed tax revenue to the town. High density residential tax revenue in Blacksburg is significant because of its tax rate.

Attributes of the existing neighborhood, such as its quietness and viewsheds, are assets to be maintained. A High Density Residential classification is not a barrier to sensitive development in keeping with the neighborhood.

Therefore I request that the affected parcels in the Baker property holdings be reclassified from Medium Density Residential to High Density Residential.

Please let me know if you have any questions or need other information.

Sincerely,

Michael S. Hedgepeth, AIA

Heather Poole

From: Leonore Nadler [LNadler@vti.vt.edu]
Sent: Monday, June 18, 2012 1:57 PM
To: Blacksburg 2046
Cc: Leonore Nadler
Subject: Oppose future land use of Northeast Corner of Nellie's Cave Road and Grissom Lane

To whom it may Concern,

I have recently come to learn about the proposed change to future land use of Northeast Corner of Nellie's Cave Road and Grissom Lane.

I oppose this change to the Comprehensive Plan and would like it to be noted for all state and federal filing. I am a home owner on Nellies Cave Road and specifically bought my place due to its location, quietness and low traffic up and down the street. I have spoken to quite a few families in the neighborhood, and they all agree that changing the land use for this area could greatly impact the traffic on our streets and noise levels that we treasure. Please do not let this change take place and destroy the friendly, small neighborhood that we have built.

Leonore Nadler
511/SR Senior Project Manager
540-231-1590 (office)
540-231-1555 (fax)
lnadler@vt.edu

Heather Poole

From: Zvi Schwartz [zvischw@yahoo.com]
Sent: Monday, June 18, 2012 2:43 PM
To: Blacksburg 2046
Subject: Northeast Corner of Nellie's Cave Road and Grissom Lane

To whom it may concern

I am writing in regards to the proposed change of future land use in the area of Northeast Corner of Nellie's Cave Road and Grissom Lane.

Please note that I oppose this change to the Comprehensive Plan and would like it to be noted for all state and federal filing.

Regards

Zvi Schwartz
1602 Shelor Lane
Blacksburg VA

Heather Poole

From: Hall, Donald L [dlhall@RADFORD.EDU]
Sent: Monday, June 18, 2012 2:52 PM
To: 'blacksburg2046@blacksburg.gov'
Subject: Oppose future land use of Corner of Nellie's Cave Road and Grisson Lane

To whom it may Concern,

This is in response to the proposed change to future land use of Northeast Corner of Nellie's Cave Road and Grissom Lane.

I oppose this change to the Comprehensive Plan and would like it to be noted for all state and federal filing. I am a home owner on Nellies Cave Road and have recognized a continued growth of traffic in the area due to other townhome/condo structures built on Fairfax and Ellett roads over the course of a few years. Growing communities continuing further down Nellies Cave/Rt 1260 have also contributed to an increase in traffic. Additional structures of the townhome/condo sort will create more unwanted traffic.

What is most concerning with the increase in traffic is lack of enforcement of the speed limit in the area. No one in government is paying close attention to small children that play in the neighborhood close to these streets or the amount of foot traffic that will be affected. Though I can't enclose data to prove this point, it would seem that more foot traffic results in an area that is more aware of its own space which translates into a somewhat more secure space. If you continue with the proposed change, the foot traffic will go away. There will be no more "Neighbor"hood.

Lastly, knowing the area as I do, I haven't seen any of the townhome/condo sites in the area fully resided. There are quite a few units not filled. If this is to compete with units already established, will they become HUD housing as a result? A tax shelter? A very wise Police Chief in Lynchburg, VA once said "I have no problem with those that live in HUD housing. Those are wonderful and peaceful people needing assistance to get back on their feet. It is those that visit them that is typically the problem." Heard loud and clear, let me add that we have enough visitors to our wonderful university that cause us issues. But, at least it is an arm's length away. You are proposing to put the issue in my backyard. Having small children, this is unacceptable.

Regards,

Don Hall
510 Nellies Cave Rd.
Blacksburg, VA
540.961.0655

Heather Poole

From: Andrew Dolbin-MacNab [adm1013@me.com]
Sent: Monday, June 18, 2012 3:35 PM
To: Blacksburg 2046
Subject: Please forward to Long Range Planning Committee
Attachments: CP-letter-to-town-ADM.pdf; ATT00001.txt

The attached letter is regarding the application to change the future land use designations of parcels owned by Glade Heights LLC. Please forward the attached letter (in PDF format) to the Long Range Planning Committee with the staff analysis.

If possible, please reply to this email to confirm receipt, and to confirm that my letter will become part of the public record that is delivered to the Long Range Planning Committee in advance of their meeting to analyze and vote on a recommendation for the noted application.

Thank you,
Andrew Dolbin-MacNab
1615 Honeysuckle Drive

Monday, June 18, 2012

To Long Range Planning Committee and all Planning and Building Officials of Blacksburg:

I am writing to ask you to continue to support the current Future Land Use designations in the Northwest Sector of Blacksburg, specifically, the future land use designation of parcels 225-A 3 and 225-A 4.

I am a resident of Blacksburg and live in the Village at Toms Creek. I moved to Blacksburg and my specific neighborhood over eight years ago in large part because of the rural character of the Northwest Sector. When I was choosing to live in Blacksburg I was pleased that the Comprehensive Plan was developed with such care and detail, and was written with language that made it clear that the Town valued responsible, managed growth. I liked how the detail in the Comprehensive Plan allowed me to envision how Blacksburg and even my neighborhood might look in 5, 10, 20, or even 40 years in the future.

I have significant concerns with the changes that Glade Heights LLC is asking you to make to the Comprehensive Plan for parcels 225-A 3 and 225-A 4. My concerns are as follows:

Environment:

Every water scientist whom I have spoken to has indicated unequivocally that it would be impossible to build at the proposed future land use density of 4 houses per acre without irreversibly harming Toms Creek. My understanding is that although it may be possible to develop the site in such a way as to decrease peak stormwater flow, it would be virtually impossible to do so at the proposed density without increasing runoff volume and runoff temperature. Increasing runoff volume and temperature will harm Toms Creek – that is not debatable.

As a resident who believes that we have an obligation to be environmental stewards for future generations, I hope that you will strongly weigh the environmental impacts of the proposed increase in future land use density, and will act in support of **maintaining** the current future land use designations of parcels 225-A 3 and 225-A 4.

Traffic Concerns:

Glade Road and University City Boulevard are congested trouble spots on the best of days. Specifically, the intersections of Glade Road and Old Glade Road, and Glade Road and University City Boulevard are very dangerous intersections where I have seen many accidents over the years. By changing the Comprehensive Plan as Glade Heights LLC is requesting for their parcels, I worry that once development occurs, these roads and intersections will go from bad to worse.

In Glade Height's application to change the Comprehensive Plan future land use, I didn't see any references to traffic or any indication that they did a traffic study. While I know that the Town did not require a traffic study as part of the application, it seems to me that having that information would be critical for making an informed evaluation of the proposed changes. At the least, I think a reasonable request from the Town would be to direct the applicants to commission and submit a formal traffic study for these roads before their application will be considered further.

I hope that you will strongly weigh the negative impact to traffic of the proposed increase in future land use density, and will act in support of **maintaining** the current future land use designations of parcels 225-A 3 and 225-A 4.

Economic Fairness:

As part of their application, Glade Heights LLC claims the existing land use designation is an "undue hardship" for their ability to develop the land. However, this is the same group of investors who designed and gained approval for a by-right development back in 2006. I understand that the housing market has declined since then, but Glade Heights LLC is a group made up of experienced real estate investors who should have known the risks inherent to the investment they were making.

