Information Provided by the Developer

(New Information)

- Site Plan
- Local Support – Blacksburg
- County Benefits
- Rezoning Application
- County Comprehensive Plan Excerpts

GIVENS LANE – VARIABLE WIDTH R/W

N74°04'38"E 51.40'

N70°06'11"E 263.77'

N86°08'25"E 72.96'

P.B. 18, PG. 30

N/F
JOHN D. SLUSSER
TAX MAP #196-1-3A
PARCEL ID #017653
D.B. 257, PG. 210

N19°21'17"W 326.57'

N/F
LYNN A. ALMOND AND
JAN K. ALMOND
TAX MAP #196-1-3C
PARCEL ID #004417
INST. #2009001874

N69°34'43"E 374.42'

N/F
ROBERT J. DUNAY REVOCABLE TRUST &
DONA W. DUNAY REVOCABLE TRUST
TAX MAP #196-1-4
PARCEL ID #030656
INST. #2008005945

N/F
JOHN D. SLUSSER
TAX MAP #196-1-3B
PARCEL ID #017654
D.B. 242, PG. 242

N22°13'59"W 470.19'

BLACKSBURG
ESTATES, LLC
± 9.67 AC.
TAX MAP #196-1-3

LINE TO BE VACATED

± 1.27 AC.
FROM TAX MAP #196-1-1
TO BE ADDED TO TAX MAP #196-1-3

S20°21'48"E 697.37'

BLACKSBURG
ESTATES, LLC
± 16.26 AC.
TAX MAP #196-1-1

AREA WITHIN
PARCEL TO BE REZONED
± 10.94 AC.

REMAINING AREA OF
TAX MAP #196-1-1
± 14.99 AC.

S46°33'18"W 118.86'

S84°53'03"W 264.18'

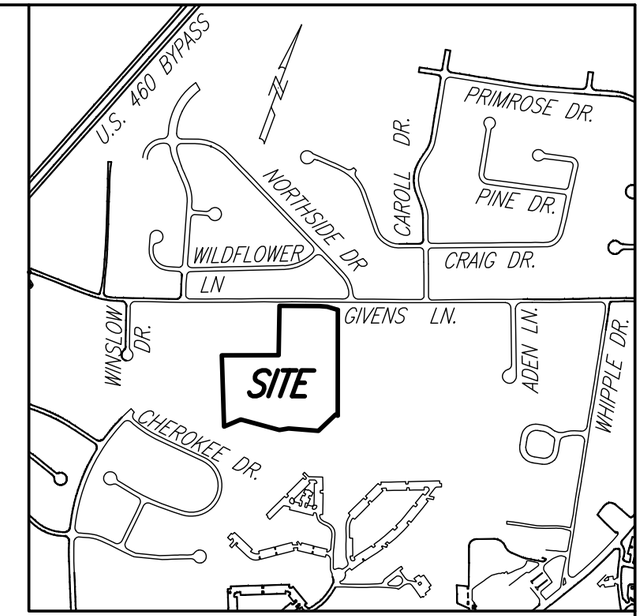
S60°26'18"W 62.32'

S74°04'11"W 196.83'

S26°10'35"W 157.34'

N81°33'57"W 15.52'

N/F
COMMONWEALTH OF VIRGINIA
INST. #2010002741
TAX MAP #196-1-3E
PARCEL ID #170075



VICINITY MAP
1" = ±1,000'