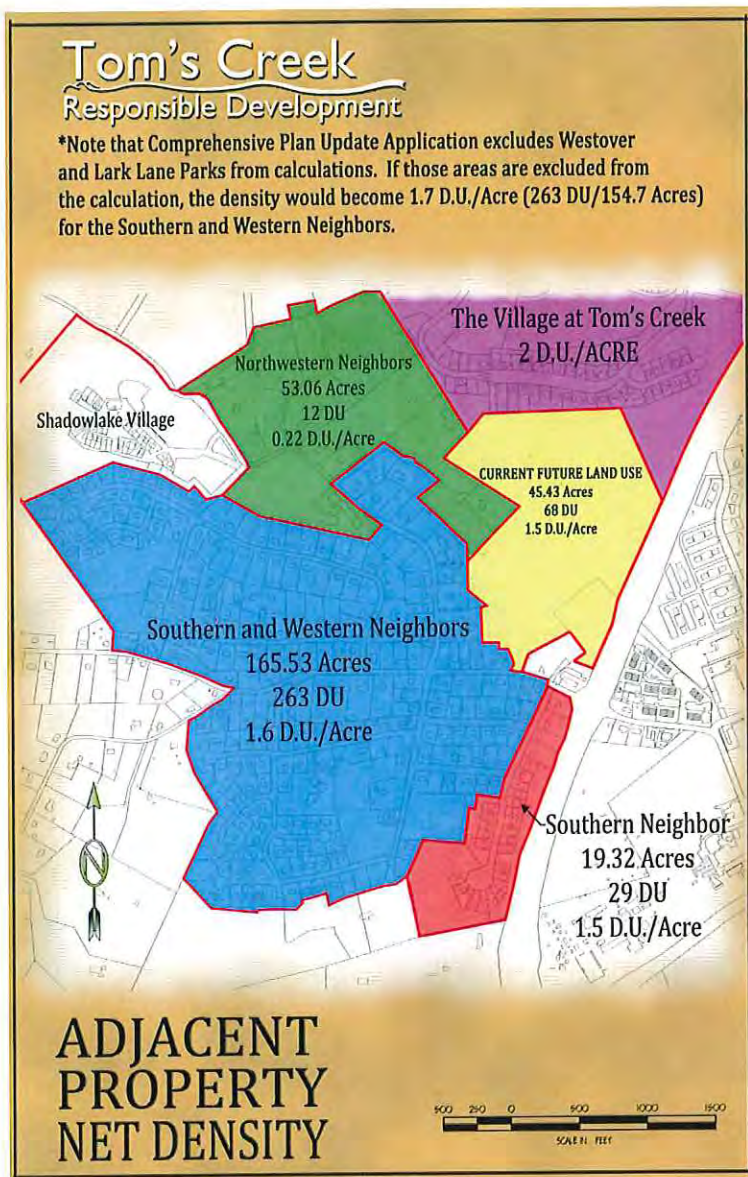
Also, the Comprehensive Plan is designed to be a long-range document that transcends the needs and wants of individuals and holds true to the Town's vision even through the unpredictable ups and downs of the housing market and economy. It hardly seems fair to ask the taxpayers of Blacksburg to "bail out" these professional investors who want to change

the rules so they can maximize their profit on an investment they made with full awareness of the risks involved.

I hope that you will strongly weigh the economic fairness of the proposed increase in future land use density, and will act in support of **maintaining** the current future land use designations of parcels 225-A 3 and 225-A 4.

Surrounding Neighborhoods:

The increased density that Glade Heights is asking you to approve does not match the density of surrounding neighborhoods:



Given that none of the adjacent neighborhoods has density greater than 2 houses per acre, it doesn't make sense to allow the future land use designations to change to allow 4 houses per acre – especially because of the environmental sensitivity of the property, and the other problems previously noted.

I hope that you will strongly weigh the mismatch in adjacent density that would result from the proposed increase in future land use density, and will act in support of **maintaining** the current future land use designations of parcels 225-A 3 and 225-A 4.

Thank you very much for your time and consideration. This is an important issue for our community. Please help make the right choice:

Maintain the current future land use designations of parcels 225-A 3 and 225-A 4.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Dolbin-MacNab". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Dolbin-MacNab
1615 Honeysuckle Drive

Email: adm1013@gmail.com
Phone: 540-558-8224

Heather Poole

From: OttoHarten@aol.com
Sent: Monday, June 18, 2012 3:54 PM
To: Blacksburg 2046
Subject: Rezoning Nellie's Cave - Grissom Lane

**Re: Reclassification request for the north east corner of Nellie's Cave and Grissom Lane: ----
> Rezoning request to R-5**

I have 4 immediate concerns:

- 1) *The character of the adjoining neighborhoods will be irrevocably altered by traffic increase and traffic patterns to access our homes. In recent years this area has already become more dangerous.***
- 2) *The 8 acre area in question does not appear to lend itself to include sufficient space for green way and sound barrier, off street parking, minimum setback requirements and safe entry / exit to Nellie's Cave and Grissom Lane.***
- 3) *The swimming pool on Grissom Lane and the entry to Nellie's Cave Park facilities are accessed in this area also. Children, youth and families with bicycles and baby carriages are traveling through this area.***
- 4) *The entire area of neighborhoods which require use of the Nellie's Cave / Grissom Lane intersection, and those which border directly to the 8 acre area should be notified of all requests for rezoning and planning. This input should be sought and utilized. The neighborhoods need to remain informed about the process.***

**I. Hartenstein
705 Cedarview Drive**

Heather Poole

From: Schafrik, Steven [sschafri@vt.edu]
Sent: Monday, June 18, 2012 4:05 PM
To: Blacksburg 2046
Cc: Jonathan Reid (jreid2@moog.com); 'Laurel Marburg'
Subject: RE: Northeast Corner of Nellie's Cave Road and Grissom Lane

To whom it may concern:

This e-mail contains our comments on the application by Housing and Neighborhood Services to change the Future Land Use of a block of parcels on the corner of Nellie's Cave Road and Grissom Lane.

Virginia State Code § 15.2-2223 states that the Comprehensive Plan is to provide the long term view of transportation, land use and specifically, "designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing". In review of the application Housing and Neighborhood Services (HNS) asserts that the reclassification is an opportunity for convenient development to the HNS. HNS has already contracted several portions of land, HNS has already developed a relationship with Community Housing Partners Corporation (CHP). HNS has even already determined that the area will have 6-9 units per acre, or 60-90 units total. HNS has located this where the Main Street Bus line comes through and has asserted that it is "near shopping". The most commonly cited justification for the project is the removal of the dilapidated private road Blacksburg Lane. All of the above is emphasis on the issues that are convenient for HNS, without consideration of how to "best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants" per the State Code.

Our first concern is that the Blacksburg Comprehensive Plan did not previously adequately account for the construction of housing as is mandated by the State Code. This application implies that the Town of Blacksburg has no other potential locations, or that any other options were considered. Instead, HNS went forward to secure contracts, to contact current owners, to take pictures, to plan the number of units, developed relationships with builders, acquired funding, all ahead of the area being designated for this usage. Meaning, the change in the Comprehensive Plan and the change in the zoning to follow are not drivers of the development but are consequences of the development.

We find it hard to believe that this application is, as stated, in line with the Residential Infill Guidelines as stated in the application. One can simply walk to First and Main (10 minute walk) from the site, or to Gables Shopping Center (15 minute walk) in order to see the tracts of undeveloped land or unoccupied structures that is near to Main Street. The proposed area is away from the center of town near the corporate limits. As stated in the application, "this area can serve as a logical transition." The application is asserting that adjoining high density to low density is a more logical than the existing plan, high density ends at the street. The street then provides both a barrier and transportation.

Our second concern is regarding the health and safety impact that has not been adequately considered in this application. The town water system is stressed in Piedmont Townhomes. In our complex we have had several fresh and sewage lines that required emergency repairs. Our water pressure is at the low end of the acceptable range and the water contains a lot of sediment. If this plan to add 60-90 units comes with changes to the water system (not specified in the application) then the impact on the surrounding water system must be discussed. The same is true for the additional sewage system changes that will be required.

An increase in traffic is mentioned in the application but again is not explored with the rigor that should accompany the statement. The intersection of Nellie's Cave Road, Grissom and Marlinton is a dangerous intersection. Many near miss accidents occur from the grade change along Grissom coming to Marlinton. A few years ago a car drove into the house at this intersection. In order to get through this intersection in nearly all directions one must make a left hand turn across traffic. In addition, there are school bus and Blacksburg Transit routes through this area. The morning BT bus, during regular service is near capacity from the stop at Fairfax and the stops along New Kent, before the next most crowded stop at Grayland. All of this is before the many pickups on Main Street and the main destination of Squires.

There are many bikers that take advantage of the bike lane on Main Street. However, to get to that bike lane, one must take a precarious ride with many blind spots and difficult hills.

Our third concern is related to storm water. The land to be changed in this application is above grade to Nellie's Cave Road and to Donlee Drive. As is, Piedmont Townhomes has spent a lot of effort and money to alleviate the storm water issues that arise from Nellie's Cave road run off. Currently, the land across the road is mostly permeable soil and wooded area. Changing this to be 60-90 units with parking and paved area will only exacerbate the storm water problem down-grade. It is our understanding that the town's storm water system in this neighborhood is already near design capacity. Further, we know that Blacksburg is considering adding a Storm Water Tax that will impact directly communities such as ours. At the same time that Blacksburg is proposing to tax us for our storm water, Blacksburg HNS is proposing a development that may make our problem worse.

In conclusion, HNS is not just proposing a modification for the future land use, but the modification for the immediate land use. This is behind work the HNS has already done to secure that the physical structures will be built. This is not done in consideration of the existing Comprehensive Plan. We find that HNS's application is lacking in several regards, for instance it is stated that the neighborhood has changed "substantially" (see 2c) in the application. Piedmont town homes were built in the late 1970's and early 1980s. The increase in development in the area has all been single family homes many outside the town limits. The only substantial change is that HNS has already done two projects in the immediate area. Other arguments such as the unique hardship (2d) of the current owners, the HNS states that, "CHP currently has options to purchase land from two property owners and is currently pursuing further development opportunities in the area in coordination with the Town's HNS Office". In other words, this is substantial hardship to HNS and CHP's plan because they are the owners of the lots, subject to the contracts. The lots off of Blacksburg Lane do "lack of public road frontage" but do not lack for access, I'm sure Blacksburg Lane was private when they were purchased and the owner was aware, as is indicated in the letters. We find the discussion of Blacksburg Lane to be unconvincing. This is a private road that frankly looks like a driveway. We do not see how it is the Town of Blacksburg's business to be concerned with the appearance of a private road near the edge of town. A majority of the above discussion examines the justifications that are referenced in 2a and 2e of the application. Further, HNS states that 26 units have been "successfully" built elsewhere in the town and have provided pictures. How does the HNS define success? Has HNS done studies of the true impact of these structures on the surrounding community? This application for change is for 60-90 structures, twice the previous "success" in one 10 acre block.

We believe that HNS and CHP have fallen short in their justification of a change to the Blacksburg Comprehensive Plan. We think that this application reflects short term goals of the HNS and is not in accordance with the long term thinking of the Blacksburg Comprehensive Plan. The application states, in 2b, this parcel has been overlooked or misinterpreted. We believe that HNS and CHP have looked at the property and misinterpreted the potential, a mistake that was not made by the existing Comprehensive Plan.

Sincerely,

Steven Schafrik
Vice President
Piedmont Council of Co-Owners Homeowners Association
1739 Donlee Drive
540 230 0412

John Reid
President
Piedmont Council of Co-Owners Homeowners Association
1736 Donlee Drive

Laurel Marburg
Member At-Large

Heather Poole

From: Sylvia Davis Barnard [Sylvt@verizon.net]
Sent: Monday, June 18, 2012 4:58 PM
To: Blacksburg 2046
Subject: AGAINST- proposed changes to Northeast corner of Nellies Cave
Importance: High

Dear Town of Blacksburg

This note is as a citizen living in the impacted neighborhood/ area and long time resident of Blacksburg.
I reside at 607 Landsdowne Drive. I chose this home a year ago as a safe environment for my children to ride their bikes and play in the area without fear of heavy traffic.

Please note that

I am AGAINST the proposal on future changes and multi-family land use in the Northeast Corner of Nellie's Cave Road.

My Father, Dr. Charles Y. Davis, officially owns the home and also is against the proposal.

I oppose this change to the Comprehensive Plan and would like it to be noted for all state and federal filing.

Sylvia Davis Barnard

540-951-1531- home office
770-401-3112 – cell

Heather Poole

From: Mary Ann Bonadeo [maryann.bonadeo@gmail.com]
Sent: Monday, June 18, 2012 5:49 PM
o: Blacksburg 2046
Cc: Anne McClung; Karen Drake; info@tcrd.org
Subject: Re: Glade Heights Comprehensive Plan Amendment
Attachments: Analysis_of_Glade_Heights_Application.pdf

The attached report on our analysis of the Glade Heights Comprehensive Plan Application was delivered to Karen Drake's attention today. On behalf of Tom's Creek Responsible Development, thank you for your careful consideration of the citizens' input throughout this process. I neglected to include a contact number on the report itself, so please do not hesitate to call me at 540-239-3082 or to email me at this address if you have any questions.

Sincerely,
 Mary Ann Bonadeo

On Tue, Jun 12, 2012 at 9:31 PM, Mary Ann Bonadeo <maryann.bonadeo@gmail.com> wrote:

> Dear Long Range Planning Committee, Anne, and Karen,
 >
 > I am disappointed that I will be unable to attend the public input
 > meeting on future land use map amendment requests on Wednesday
 > evening. I have been working with Tom's Creek Responsible Development
 > for the last few months to analyze first the development proposed by
 > Landmark Properties and then the Glade Heights Comprehensive Plan
 > application to change the same property. Unfortunately, I am traveling
 > for business on a trip that was planned several months ago and could
 > not be rescheduled on short notice.
 >
 > I wanted to send this email to register my objection to the Glade
 > Heights request to change its future land use from Very Low Density
 > Residential to Low Density Residential. I am confident that my
 > neighbors will effectively communicate our objections at the public
 > input meeting. I have also been working with members of the community
 > on a detailed analysis of the application that we intend to submit to
 > you by June 18, 2012, for inclusion in the staff report for
 > consideration in future discussions of this application. I look
 > forward to hearing about the public input meeting when I return home
 > this weekend.
 >
 > Best Regards,
 > Mary Ann S. Bonadeo, PE
 > 1205 Village Way South

Letter of Transmittal

Date: June 18, 2012

To: Town of Blacksburg
Long Range Planning Committee
c/o Karen Drake

From: Tom's Creek Responsible Development
c/o Mary Ann S. Bonadeo, P.E.

Please find enclosed one hard copy of our report, Analysis of Glade Heights, LLC, Application to Amend the Blacksburg 2046 Comprehensive Plan, dated June 18, 2012. We are also enclosing a print-out of our on-line petition indicating, as of this date, 212 signatures of Blacksburg residents who support maintaining the current Comprehensive Plan land use designations for the parcels owned by Glade Heights, LLC. We will email you PDF files of both documents for your use in electronic distribution.

RECEIVED

JUN 18 2012

Planning and Engineering
Department



This petition has collected
212 signatures
using the online tools at iPetitions.com

Printed on 06-18-2012

RECEIVED

JUN 18 2012

Planning and Engineering
Department

RECEIVED

JUN 18 2012

Planning and Engineering
Department

Signatures

1. Name: Andrew Dolbin-MacNab on May 06, 2012

Address: 1615 Honeysuckle Drive, Blacksburg, VA 24060

Comments: In my opinion, the Town of Blacksburg has done great work planning the town's growth and development. Members of Town Council and staff, past and present, deserve thanks and appreciation for their vision and thoughtful oversight of the 2046 Comprehensive Plan. The Comprehensive Plan wisely identifies the importance of the Tom's Creek basin and specifies the need to maintain very low density housing that preserves the delicate environmental balance of this area. I agree with the current vision of the Comprehensive Plan and oppose changing the future land use designation of the parcels owned by Glade Heights, LLC.

2. Name: Howard Prince on May 06, 2012

Address: 1237 Redbud Road Blacksburg, VA

Comments:

3. Name: Lynn Ehrke on May 06, 2012

Address: 1808 Honeysuckle Drive, Blacksburg, Va 24060

Comments:

4. Name: Kevin McGuire on May 06, 2012

Address: 1701 Trillium Ln

Comments:

5. Name: Louis & Josephine Cotroneo on May 06, 2012

Address: 1505 Poplar Ridge Circle, Blacksburg, VA 24060

Comments: We, Louis and Josephine Cotroneo are opposed to this proposed modification to the 2046 Comprehensive Plan.

6. Name: Louis And Josephine Cotroneo on May 06, 2012

Address: 1505 Poplar Ridge Circle. Blacksburg, VA 24060

Comments: We, Louis and Josephine Cotroneo are opposed to the proposed modification to the 2046 Comprehensive Plan.

7. Name: Darryl McCallum on May 06, 2012

Address: 1108 Glade Road

Comments:

8. Name: S. Richard Turner on May 06, 2012

Address: 1241 Redbud Rd. Blacksburg, VA 24060

Comments:

9. Name: Renee Gambon on May 06, 2012

Address: 1505 Poplar Ridge Circle, Blacksburg, VA 24060

Comments: Preserve the Land of Tom's Creek Please... :)

10. Name: Heidi Sallee on May 06, 2012

Address: 1209 Village Way South Blacksburg VA 24060

Comments:

11. Name: Lisa Acciai on May 06, 2012

Address: 1221 village way s

Comments:

12. Name: Madeleine Love on May 06, 2012

Address: 1708 trillium lane, blacksburg

Comments:

13. Name: Stephen H. Schoenholtz on May 06, 2012

Address: 1201 Glen Cove Lane, Blacksburg

Comments:

-
28. Name: Michelle Friebe on May 06, 2012
Address: 1305 Village Way South
Comments:
-
29. Name: Bo Webster on May 06, 2012
Address: 1234 Redbud Rd. Blacksburg, VA 24060
Comments:
-
30. Name: Marc Stern on May 07, 2012
Address: 1310 Village Way South
Comments:
-
31. Name: Paul Schmidt on May 07, 2012
Address: 2100 Shadow Lake Rd, Blacksburg, VA 24060
Comments:
-
32. Name: Yan Zhang on May 07, 2012
Address: 1319 karr lane
Comments:
-
33. Name: Joan Dickinson on May 07, 2012
Address: 1503 Poplar Ridge Circle, Blacksburg, VA
Comments:
-
34. Name: Dave Dickinson on May 07, 2012
Address: 1503 Poplar Ridge Circle, Blacksburg, VA
Comments:
-
35. Name: Cheryl Prince on May 07, 2012
Address: 1237 Redbud Road Blacksburg, VA
Comments:
-
36. Name: Carol Linker on May 07, 2012
Address: 913 Village Way North
Comments: Please do not modify the Comprehensive Plan from Very Low Density to Low Density. The environmental impact on the Toms Creek Area would be disastrous. Thank you.
-
37. Name: Traci Sterling on May 07, 2012
Address: 1211 Village Way South
Comments:
-
38. Name: Rick Sterling on May 07, 2012
Address: 1211 Village Way South
Comments:
-
39. Name: James Clay on May 07, 2012
Address: 810 Village Way N
Comments: I don't feel the change to the comprehensive plan is acceptable and not what I would want to live near when I chose where I wanted to live. Further, I feel this change is the first step to shoehorning a development that is absolutely out of bounds for the comprehensive plan and zoning and I feel allowing this would be irresponsible. Blacksburg does not need to be saturated with this high volume housing - there are areas for this and they are already designated in the comprehensive planned that should be followed.
-
40. Name: Dennis Sweeney on May 07, 2012
Address: 1206 Wesover Drive Blacksburg, VA 24060
Comments:

55. Name: Corbin Stone on May 07, 2012
Address: 1620 Boxwood Drive, Blacksburg
Comments:
-
56. Name: Amy Diggs on May 07, 2012
Address: 1217 Redbud Rd
Comments:
-
57. Name: Margaret Sharp on May 07, 2012
Address: 916 Village Way N, Blacksburg, VA 24060
Comments:
-
58. Name: Meghan Farley on May 07, 2012
Address: 1517 Oriole Drive Blacksburg Va 24060
Comments:
-
59. Name: Ron Ferguson on May 07, 2012
Address: 1808 Shadow Lake rd
Comments:
-
60. Name: Matt Farley on May 07, 2012
Address: 1517 Oriole Drive
Comments:
-
61. Name: Andrew Parr on May 07, 2012
Address: 920 Village Way N
Comments:
-
62. Name: Richard Fell on May 07, 2012
Address: 1406 Westover Drive
Comments: I am not only concerned with the 'out of character use' of the property but also with the problems of increased traffic on roads not designed for that kind of flow increase, and with potential problems from increased sewage needs.
-
63. Name: Dana Day on May 07, 2012
Address: 1507 Oriole Dr. Blacksburg, Va 24060
Comments:
-
64. Name: Cindy Shrader on May 07, 2012
Address: 1523 Oriole Dr, Blacksburg
Comments:
-
65. Name: Kelly Grigg on May 07, 2012
Address: 1506 Oriole Drive
Comments:
-
66. Name: De Sturler, Alice on May 07, 2012
Address: 1249 Redbud Rd
Comments:
-
67. Name: De Sturler, Eric on May 07, 2012
Address: 1249 Redbud Rd
Comments:
-
68. Name: Mary Ann Bonadeo on May 07, 2012
Address: 1205 Village Way South
Comments:
-
69. Name: Nathan Francis on May 07, 2012
Address: 1407 Karr Lane

Address: 1701 Trillium Lane
Comments:

84. Name: Cate Cummings on May 10, 2012
Address: 1913 Lacy Ln.
Comments:

85. Name: David Scesney on May 10, 2012
Address: 1204 Village Way South, Blacksburg VA 24060
Comments:

86. Name: Jennie Hill on May 12, 2012
Address: 1302 Village Way S
Comments:

87. Name: H C Rogol on May 13, 2012
Address: 2584 Glade Road
Comments:

88. Name: Berta Rogol on May 13, 2012
Address: 2584 Glade Road
Comments:

89. Name: Rebecca E. Walden on May 13, 2012
Address: 1303 Village Way South
Comments:

90. Name: Don Langrehr on May 14, 2012
Address: 1705 Ginger Lane Blacksburg
Comments:

91. Name: James E Whitener on May 14, 2012
Address: 1513 Poplar Ridge Circle, Blacksburg, VA 24060
Comments:

92. Name: Lucy Goldberg on May 14, 2012
Address: 3300 Old Farm Road, Blacksburg, VA 24060
Comments:

93. Name: Sally Elliott on May 14, 2012
Address: 2004 Linwood Ln
Comments:

94. Name: Gloria Schoenholtz on May 14, 2012
Address: 1201 Glen Cove Lane, Blacksburg, VA 24060
Comments: The current 2046 Comprehensive Plan thoughtfully protects the integrity of the Tom's Creek Basin. Please do not modify it to allow for higher density development.

95. Name: Rebecca Pennington on May 14, 2012
Address: 2680 Goldenrod Rd. Riner, VA 24149
Comments:

96. Name: Zhaomin Yang on May 14, 2012
Address: 1801 Glade Rd
Comments:

97. Name: Scott Bortz on May 14, 2012
Address: 1407 Gladewood Drive
Comments:

112. Name: Leslie Brooks on May 22, 2012
Address: 3520 Mount Zion Rd
Comments: Glade Rd is a peaceful, 2-lane pathway w/ a 25mph limit and NO shoulders..... busy with too many autos already AND many bicyclists.... I urge developers not to destroy the scenic beauty we all enjoy and to heed the warnings of endangering the wildlife in the creek and fields.
-
113. Name: Rene Neron on May 22, 2012
Address: 1614 Westover Drive, Blacksburg, Va 24060
Comments:
-
114. Name: Anonymous on May 22, 2012
Address: 95 Morning Star Ln, Christiansburg, 24073
Comments: Potential future buyer in Tom's Creek Village. We will not buy if the Comprehensive Plan is changed and the proposed student housing is built.
-
115. Name: Arlene Walls on May 23, 2012
Address: 1306 Village Way South, Blacksburg
Comments:
-
116. Name: Jane Mahone on May 23, 2012
Address: 1687 Sage Lane
Comments: I hope that our town will become more and more environmentally aware and careful. That's the kind of town council I wish to have.
-
117. Name: Reabecca Riley on May 23, 2012
Address: 1309 Hillcrest Drive Blacksburg Va
Comments:
-
118. Name: Clayton Hodges on May 23, 2012
Address: 1223 Village Way South
Comments: With the existing future land use being in line with the current as built surrounding densities down Glade Road and Shadowlake, and Tom's Creek recently identified as impaired, I just don't see the justification for increasing the future land use density.
-
119. Name: Chris Bundren on May 24, 2012
Address: 1219 Village Way S., Blacksburg, VA 24060
Comments:
-
120. Name: Sharon Diller on May 25, 2012
Address: 309 Overlook Dr.
Comments:
-
121. Name: Yael Rugar on May 29, 2012
Address: 1012 village way n
Comments: 1012 village way n
-
122. Name: Doug McGraw on May 29, 2012
Address: 515 CRANWELL CIR, BLACKSBURG, VA
Comments:
-
123. Name: Laurence Carstensen on May 30, 2012
Address: 608 Draper Road
Comments: Tom's Creek is Blacksburg's green space. It should stay that way!
-
124. Name: Darrell Bosch on May 31, 2012
Address: 2506 Glade Road
Comments:
-
125. Name: Richard Parsons on Jun 07, 2012
Address: 1002 Village Way N., Blacksburg, VA 24060

-
139. Name: David Sallee on Jun 11, 2012
Address: 1209 Village Way South
Comments:
-
140. Name: Albert Teller on Jun 11, 2012
Address: 807 Village Way North
Comments:
-
141. Name: Joseph Friebe on Jun 11, 2012
Address: 1305 Village Way S
Comments:
-
142. Name: Martha Morris on Jun 11, 2012
Address: 1006 Village Way N.
Comments:
-
143. Name: John Flynn on Jun 11, 2012
Address: 1806 Shadow Lake Rd
Comments:
-
144. Name: Lynn Price on Jun 11, 2012
Address: 2101 Linwood Ln
Comments:
-
145. Name: Tina Keesee on Jun 11, 2012
Address: 1715 Honeysuckle Dr Blacksburg
Comments:
-
146. Name: Sally Waldon on Jun 11, 2012
Address: 1225 Village Way South, Blacksburg, VA
Comments:
-
147. Name: D. Xie on Jun 11, 2012
Address: 1703 Honeysuckle Dr.
Comments:
-
148. Name: Ralph Amateis on Jun 11, 2012
Address: 2303 Spring Hollow Lane, Blacksburg, VA 24060
Comments:
-
149. Name: Lisa Anthony on Jun 11, 2012
Address: 1207 Village Way South
Comments:
-
150. Name: Rick Anthony on Jun 11, 2012
Address: 1207 Village Way South
Comments:
-
151. Name: Kevin J. Edgar on Jun 11, 2012
Address: 1225 Redbud Road, Blacksburg, VA 24060
Comments: It is my feeling that Tom's Creek is an extremely valuable resource to Blacksburg and must be protected. Furthermore, the proposed dense student housing would seriously degrade the current quiet residential neighborhoods that surround the proposed site. This zoning change would be a great disservice to the town and its residents, and would destroy far more value than it would create.
-
152. Name: Jacqueline Bixler on Jun 11, 2012
Address: 1242 Redbud Rd.
Comments:

-
167. Name: Anne Judkins Campbell on Jun 11, 2012
Address: 902 Preston Avenue
Comments:
-
168. Name: Michael G. Sorice on Jun 12, 2012
Address: 1003 Robin Road, Blacksburg, VA 24060
Comments:
-
169. Name: Doug Day on Jun 12, 2012
Address: 1507 Oriole Drive Blacksburg
Comments:
-
170. Name: Alicia Stone on Jun 12, 2012
Address: 1620 Boxwood Drive
Comments:
-
171. Name: Mary Madis on Jun 12, 2012
Address: 1698 Oriole Drive, Blacksburg, VA
Comments: You will wreck the roads if it gets any denser.
-
172. Name: John J. Robertson on Jun 12, 2012
Address: 1213 Redbud Road, Blacksburg, VA
Comments: This is why we have a Comprehensive Plan.
-
173. Name: Anonymous on Jun 12, 2012
Address: 1519 Oriole Dr.
Comments: This development will diminish what makes Blacksburg unique and a great town. The light pollution will affect established neighborhoods and the overall feel and look of our town.
-
174. Name: Anonymous on Jun 12, 2012
Address: 1519 Oriole Dr.
Comments: This development will diminish property values in this surrounding area. Undergrads living in more mature neighborhoods disrupt peaceful living and makes neighborhoods unsafe for kids. Find an area where there's already a concentration of student housing....closer to campus. Students like to live as close to campus as possible.
-
175. Name: Paul Estabrooks on Jun 12, 2012
Address: 1302 Village Way S., Blacksburg VA
Comments:
-
176. Name: Moses Quinones on Jun 12, 2012
Address: 1201 Lakewood Dr
Comments:
-
177. Name: Rajesh Bagchi on Jun 12, 2012
Address: 1602 Greenwood Drive, Blacksburg
Comments:
-
178. Name: Frederick Rugar on Jun 12, 2012
Address: 1012 Village Way North
Comments:
-
179. Name: John Madis on Jun 12, 2012
Address: 1698 oriole dr
Comments: way too much traffic and congestion for Glade Road . Unsafe and makes the area a 'forest of apartments and houses'
-
180. Name: Anonymous on Jun 12, 2012
Address: 2522 cherry ln blacksburg va
Comments:

195. Name: Anonymous on Jun 13, 2012
Address: 1206 Westover Drive, Blacksburg, VA 24060
Comments:
-
196. Name: John And Catalina Walker on Jun 13, 2012
Address: 1718 Honeysuckle Drive
Comments:
-
197. Name: James Neill on Jun 13, 2012
Address: 1406 Briarwood Blacksburg, VA 24060
Comments:
-
198. Name: Mark Benson on Jun 13, 2012
Address: 1902 Lindale Drive
Comments: The corner of Kroger and Glade already needs a stop sign. The corner of Old Glade and Glade would need a traffic light as it is already dangerous. The bridge over 460 would need additional expansion for pedestrians and bicyclists. This is already dangerous and would be compounded by 700 additional beds.
-
199. Name: James And Regina King on Jun 13, 2012
Address: 1915 Lacy La
Comments: Please stop what will be a traffic nightmare on Glad Rd and University Blvd. This development will add 5000 to 6000 trips per day on and already crowd road system.
-
200. Name: Beth Thompson on Jun 14, 2012
Address: 1301 Maplewood Lane
Comments:
-
201. Name: Paul A. Distler on Jun 14, 2012
Address: 2500 Shadow Lake Rd. Blacksburg, VA 24060
Comments: Proposed change in zoning allows for WAY TOO MANY residences for the acreage. The result will be something like "The Projects" in large cities!
-
202. Name: Barbara Perrini on Jun 14, 2012
Address: 908 Village Way North, Blacksburg, VA
Comments: It would be a travesty to ruin this beautiful piece of property with high density housing. I would cause great strain on natural resources as well as the road system.
-
203. Name: Anonymous on Jun 14, 2012
Address: 1204 Westover Dr
Comments:
-
204. Name: Anonymous on Jun 14, 2012
Address: 1222 Redbud Rd, blacksburg, va 24060
Comments:
-
205. Name: Susan Day on Jun 14, 2012
Address: 1608 Westover Drive
Comments:
-
206. Name: Michael Day on Jun 14, 2012
Address: 1608 Westover Drive
Comments:
-
207. Name: Stacye And Jeff Lucas on Jun 15, 2012
Address: 925 Village Way, Blacksburg
Comments:
-
208. Name: Lori Johnson on Jun 15, 2012
Address: 909 Village Way North Blacksburg, VA 24060
Comments:

**Analysis of Glade Heights, LLC,
Application to Amend the
Blacksburg 2046 Comprehensive Plan**

**Prepared by
Tom's Creek Responsible Development
c/o Mary Ann S. Bonadeo, P.E.
and Kimberly J. Hodges, P.E.
June 18, 2012**

June 18, 2012

Tom's Creek Responsible Development has analyzed the application submitted by Glade Heights, LLC, requesting reclassification of Parcels 225-A 3 and 225-A 4 from a future land use of Very Low Density Residential to Low Density Residential. While at first glance, this request does not appear to be a very drastic change, it would allow the future land use of the subject parcels to quadruple in density from one unit per acre to four units per acre. We submit the following reasons why the Blacksburg 2046 Comprehensive Plan should not be amended to allow this increase in density.

1. The Environment

The environmental disturbance needed to construct housing at a density of four units per acre on a steeply sloping site that is a headwater source for Toms Creek will irreparably harm the headwater tributary flowing into Toms Creek, as well as the main channel of Toms Creek. The Virginia Department of Environmental Quality has recently designated Toms Creek as impaired due to water temperature exceedances and impairments to the aquatic life use in the stream. An increase in density would also increase peak flows and total runoff volume, adding to channel destabilization and water quality problems in Toms Creek. Parts of Toms Creek have been considered a reference to what other local streams used to be (e.g., Stroubles Creek). Unfortunately, the ecological integrity of these sensitive systems is threatened by development and the growth of our community. As such, Toms Creek may now be at a tipping point with its recent impairment listing. Requested changes to the 2046 Comprehensive Plan in its headwaters would further threaten the creek.

As part of development in Virginia, the law states that storm water peak flows must be controlled at or below the pre-development level; however, stormwater management does not address the runoff volume. An increased density will cause more water to run off, and this additional volume will have an effect of prolonging the duration of high storm flows. Rather than having stream flow quickly rise and fall during a storm, the longer lasting high flows will have greater opportunity for erosion, potentially scouring stream channels and causing stream bank failure. Further, prolonged high flows from headwater tributaries have greater opportunity to interact and cumulatively affect downstream flows, exacerbating stream peak flows and increasing the likelihood of flooding.

Managing runoff volume is a challenge, especially in the upper Toms Creek drainage basin. Soils have high clay content and overlay limestone bedrock; thus, potential for alternative management strategies, such as infiltration and recharge of storm water, is limited. Consequently, runoff in these types of areas is typically detained in ponds, held between storms and released slowly over time. Although detention ponds may reduce sediment and nutrient levels from lawn runoff, this storage will intensify water temperature issues as the water is retained and exposed to warming sunlight. In addition, increased density would have increased impervious area with higher surface temperatures, heating runoff prior to entering detention facilities. This warming is a critical consideration for Toms Creek because the existing water temperature is too high to meet the State's water quality standard.

When considering the applications for changes of future land use, the updated plan should be considered as well. As of the writing of this paper, language being considered for adoption in the 2012 Comprehensive Plan Update states, "Blacksburg is a responsible headwaters community for Southwest

June 18, 2012

Virginia. Developments within the town should minimize short and long term impacts on surface waters (streams and ponds), groundwater, Karst features and wetlands.” To be the responsible community we would like to be, the responsible action is to consider that the Glade Heights parcel is bisected by a tributary of Toms Creek. The current plan considers this, and thus has applied a Very Low Density designation as well as a Creek Overlay zoning district. In order to protect the creek and uphold the desire to be a responsible headwaters community, these designations should not be changed to accommodate denser development on this parcel. In addition, the Creek Valley Overlay District, of which a portion is located on on Glade Heights property, is designed to protect water quality and reduce the potential for contamination by restricting construction near some creeks and streams. Similar protection should be afforded all stream and wetland assets throughout the Town with watershed friendly designs and practices.

A lower density development meeting the current Land Use designation (very low density) and Zoning (RR-1) can be designed in a much more environmentally sensitive fashion than the proposed future land use reclassification. Lower density with less impervious area will produce less runoff. Forest buffers along the stream and minimal surface water storage can help manage water temperature. Maintaining the current Land Use designation in the headwaters of Toms Creek will help preserve past investments the Town has planned and completed in riparian, wetland, and bottomland restoration along the Creek in Heritage Park. Historical forest clearing for agriculture and wetland and riparian area drainage has plagued these bottomlands in our watersheds for centuries. The health and hydrologic function of the source of headwaters such as the Glade Heights site is critical to maintain ecosystem services on site as well as to the downstream components of these streams that the community values and enjoys.

2. Traffic

In the current comprehensive plan there are several identifying issues outlined for the Northwest sector of town. The plan states that the Toms Creek neighborhood is the largest area of primarily open land remaining within Town, with rolling terrain of moderate slopes, and steeper sloping areas to the northwest at the foot of Brush Mountain. As demand for residential areas in Town increases, the sector will face increasing development pressures. Development that does occur in the area should be designed in a way that preserves the natural and agricultural character of the area.

The plan goes on to state that development of the sector will necessitate transportation improvements to Toms Creek and the plan outlines several major road construction priorities. One of these is access to Prices Fork Road via a future two-lane collector road from Glade Road (Heather Drive Extension) is needed to improve traffic flow, alleviate congestion, and address public safety and other transportation needs as the area develops.