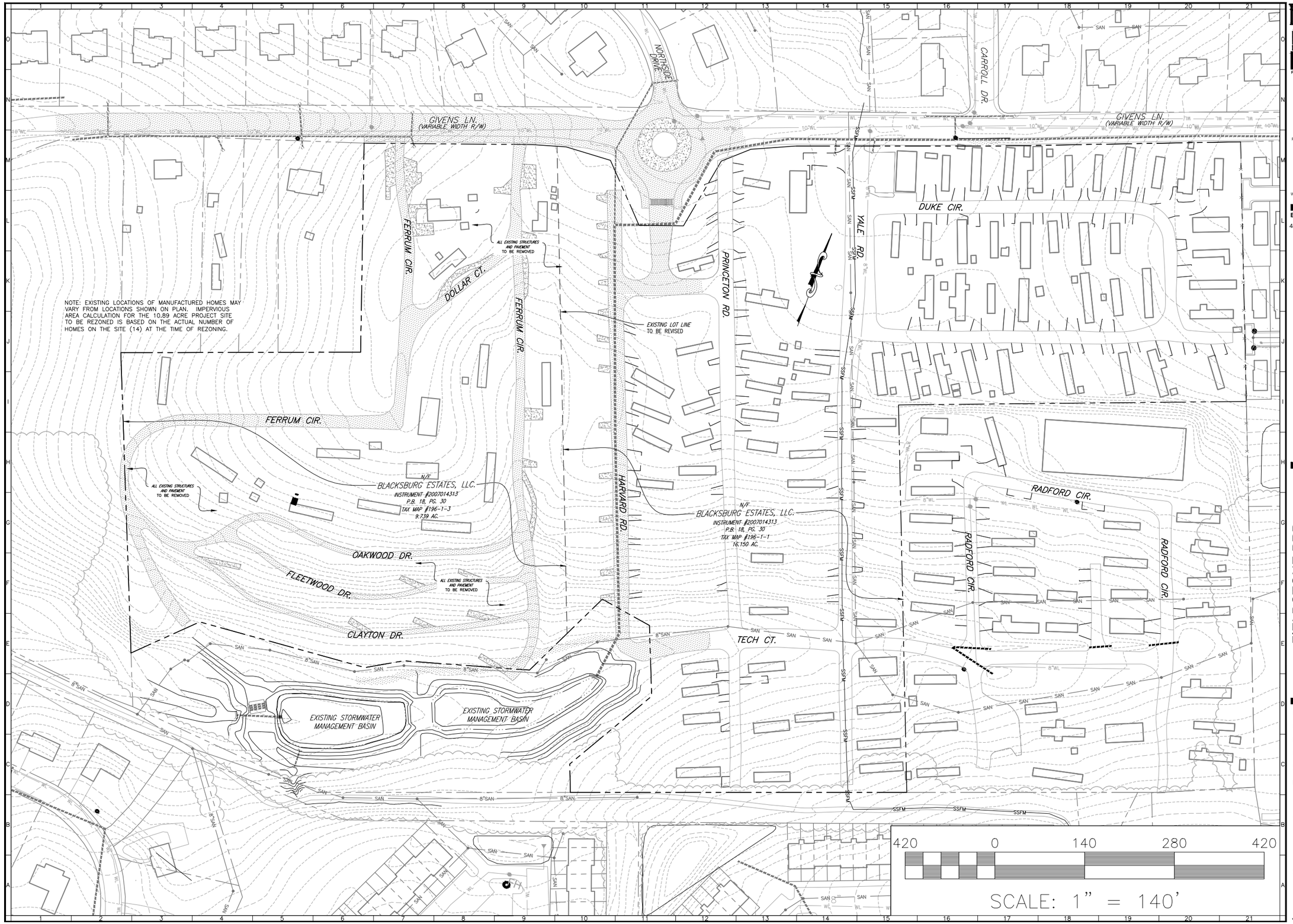
100 0 100 200 300

Scale 1" = 100'

THIS MAP IS A COMPILATION OF DEEDS, PLATS AND MAPS OF RECORD AND DOES NOT REPRESENT A LAND SURVEY WHATSOEVER.

MAP FROM RECORDS
FOR
BLUESTONE LAND, LLC
SHOWING AREA PROPOSED FOR REZONING
LOCATED ON GIVENS LANE
TOWN OF BLACKSBURG
PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATE: NOVEMBER 3, 2014
REVISED FEBRUARY 5, 2015
JOB #B140100.00-A
SHEET Z-1
SCALE: 1" = 100'

TEL: 540-381-4290 FAX: 540-381-4291
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073
BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW
PLANNERS ARCHITECTS ENGINEERS SURVEYORS



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Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