We believe that the traffic resulting from a higher density development would overwhelm existing infrastructure on the already congested Glade Road and University City Boulevard. Currently, the stretch of Glade Road between Old Glade Road and University City Boulevard is not classified as a “collector” or “arterial” road, and access to Virginia Tech from Old Glade Road is no longer possible because only right turns onto Prices Fork Road are allowed. The future Heather Drive Extension, which would connect to

June 18, 2012

Glade Road and provide some relief for the Glade Road-University City Boulevard-Price's Fork Road route, was designated as 15th of 25 Road Project Priorities in the October 2009 Transportation chapter of the Comprehensive Plan. With federal and state funding for transportation construction uncertain in the current fiscal climate, we cannot expect the Heather Drive Extension to be funded before development might occur on the Glade Heights parcels.

Because the property is currently zoned RR-1, with a maximum density of one unit per acre, the zoning would still have to be changed in order to permit a development meeting the maximum density of four units per acre allowed under the proposed Future Land Use designation. Since a traffic impact study would likely be required in order to rezone the property, we request that Town require the property owner to prepare a traffic impact study to identify the impact of the proposed increase in density. It does not make sense to amend the Comprehensive Plan to allow a higher density that may not be supported by the existing infrastructure. A zoning applicant could potentially proffer improvements to Glade Road, but the physical constraints of the bridge over Route 460 and the narrow right-of-way between Kroger and University Mall may restrict such improvements more than any other factors.

3. Undue Hardship

The property owner claims that the land use designation imposes an undue hardship, making it infeasible to develop the property. However, please recall that Glade Heights LLC, submitted a preliminary plat in 2006, which was approved by Town Council, for a "by-right" development of the property in accordance with the existing RR-1 zoning. As we all know, there have been significant changes in the real estate market across the United States since that time, and perhaps that proposed development is not currently feasible. However, the Blacksburg 2046 Comprehensive Plan is supposed to be a long-term vision for the Town's ultimate development and should not be changed to accommodate a single property owner's short-term desire or influenced by cyclical ebbs and flows of the housing market.

Glade Heights also indicates that the property is underutilized because infrastructure already exists on the site to support up to four units per acre. However, this is not completely true. While there is capacity for some utilities, there would need to be significant utility construction on the site including, at a minimum, a wastewater pump station located at a low point in the property, possibly very close to the creek. Almost all sites require infrastructure work for development, and a significant network of utility construction would need to be completed to meet the water, sewer, electrical, and communications needs of any development on this site, and more so if the future land use density were to increase.

A small portion of the Glade Heights property, closest to Glade Road, is already designated as "Low Density Residential." The property owner claims that this split future land use designation also contributes to the undue hardship; however, the owner was aware of this designation upon purchase of the land. If you look at the future land use map with the stream location in mind, it is clear that the Comprehensive Plan's goal is to maintain a buffer of significantly lower density development closest to the stream. We would argue that this split designation should allow the developer to cluster homes in

June 18, 2012

the area closest to Glade Road, leaving a natural buffer to protect the stream while also minimizing the infrastructure development cost.

Finally, we believe it is important to remember that Glade Heights, LLC, is a group of experienced land developers who speculated on this piece of property and now aren't satisfied with their options in light of the current housing market. These are the same owners who initially expressed intent to develop the property in accordance with the existing Comprehensive Plan and zoning, and they did not request a change to the Comprehensive Plan at the time when they purchased the land. This is not a situation of a family who farmed the land for multiple generations and now wants to change the land use in order to sell it for a profit; rather, the owner made an investment in the land knowing full well what its options were and wants to change the rules before selling it now that the original plan for it does not meet its internal profit goals. Why should the taxpayers of Blacksburg, who will be left with the burden of environmental and infrastructure costs, bail out these professional real estate investors who made a bad investment just before the downturn in the housing market? The future land use of this parcel has not changed since the future land use designations currently in use were defined and the first version of Blacksburg 2046 was written. We believe updates to the Comprehensive Plan should maintain this long-term vision.

4. Cluster Development

In its application, Glade Heights LLC claims that the current land use designation limits its ability to cluster homes and leave larger areas of open space. However, because of the environmental sensitivity of the areas closest to the stream, we believe it makes sense to cluster the development away from the stream, similar to the preliminary plat proposed by Glade Heights in 2006.

The purpose of cluster development is to:

- promote integrated site design that is considerate to the natural features and topography;
- protect environmentally sensitive areas of the development site, as well as preserve important natural features, prime agricultural land, and open space;
- minimize non-point source pollution by reducing the area of impervious surfaces on site;
- encourage saving on infrastructure and maintenance costs by decreasing the area that needs to be paved and distance for public utilities; and
- create more area for open space, recreation and social interaction.

The intent of cluster development is to develop less total land area while allowing the same number of total housing units as would have been allowed for a conventional subdivision. The goal of cluster development, however, is not a justification to allow for a greater density of units that cover more impervious surface area than what is provided under original zoning.

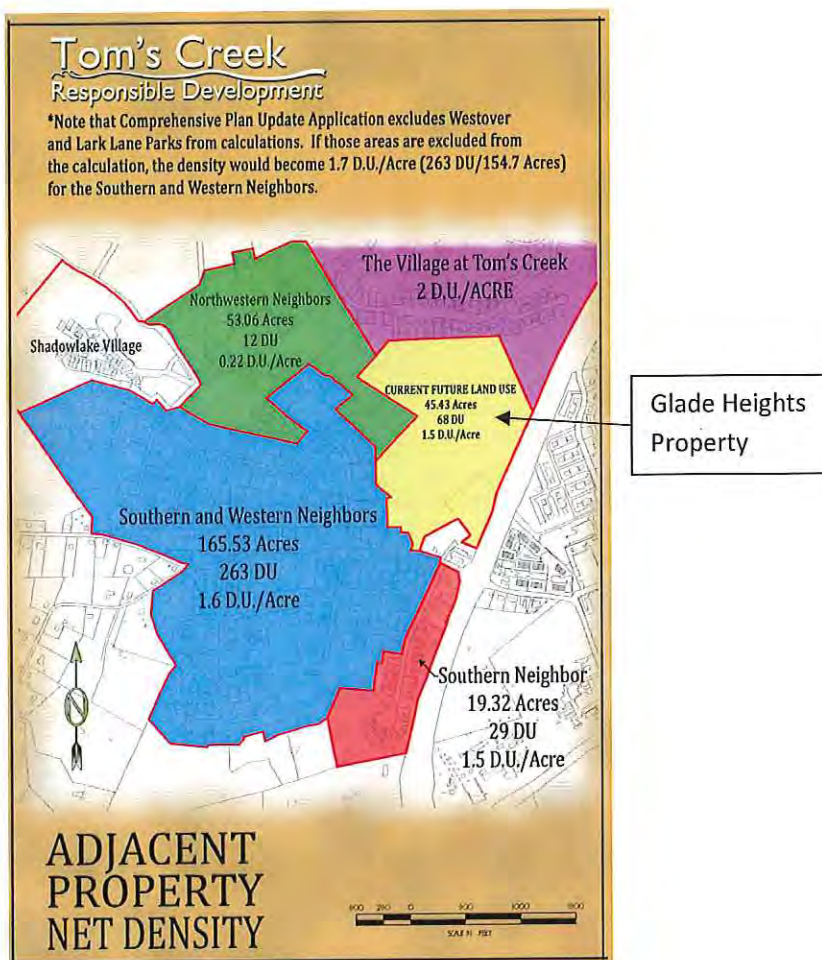
Under the existing RR-1 zoning on this site of approximately 45 acres, 45 units are permitted by right. Because the RR-1 district has no minimum lot size, the ability to cluster development is not restricted. Further, the 50% open space requirement allows for substantial area to be left in its natural state to protect the stream. The approved 2006 preliminary plat accomplished both clustering and open space and had little or no opposition from adjacent property owners. However, a portion of the site is already

June 18, 2012

designated with a future land use of Low Density Residential with the remainder designated as Very Low Density Residential, and the current Comprehensive Plan would actually support a total of 69 units on the approximately 45-acre site. A rezoning to a Planned Residential District with 69 units or less would allow a developer enough flexibility to creatively cluster the housing units, accommodate the physical constraints of the Creek Overlay District and steep slopes, minimize infrastructure costs, and still meet the existing Comprehensive Plan goals. Changing the Comprehensive Plan would not change the developer's ability to design a cluster development at all – it would only increase the density allowed in that development.

5. Surrounding Neighborhoods

The density of all of the surrounding neighborhoods is 2 units per acre or less. The applicant provided a map showing the zoning and approximate densities of the surrounding properties, but we hereby submit the following map showing the calculated actual density of the surrounding neighborhoods as they have been constructed. None of the adjacent neighborhoods is denser than 2.0 units per acre, and it does not make sense to allow a much denser development in the middle of these existing single-family neighborhoods.



June 18, 2012

6. Comprehensive Plan Considerations

The applicant has stated that the proposed amendment will allow future development that is consistent with the Comprehensive Plan's vision, and they have provided a list of goals from the plan that would supposedly be met by allowing this future land use designation to change. In contrast, and in addition to the concerns stated above, we submit the following Comprehensive Plan goals that will be hindered by changing the Glade Heights property to a higher density than that allowed in the current plan.