FIELDSTONE PRD

GIVENS LANE

EXISTING CONDITIONS

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

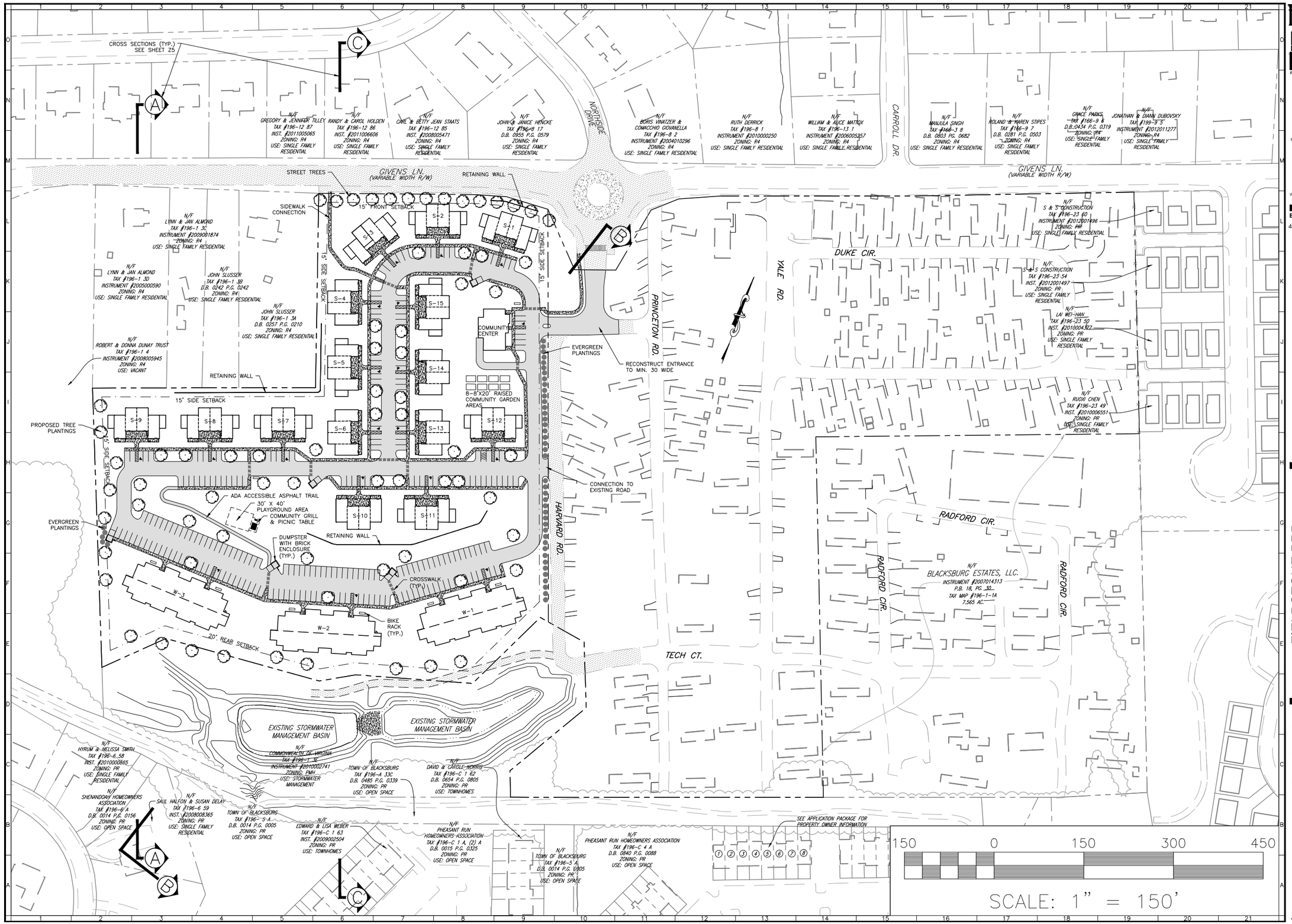
DRAWN BY	JRT
DESIGNED BY	JRT
CHECKED BY	SMS
DATE	11/1/14
SCALE	1" = 140'

REVISIONS:
11/17/14
12/29/14
1/9/15
2/5/15

SHEET NO.

Z2

JOB NO. B1400100.00



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Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

FIELDSTONE PRD

GIVENS LANE

MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

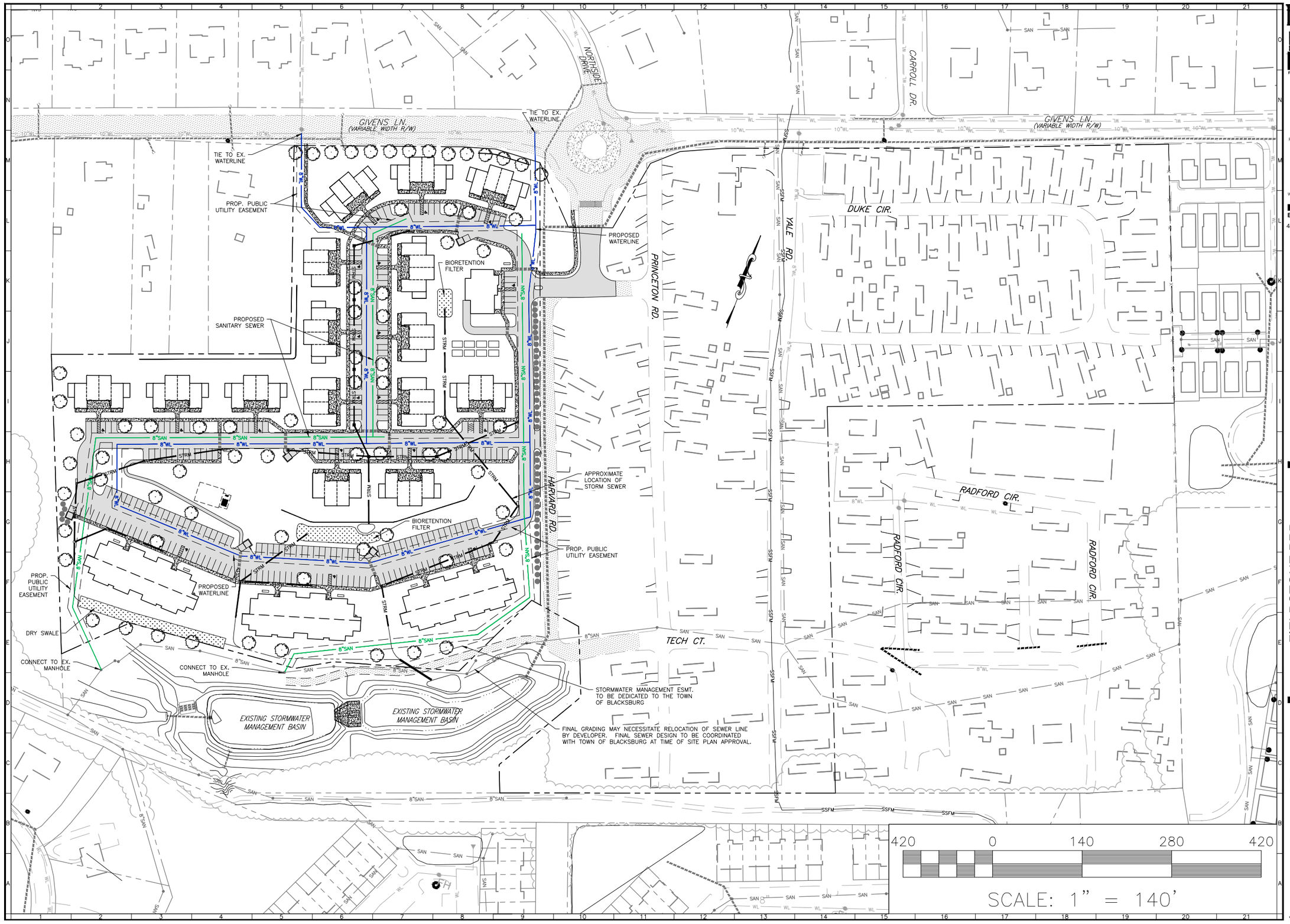
DRAWN BY	JRT
DESIGNED BY	JRT
CHECKED BY	SMS
DATE	11/1/14
SCALE	1" = 150'

REVISIONS:
11/17/14
12/29/14
1/9/15
1/28/15
2/5/15

SHEET NO.

Z3

JOB NO. B1400100.00



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Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

FIELDSTONE PRD

GIVENS LANE

UTILITY PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	JRT
DESIGNED BY	JRT
CHECKED BY	SMS
DATE	11/1/14
SCALE	1" = 140'

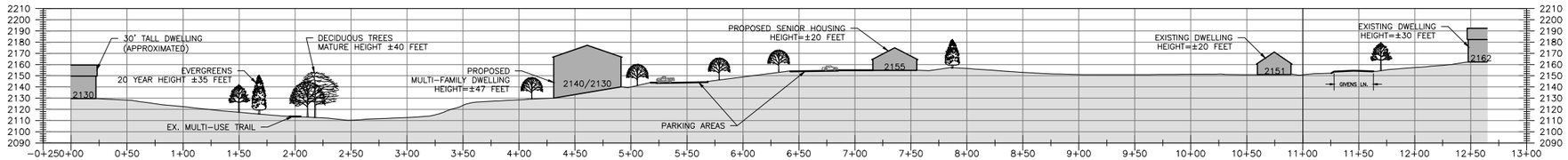
REVISIONS:
11/17/14
12/29/14
1/9/15
2/5/15

SHEET NO.

Z4

JOB NO. B1400100.00

CROSS SECTION A



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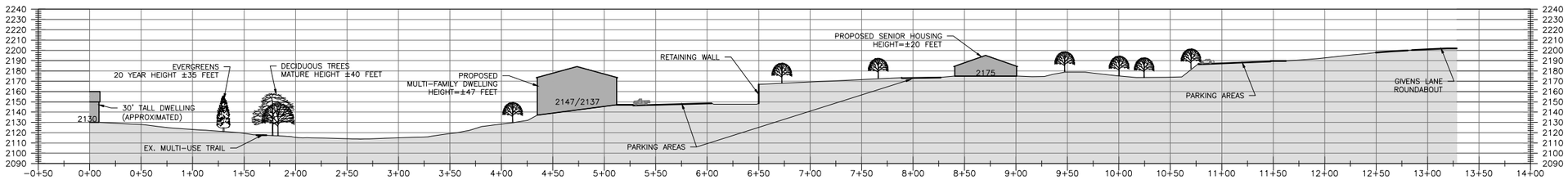
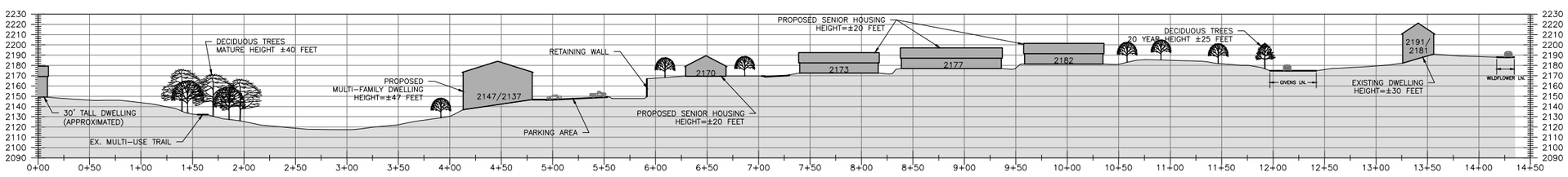
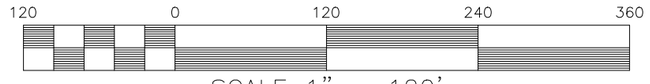