ENVIRONMENT

Objectives and Action Strategies

Watersheds

- D. Recognize, preserve, and restore watershed assets so that surface and groundwater quality and quantity can meet the needs of the human and natural systems in our community.
 - 2. Protect streams with high water quality from becoming impaired. (Note that Tom's Creek was recently designated as "impaired.")
 - 8. Protect water quality and prevent watershed contamination from land disturbing activities, fertilizer and herbicide application, and other possible sources by establishing and maintaining natural vegetative buffers.
- K. Preserve wildlife habitat, especially native habitat
 - 1. Conserve and protect networks and corridors of natural vegetation, forest cover, wildlife habitat, and undeveloped steep slopes.
- L. Preserve forested, agricultural and pastoral landscapes, ridgelines, and other viewsheds.
 - 5. Utilize Planned Residential and Rural Residential zoning as an open space preservation technique, and continue to educate the public on the benefits.
 - 17. Minimize site disturbance to protect existing tree canopy, native vegetation, and pervious surfaces to encourage open space.
- M. Preserve open space as a preferred land use on fragile terrains.
 - 1. Review and amend Zoning and Subdivision Ordinances accordingly, to
 - a. Prohibit development on all slopes exceeding 25 percent.
 - b. Prohibit development in wetlands
 - c. Restrict development in riparian buffer zones.

COMMUNITY PLANNING

Preserve Rural Community and Landscapes – There is little doubt that Blacksburg and the surrounding area will continue to grow and develop. However, the sense of living in a rural setting is still strongly felt and supported by residents of the Town. Identifying critical features and supporting appropriate agricultural and forestry production within Montgomery County is an important step toward maintaining a pastoral surrounding that is easily accessible to Town residents.

Protect and Enhance Natural Stream Systems – Blacksburg's history and current local issues are intertwined with the ponds, rivers, and watersheds found within the Town. Water sources have been thought to be purely functional, but water sources, in many cases, have been considered aesthetically significant and have been so designated to enhance Town and university sites. Significant historical water sources are the Virginia Tech Duck Pond, Shadow Lake, Hethwood

June 18, 2012

Pond, Stroubles Creek, Toms Creek, Spout Spring and College Spring. New development should be extremely sensitive to construction close to streambeds, and additional piping of streams is strongly discouraged.

Objectives and Action Strategies

- A. Provide a quality mix of housing styles and choices in a variety of price ranges that are available throughout Town.
 - 2. Locate high-density residential housing only where access and mass transit are available and the road network system is capable of handling the increased traffic generation.
- D. Preserve and enhance the integrity and quality of existing residential neighborhoods.
 - 2. Encourage new infill development in established areas that is compatible with existing and/or planned land use, that is at a compatible scale with the surrounding area, and that can be supported by adequate public facilities and transportation systems.

LAND USE: ENVIRONMENTAL

Soil erosion, stormwater run-off, and non-point source pollution are key environmental concerns that the Town should carefully monitor. As development continues throughout the sector, more rooftops and pavement as well as undersized storm drains and retention ponds will lead to more run-off and non-point source pollution of groundwater; in addition to sedimentation of streams by erosion. Preserving agricultural uses, minimizing the number of special uses and 'exceptions' to zoning and development regulations, and dedications for significant open space when rezoning for higher intensity uses are strongly encouraged. Good comprehensive planning, proactive land use policies, and a strong enforcement and maintenance of existing development regulations and land use policies by the Town are critical to minimizing negative environmental impacts due to development in the sector and maximizing the preservation of open space, greenways, and park land.

CONCLUSIONS

The future land use designation of the Glade Heights property has not changed since the Blacksburg 2046 Comprehensive Plan was first drafted and the current future land uses were defined. It simply does not make sense to change the Town's long-term vision for the short-term benefit of a single property owner, particularly when the long-term environmental effects of this requested change would be a burden to the Town for generations to come. The character of the surrounding neighborhoods, as well as the unique characteristics of this property, including its role as a headwater of Toms Creek were clearly considered in the original version of Blacksburg 2046 and should not be discounted in the 2012 Comprehensive Plan Update. **The future land use of the Glade Heights property should remain unchanged.**

Heather Poole

From: Erna Kubin [ekubin@yahoo.com]
ent: Monday, June 18, 2012 8:50 PM
o: Blacksburg 2046
Subject: Rezoning Nellies Cave/Grissom

We oppose the proposed rezoning of the Forest Hill subdivision on Grissom Lane and Nellies Cave for the following reasons:

A rezoned area would

- Significantly increase traffic on the relatively narrow two-lane streets of Nellies Cave and Grissom, thereby decreasing the safety of these streets.
- Drastically change the friendly neighborhood of the Forest Hill subdivision.
- Substantially decrease the property value of the existing single-family homes in our subdivision.

We especially oppose any extension of Landsdowne from Grissom to Greenwood that might be planned in connection of the development of the area proposed for rezoning.

Sincerely,

Erna and Konrad Kubin

707 Cedarview Dr.
Blacksburg, VA 24060

Heather Poole

From: Janet Sawyers [sawyers@vt.edu]
Sent: Tuesday, June 19, 2012 10:25 AM
To: Blacksburg 2046
Subject: updating comprehensive plan

To whom it may concern: I am just learning about a public input meeting which was held on Wed, June 13 to comment on an application and the update to the Comprehensive Plan. I live at 502 Forest Hill Drive and in the section of land/property that is being re-zoned. I am **distressed** that a neighbor who lives at 504 Nellies Cave Rd. received notification but that residents on Forest Hill Drive and other surrounding streets who will be greatly impacted by the proposed changes were **NOT** notified. I would greatly appreciate the opportunity to speak with the appropriate people in regard to this issue and to request that my neighbors and neighborhood be notified and given the opportunity to have input on the plan. I called the telephone number 961-1126 listed on the card and had to leave a voice mail message. Some of my neighbors do not have a computer so no way to access the sites listed on the post card notice my neighbor shared with me. Janet Sawyers

Heather Poole

From: Karen Drake
Sent: Wednesday, June 20, 2012 12:28 PM
To: Heather Poole
Subject: FW: Public Comments

From: Eddie Baker [<mailto:eddie@spiritfm.com>]
Sent: Monday, June 18, 2012 10:20 AM
To: Karen Drake; 'Eddie Baker'
Cc: 'Tom Roberts'; 'Michael Hedgepeth'
Subject: Public Comments

To Karen Drake

Ref: Public comments

Karen,

Comments were made concerning changing the classification of land bordering the Fincastle Subdivision. While my family does own that land, it was for the purpose of putting houses in that area. This is where my mother lives and we have no plans to change anything there.

Comments were made concerning some of the other requests that supports the building of one and two bedroom units for graduates, young professionals, couples and retired persons. This is what we are attempting to do in the area we submitted. It is not our intend to build 4 and 5 bedroom units, which would be strictly undergraduate housing.

The mix of residents we currently have and have had over the past 40 years, consist mainly of graduate students, couples, professionals, retired persons and some under-graduate students.

Our requests meets the intentions of the Future Land Use Downtown Planning Sector in that it supports In Fill Development that supports the building of one and two bedroom units in this area, within walking distance of downtown and VA Tech.

Thank You

Eddie Baker
552-4281

Heather Poole

From: Karen Drake
Sent: Wednesday, June 20, 2012 12:28 PM
To: Heather Poole
Subject: FW: Baker Properties land use classification

From: tomrobertsengineering@gmail.com [<mailto:tomrobertsengineering@gmail.com>] **On Behalf Of** Tom Roberts
Sent: Monday, June 18, 2012 6:57 AM
To: Karen Drake; Anne McClung
Cc: Eddie Baker; Michael Hedgepeth; Tom Roberts
Subject: Re: Baker Properties land use classification

Karen Drake,

As part of the comment section for the public meeting last Thursday, I make the following recommendation:

The Long Range Planning Committee should include in the recommended draft of the changes to the comprehensive plan, wording that would encourage the development of multifamily housing for young professionals and graduate student housing for the Downtown Planning Sector. This might include a statement such as "multifamily housing consisting predominantly of one and two bedroom housing units".

There has been the expressed fear that housing originally made for one type of the population could degrade, by resale or other means, to a by-rights concentration of undergraduate housing. Specifying that future multifamily housing be one and two bedroom type housing could go a long way to addressing this concern.

Tom Roberts
Thomas I. Roberts P.E., C.F.M.
Roberts Engineering Inc.
P.O. Box 332, Blacksburg, Virginia, 24063
(1601 South Main, Blacksburg, Virginia, 24060)
Office 540-953-9024
Cell 540-449-9024
Fax 540-552-8020

On Sun, Jun 17, 2012 at 10:05 PM, <michael.hedgepeth1@gmail.com> wrote:

Karen

Please see attached letter from me supporting future land use reclassification from medium density residential to high density residential on Baker parcels. Please let me know if you have any questions or need any other information. Thank you. Michael.

Sent on the Sprint® Now Network from my BlackBerry®

Heather Poole

From: Karen Drake
Sent: Thursday, June 21, 2012 7:09 PM
To: Heather Poole
Subject: FW: Comprehensive Plan amendment requests...

-----Original Message-----

From: Valdis Kletnieks [<mailto:valdis@vt.edu>] On Behalf Of Valdis Kletnieks
Sent: Thursday, June 21, 2012 5:14 PM
To: Karen Drake
Subject: Comprehensive Plan amendment requests...