CROSS SECTION C





SCALE 1" = 120'

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Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

FIELDSTONE PRD
GIVENS LANE
CROSS SECTIONS
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	JRT
DESIGNED BY	JRT
CHECKED BY	SMS
DATE	11/1/14
SCALE	1" = 120'

REVISIONS:
11/17/14
12/29/14
1/9/15
2/5/15

SHEET NO.
Z5

JOB NO. B1400100.00

Fieldstone

Local Financial Support

Description	Unit Rates		SENIOR
Building Permit (Commercial)	$ 3.50/1000	cost= $3,500,000	**$ 12,250.00**
Water Availability Fee (per 5/8" Meter)	$ 606.00	60 meters	$ 36,360.00
Water Lateral (<75') Fee	$ 574.00	60 laterals	$ 34,440.00
Total Water Connection Fee	$ 1,180.00		$ 70,800.00
Sewer Availability Fee	$ 2,500.00	60 meters	$ 150,000.00
Sewer Lateral (<75') Fee	$ 907.00	60 laterals	$ 54,420.00
Total Sewer Connection Fee	$ 3,407.00		$ 204,420.00
Total Water and Sewer Fee			**$ 275,220.00**
Utilization of SWM Facility (value)			**$ 237,155.08**
Total Senior			**$ 524,625.08**

Description	Unit Rates		FAMILY
Building Permit (Commercial)	$ 3.50/1000	cost=$6,000,000	**$ 21,000.00**
Water Availability Fee (per 2" meter)	$ 4,827.00	3 meters	$ 14,481.00
Water Lateral (<75') Fee	$ 969.00	3 laterals	$ 2,907.00
Total Water Connection Fee	$ 5,796.00		$ 17,388.00
Sewer Availability Fee	$ 20,152.00	3 meters	$ 60,456.00
Sewer Lateral (<75') Fee	$ 907.00	3 laterals	$ 2,721.00
Total Sewer Connection Fee	$ 21,059.00		$ 63,177.00
Total Water and Sewer Fee			**$ 80,565.00**
Utilization of SWM Facility (value)			**$ 158,103.38**
Total Family			**$ 259,668.38**

	GRAND TOTALS
Building Permit	**$ 33,250.00**
Water and Sewer	**$ 355,785.00**
SWM Facility	**$ 395,258.46**
Grand Total	**$ 784,293.46**

Fieldstone
Town of Blacksburg support for LIHTC Application

In accordance with the Virginia Housing Development Authority (VHDA) Plan for Allocation of Low-Income Housing Tax Credits for the purpose of governing the distribution, reservation and allocation of federal low-income housing tax credits available under §42 for housing developments located throughout the Commonwealth of Virginia for occupancy by low-income persons and families, Bluestone Land, L.L.C. is seeking the following local support of the application for the proposed Fieldstone development (redevelopment of a portion of Blacksburg Estates):

- Readiness:
  - Written evidence satisfactory to the Authority (i) of proper zoning or special use permit for such site or (ii) that no zoning requirements or special use permits are applicable. See sample rezoning approval letter. (40 points).

- Housing Needs Characteristics: Response to letter from VHDA soliciting input of the proposed development from the locality. See sample Locality CEO Letter. (minus 50 if form not submitted by applicant to VHDA)

- Local Financial Support: A resolution passed by the locality in which the proposed development is to be located committing such financial support to the development in a form approved by the Authority. Dollar value of local support (The value of local support will be determined by the VHDA executive director and divided by the total development sources of funds and the proposed development receives two points for each percentage point up to a maximum of 40 points).
  - *Waiver of Fees (see attached spreadsheet)*
  - *Utilization of existing Town stormwater management facility (see attached spreadsheet)*

  Note that the reduction of Development Costs (due to local support) will also translate into a higher score on the Efficient Use of Resources section of the LIHTC application.

- Real Estate Tax Abatement: Any development receiving a real estate tax abatement on the increase in the value of the development (10 points)
  - Requires ordinance designating area as redevelopment or conservation area or rehabilitation district
  - Requires ordinance providing for a partial exemption from taxation of new structures in area/district of an amount equal to the increase in assessed value for a period of no longer than 15 years. See VA Cod 58.1-3219.4
  - Requested exemption:
    - Current assessment: $584,300.
    - Estimated increased assessment: 144 units @ $50,000/unit = $7.2 million.
    - $7,200,000 - $584,300 = $6,615,700/100 x $0.22 = $14,445/year for 15 years

- Public Transit: Any development located within ¼ mile of one or more existing public bus stops. (10 points).
  - Blacksburg Estates to provide land. Town to provide shelter and bus route.

Fieldstone

401 Givens Lane, Blacksburg VA

Currently: Blacksburg Estates Mobile Home Park

General Information

Town of Blacksburg
Parcel ID: 012505 Map Number: 196- 1 3 and
portion of Parcel ID: 014068 Map Number: 196- 1 1
(approximately 11 acres)
Current Assessed Value: $584,300

Current Owner:
Blacksburg Estates LLC

Applicant/Developer:
Bluestone Land, L.L.C.
William N. Park 434-979-2900
wpark@pinnacleconstructionva.com
www.pinnacleconstructionva.com

Zoning Information

Current Zoning:
PMH Planned Manufactured Home

Zoning proposal:
Planned Residential District (PR)

Development proposal: 144 Apartment Homes

- 60 senior residences
  - Target market: active retirees, empty-nesters (55+)
- 84 affordable workforce residences
  - Target market: families

Benefits and Improvements to Montgomery County

- **Consistent with Montgomery County Comprehensive Plan recommendations (see below in bold) :**
  - Provides Affordable Workforce Housing
    - 84 units reserved for households with incomes less than 60% Area Median Income (AMI).
  - Provides Affordable Senior Housing
    - 60 units reserved for senior households with incomes less than 40 %, 50%, and 60% AMI.
      - Universal Design standards for "aging in place."
  - Proffers give a waiting list preference for residents of Montgomery County and the Town of Blacksburg.
  - Addresses goal of regional cooperation to provide Affordable Housing.

  - **<u>Government and Planning Goals PNG 1.0 Local and Regional Cooperation</u>: Think regionally in order to provide public goods and services more efficiently and effectively. *Note 1: Local and Regional cooperation are built into the full extent of this plan. Significant sections addressing local and regional cooperation include: HSG 1.1. Affordable Housing.***
  - **<u>Housing: Goals HSG 1.1 Affordable Housing</u>. Promote affordable, quality housing for all income levels.**
  - **<u>Housing: Goals HSG 1.1.3 Affordable Housing Incentives</u>. Provide incentives for affordable housing development.**
  - **<u>Housing: Goals HSG 1.1. 4 Public/Private Partnership</u>. Promote the development of public private partnerships to address the needs of moderate, low, and very low income resident.**

  - Building orientation, setback, scale, parking, and open spaces consistent with principles detailed in Blacksburg Residential Infill Development Guidelines (2011). *Town of Blacksburg* Comprehensive Plan, *Land Use pages 6-7*
    - Senior housing units designed with massing and scale consistent with adjoining neighborhood.
    - Workforce units take advantage of topography for minimal land disturbance.
    - Pedestrian-friendly sidewalks
    - Community facilities include community center, leasing office, fitness center, community gardens, playground, and picnic area.
  - **<u>Housing: Goals HSG 1.3 Safe and Livable Neighborhoods</u>. Promote the use of safe and livable neighborhood designs in residential development.**

- **Additional information**
  - Project to be developed in accordance with EarthCraft certification standards for site design and building.
  - When completed, the apartments will be professionally managed by Park Properties Management Company, an affiliate of the developer and a VHDA Certified Property Manager.

Rezoning Conceptual Site Plan

Architectural Conceptual Renderings

Clubhouse

Workforce Residences

Senior Residences

REZONING APPLICATION
FOR

FIELDSTONE
PLANNED RESIDENTIAL DEVELOPMENT
Blacksburg, Virginia

TAX PARCELS
196-1 3
196-1 1 (Portion)

NOVEMBER 3, 2014
Revised FEBRUARY 5, 2015

PREPARED FOR:
BLUESTONE LAND, L.L.C. [Developer]
1821 Avon St. Suite 200
Charlottesville, VA 22902

BLACKSBURG ESTATES, LLC [Owner]
2003 North Ocean Boulevard, Suite 1702
Boca Raton, FL 33431

PREPARED BY:
BALZER & ASSOCIATES, INC.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073

Table of contents

I. Land Use Plan 3

II. Preliminary Layout 4

III. Site Development Regulations 5

IV. Public Utilities 9

V. Traffic Circulation Pattern 13

VI. Design Principles and Concepts 14

VII. Adjoining Landowners 22

Proffer Statement for Blacksburg Estates, LLC 24

Appendix 26

I. Land Use Plan

Proposed Development

This application is for the rezoning of Tax Map number 196-1-3 which is approximately 9.67 acres and an approximately 1.27 acre portion of Tax Map number 196-1-1 along the south side of Givens Lane to Planned Residential District as amended by Ordinance 1632 adopted by the Town of Blacksburg on January 10, 2012. The development is designed to be a master planned affordable housing community that mixes two different residential uses in a way that represents a responsible design approach in keeping with principles laid out in the Comprehensive Plan and the Future Land Use designation for this property. The two residential uses types included in this application are Senior Residential Living Units and Workforce Residential Units.

Boundary Map

The property included in the rezoning request is shown on Sheet Z1. The boundary map and the parcel description below are based on a compilation of maps of record. These metes and bounds do not represent those found by a current field survey of the property.