At the June 13 public input meeting, I spoke in opposition to proposal #4 (1003 Giles Rd).

Having read the documents in more detail, it appears that the owner of 1003 wants to build a second building similar to the first one (4 units, not sure if it's 8 or 12 bedrooms) - I'm guessing that would put it at 21 or 22 bedrooms per acre, exceeding the medium-density limit.

I'm in fact not opposed to a second similar building of the same size - I'm more concerned if the property gets sold and is zoned for 20+ bedrooms/acre, and a future owner is able to build a large University Terrace-style building.

What would be the proper way to allow the owner to build another 4-unit building, but not anything much larger? I admit *totally* not understanding the zoning process - would the proper way be to work to maintain it as medium-density zoning, but then allow a conditional use permit that's slightly over the 20-bedroom limit?

Valdis Kletnieks

Karen Drake

From: Karen Drake
Sent: Wednesday, July 11, 2012 5:08 PM
To: 'Caroline Mullins'
Subject: RE: Cedarfield Apartments, Ellet Road Reclassification Request
Attachments: LRPC July 12, 2012 Agenda.docx

Hi Caroline,

I'm back in the office and following up on your email from Monday. First, my apologies for the mistake with your name. I'll be working on getting the official Town record updated. I'll also note the correction and distribute your comments to the Long Range Planning Committee at their meeting on Thursday, July 12th. The meeting is open to the public and I've attached the agenda for your information. The Committee will be reviewing the Future Land Use Request at Cedarfield Apartment that you are concerned about.

Please let me know if you have any other questions.

Thank-you,

Karen Drake
Comprehensive Planner
Town of Blacksburg
www.blacksburg.gov
(540) 951-4446

From: Caroline Mullins [<mailto:carosmullins@yahoo.com>]
Sent: Monday, July 09, 2012 5:00 PM
To: Karen Drake
Subject: Cedarfield Apartments, Ellet Road Reclassification Request

Dear Ms. Drake,

I was just looking at the notes taken from the town meeting on June 13 and I just wanted to send to you my notes that I used when I spoke that evening. My name was taken down as Carolyn Stewart Holland, It is actually Caroline Stewart Mullins. I've attached my notes and I hope that they are helpful in the meeting tomorrow. I was also curious if that meeting will be public? Thank you for your time. I hope that some decisions will be made for the best of everyone.

Sincerely,
Caroline Stewart Mullins

As stated at June 13th meeting regarding the reclassification request for 403 Ellett Road:

Good evening. My name is Caroline Stewart Mullins and we own a home at 505 Ellett Road. The property under discussion, 403 Ellett Road is directly behind our house with the property line being approximately 20 feet away from our back porch. We purchased the property based on the existing land-use plan that the property was low density. Tonight I speak in behalf of my family of four, as well as the other children and families who live in our neighborhood.

Our concerns if this property is approved for high-density residential are as follows:

- 1) The land as it exists is well balanced between Low Density, Medium Density, and High Density. Increasing the property to High Density means that you are getting rid of the buffer to the Low Density community. Essentially it creates a narrow strip of Low Density residential which sets it up to fail as you squeeze it between medium and high density. This ruins the integrity of a low density community.
- 2) The noise level: The primary occupants at Cedarfield are students. We love Virginia Tech students and our town would not be the same without them! However, we are already able to hear "night life" and such. It is not bothersome, however if it were any closer we fear that it will be. As our children grow, we would like to keep their exposure to the college lifestyle at bay as well.
- 3) This proposed plan puts High Density adjacent to our Low Density properties, decreasing our land values and quality of life. We relied on the town's comprehensive plan when we purchased our property just a year ago. To arbitrarily change this plan, drastically effects our family and neighbors.

We do not want this beautiful piece of land to be high density residential. We understand the property owners' challenge with this property. Fortunately Cedarfield II owns adjacent property which would allow them to create an easement under the existing status of low density. There is an opportunity for other creative uses for this land that would enrich the community vs. overdeveloping it.

Thank you for considering these concerns as you make your decision.

Heather Poole

From: tomrobertsengineering@gmail.com on behalf of Tom Roberts
[TomRoberts@RobertsEngineering.biz]
Sent: Tuesday, July 31, 2012 4:58 PM
To: Blacksburg 2046
Cc: Tom Roberts
Subject: Long Range Planning Committee action on Blacksburg Comprehensive Plan - Roberts Comments

To: The Long Range Planning Committee Members

Thank you for dedicating your personal time toward making Blacksburg a better place. I have the following comments:

1. The Comprehensive Plan should contain a "Current Land Use Map". Again and again during various committees in Blacksburg using the comprehensive plan the committee member always are looking for context, and what is currently on the Current Land Use Map is invaluable for committee members to make informed choices. A good way to test the validity of this claim is for you to think about the last 5 requests you had before you, and ask yourself did you have a clear and accurate understanding of what was around each request or on the property for the request even with the existing land use map available?
2. A fact of life in a College Town is undergraduate student housing conflicts with long term residents lifestyles. Clear and concise language is needed to encourage student housing in appropriate areas while not preventing multifamily housing that is compatible with residential neighborhoods. Restricting future rezonings and conditional use permits for multi family developments to predominantly one and two bedrooms will allow the creation of developments that cater to young professionals and graduate students that would be more compatible with residential neighborhoods.

Thank you.

Tom Roberts

Thomas I. Roberts P.E., C.F.M.
Roberts Engineering Inc.
P.O. Box 332, Blacksburg, Virginia, 24063
(1601 South Main, Blacksburg, Virginia, 24060)
Office 540-953-9024
Cell 540-449-9024
Fax 540-552-8020

Karen Drake

From: Mark Cherbaka [cherbaka@yahoo.com]
Sent: Sunday, August 26, 2012 11:19 PM
To: Blacksburg 2046
Subject: Comment/Input on Comp Plan

I wanted to officially record my comment on the proposed future land use map that I saw at a recent open house.

1.) Do NOT expand the area C mixed use overlay:

Area C, which is the red-outlined area that has the mixed-use overlay has been expanded to the north and south east of the existing area. I'm not sure if this is in reaction to a request by one of the landowners there for that expansion or not. Either way, these areas were commercial before, so they allow a large variety of uses anyway. What does the mixed-use overlay offer? After doing some digging around and looking through the town code, it seems that the major advantage for a landowner would be the ability to _add_ high density residential and retain the commercial, without having to meet as stringent of a parking requirement. Given this specific, proposed expansion area's proximity to a gentrifying residential neighborhood that the comp plan calls for retaining it's residential quality (Bennett Hill/Progress to the northeast); and given the propensity of residents of this town to own vehicles; and given the already tight parking for the commercial areas in this part of town; and given the negative (approved long ago) encroachment of the commercial use into the neighborhood (parking behind 622 North); and given the fact that the 700 and 800 blocks of Progress are already heavily used by the commercial businesses in this area; and given past negative experience with high density housing on Main St. with insufficient parking, it seems obvious and apparent that expanding the mixed use to these small properties across main street will lead to overuse of these properties that will have spillover effects into the neighborhood... there's simply not enough land to redevelop these properties using the mixed-use designation in an economic way that won't lead to these negative effects. Speaking for myself, my wife, and many of my neighbors, we believe that this expansion of the mixed-use area C should NOT be added into the comprehensive plan. There is no good reason to do it at this time.

2.) Review and change much of the Medium-density residential in Bennett Hill/Progress (BH/P) (and perhaps Downtown Eastside) to Low-density residential.

The Low-density residential future land use calls for up to 4 houses per acre. The current structures in most (if not all) of the areas now zoned R-5 in BH/P are set up at 4 houses per acre or less. By saying in the comp plan that we want the future land use to be Medium-density (which allows far more than this), we are basically calling for these houses to be torn down and redeveloped or calling for more structures to be added to the properties in the future; however, the comp plan is clear that this area should retain it's residential character.

This cannot be done with more dense housing. I can't speak as well for the Downtown Eastside neighborhood, but I think many of the structures there would fall into the same basic descriptions and that area should be carefully reviewed, too. These areas should be reviewed and I strongly recommend that the future land use designation should be changed to low-density residential, as they currently are.

Thank you,
 Mark Cherbaka
 817 Montgomery St.

Karen Drake

From: Robert Canter [bcanter2@gmail.com]
Sent: Tuesday, August 28, 2012 7:12 PM
To: Blacksburg 2046
Subject: Seconding Mark Cherbaka's Comments on Comp Plan

Please note us as fully agreeing with Mark's comments (pasted below). We also believe that his comments accurately reflect our neighborhood's concerns about the town's best interests.

Respectfully,
 Bob Canter & Family
 201 Giles Rd.
 Blacksburg, VA

From: Mark Cherbaka <cherbaka@yahoo.com>
To: "blacksburg2046@blacksburg.gov" <blacksburg2046@blacksburg.gov>
Sent: Sunday, August 26, 2012 11:18 PM
Subject: Comment/Input on Comp Plan

I wanted to officially record my comment on the proposed future land use map that I saw at a recent open house.

1.) Do NOT expand the area C mixed use overlay:

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