Legal Description

ALL OF TAX MAP NUMBER 196-A-3 AND A PORTION OF TAX MAP #196-1-1

BEGINNING AT A POINT IN THE SOUTH RIGHT OF WAY LINE OF GIVENS LANE, POINT BEING THE NORTHEAST CORNER OF JOHN D. SLUSSER; THENCE WITH THE SAID LINE OF GIVENS LANE N70º06'11"E 263.77' TO A POINT; THENCE N74º04'38"E 51.40' TO A POINT; THENCE N86º08'25"E 72.96' TO A POINT; THENCE LEAVING THE SAID RIGHT OF WAY LINE OF GIVENS LANE WITH A NEW LINE THROUGH THE LANDS OF BLACKSBURG ESTATES, LLC TAX MAP #196-1-1 S20º21'48"E 697.37' TO A POINT IN THE LINE OF COMMONWEALTH OF VIRGINIA, TAX MAP #196-1-3E; THENCE N81º33'57"W 15.52' TO A POINT; THENCE S26º10'35"W 157.34' TO A POINT; THENCE S74º04'11'W 196.83' TO A POINT; THENCE S60º26'18"W 62.32' TO A POINT; THENCE S84º53'03"W 264.18' TO A POINT; THENCE S46º33'18"W 118.86' TO A POINT; THENCE N22º13'59"W 470.19' TO A POINT AT THE SOUTHWESTERN CORNER OF LYNN A. ALMOND AND JAN K. ALMOND; THENCE N69º34'43"E 374.42' TO A POINT; THENCE N19º21'17"W 326.57' TO POINT IN THE SOUTH RIGHT OF WAY LINE OF GIVENS LANE; THENCE WITH THE SAID LINE OF GIVENS LANE THE FOLLOWING COURSES: N70º06'11"E 263.77'; N74º04'38"E 51.40'; N86º08'25"E 72.96' TO THE POINT OF BEGINNING.

THE AFORESAID PARCEL CONTAINS APPROXIMATELY 10.94 ACRES.

THE AFORESAID PARCEL DESCRIPTION IS BASED ON A COMPILATION OF MAPS OF RECORD AND IS NOT BASED ON A CURRENT FIELD SURVEY.

II. Preliminary Layout

Zoning

The proposed rezoning request is for approximately 10.94 acres along Givens Lane to be rezoned from PMH Planned Manufactured Home to PRD Planned Residential District with conditions.

Master Plan

Appendix Sheet Z3- The Master Plan of the proposed development. The Master Plan graphically designates the location for buildings, parking lot layout, roads and access points into the site. It also shows proposed locations for bike racks, amenities, stormwater management areas, sidewalks, etc. Further grading and site engineering may require minor repositioning or relocation of identified elements, such as sidewalks, to accommodate level access and provide required ADA access. Specific design elements of the project are discussed in more detail in the following portions of this application. The project's direct correlation to guiding principles of the Town of Blacksburg Comprehensive Plan is discussed in Section VI entitled Design Principles and Concepts.

Project Description and Structures

The project will contain two housing types. The purpose of this is to provide affordable housing opportunities for different age groups and income levels within one master planned community. Residents will be intergenerational with a blend of senior housing, young professionals, and young families. Researchers have documented a wide variety of social and economic effects of affordable housing beyond the cost savings to residents from lower rents. Affordable housing impacts can be divided into three broad categories: education, health and economic activity. By reducing involuntary resident mobility, whether due to eviction, inability to make rent payments, or a desire to avoid unhealthy or undesirable living conditions, access to affordable housing can produce important benefits for residents in the form of improved school performance and improved health. In addition, affordable housing construction can boost local economic activity through expenditures on construction labor, materials, and services in the local economy. The different building type designations are as follows:

- Senior Residence: Buildings #S-1 – S-15. Each building will be a slab-on-grade single-story fourplex with 1 and 2 bedrooms.
- Workforce Residence: Buildings # W-1, W-2, and W-3. These will be three/four -story Garden-style apartments with 2 and 3 bedrooms

The maximum number of residential units for the development will be 144 (13.16 units per acre). Of those units, 60 will be senior housing and 84 will be workforce housing. The senior housing portion will include 40 – 1 bedroom units and 20 – 2 bedroom units. The workforce housing portion will include 60 – 2 bedroom units and 24 – 3 bedroom units. The maximum bedroom count shall be 272 bedrooms (24.86 bedrooms per acre). The development shall accommodate support services for the project, refuse removal areas, and public community uses. A community center is also planned for the project. This building is estimated to be a minimum of

2,000 s.f. and would include uses such as offices for management and leasing staff, maintenance areas, a warming kitchen, conference room, open meeting room, and fitness area.

III. Site Development regulations

Permitted Uses

The following uses are permitted by right within the planned residential district:

Residential
Multi-family Dwelling
Civic
Community Recreation
Open Space
Office
General Office (Leasing)
Miscellaneous
Accessory Structures
Community Maintenance Facility
Utility Service, Minor

Height, Lot Setback, Coverage Ratios & Residential Density

PRD Zoning Requirements

Setbacks: The front yard setback along Givens Lane shall be fifteen (15) feet. The side yard setback shall be fifteen (15) feet. The Rear yard setback shall be twenty (20) feet.

Building Heights:

- Senior Residence
  Height: The maximum height of the senior residence building structures in this zoning district shall be Twenty-six (26) feet.
- Workforce Residence
  Height: The maximum height of the workforce residence building structures in this zoning district shall be Forty-two (42) feet.
- Community Center
  Height: The maximum height of the community center structure in this zoning district shall be Forty (40) feet.

The overall maximum lot coverage (impervious area) for the entire project shall be sixty (60) percent. The maximum floor area ratio for the entire project shall be forty (40) percent.

Residential Density: The maximum residential density shall be twenty-five (25) bedrooms per acre.

Occupancy

The proposed Planned Residential District shall have a maximum occupancy requirement for the multi-family units as stated in Section 3113 of the Blacksburg Zoning Ordinance. For senior residence and workforce residence, the maximum dwelling unit occupancy shall be a family, plus two (2) persons unrelated to the family; or no more than four (4) unrelated persons.

Minimum Open Space

A minimum of twenty-percent (20%) of the total project area shall be designated as open space. A minimum of five thousand (5,000) square feet shall be provided for active or passive recreational activities. The amenities shown in the open space that allow for recreational activities are the community center, a community garden area and the playground area. The large open space in the middle of the property will also be graded to allow for un-programmed play. Other possible uses may be added to the open space area as the design develops.

Parking

General

The off-street parking for the Senior Residences and Workforce Residences will be provided in the parking lots shown on the masterplan. While standard parking spaces are shown on the masterplan to allow a conservative estimate for impervious area and spatial planning, a combination of standard and compact parking spaces will likely be used at the time of final site development plans. The project may also include a small percentage of motorcycle/scooter parking. A cross access ingress/egress easement will be provided across all parking lots and private drive aisles. As cross access ingress/egress easement will also be provided between the proposed development and Blacksburg Estates Mobile Home Park to allow for the developments use of the entrance off of Givens Lane and the drive aisles within the mobile home park.

A Use and Design Standard is also requested with this rezoning application. Due to the proposed design, an exception to Section 4231(6) will be required for this project. This exception would allow for drives or parking spaces to be located on more than one side of the senior units as allowed in the Town zoning ordinance.

PRD Zoning Area – Townhomes Minimum Parking Required

The applicant has developed multiple senior and workforce housing projects. Based on previous experience constructing and managing these developments, the parking ratios below are proposed with this project.

Senior Residences: The off-street parking for these homes will be a minimum of 1.0 space per unit. Each fourplex will also have an accessible handicap parking space.

Workforce Residences: The off-street parking for these homes will be a minimum of 1.75 spaces per unit.

Bicycle Parking
The development shall provide bicycle parking at a minimum ratio of 20% of the provided bedrooms for Workforce Residences. Bicycle parking will also be provided at the community center and near the sidewalk leading from the senior project to the playground area.

Project Phasing
The project will be designed, developed and constructed in two phases which will likely take several years for full buildout. The phases are anticipated to be developed and constructed concurrently.

Subdividing & Parcels
The site currently exists as parcel 196-1-3 and a portion of Parcel 196-1-1. Upon redevelopment, the parcel lines will be adjusted based on the proposed masterplan land condominium unit boundary lines. This will allow for the development of the property as shown on the masterplan. All public roads, subdivided lots, open space, and other applicable easements will be dedicated with land condominium unit on the final approved subdivision plat for that phase as required by the Town of Blacksburg Subdivision Ordinance. Utilities serving the parcels shall be designed to meet Town of Blacksburg Water and Sewer Standards. The land condominium units will have cross access easements, cross parking easements, public utility easements, drainage easements, and open space/common space easements to ensure all residents have full access to the entire development and its amenities.

Landscaping
Landscaping will be provided as specified in the Town of Blacksburg Zoning Ordinance. This will include the required interior parking greenspace areas, any required buffering and the overall site greenspace and landscaping requirements. Screening may be designed to help mitigate any concerns from adjacent properties or address screening desired by the applicant. A vegetative buffer is proposed between the north/south drive aisle on the eastern end of the development and the existing Harvard Road. Existing vegetation adjacent to outside parcel boundary lines may be preserved as grading allows. If possible, this will keep the existing buffers in place and will help mitigate temporary construction impacts as well as providing privacy for the residents.

Site Lighting
Site lighting will be provided as specified in the Town of Blacksburg Zoning Ordinance. This will include the installation of parking lot lighting to provide night time visibility for residents as well as any other site specific and/or exterior building lighting. Other site specific lighting features could include but be limited to sidewalk lighting and landscaping/accent lighting. Any exterior lighting fixtures located on the proposed buildings will also be designed in the overall photometric plan to ensure compliance.

Maintenance
Overall maintenance of the property will be under the development's ownership and through the owner's designated on-site property management agent. All

common space elements including exterior elements such sidewalks, parking lots, and recreational areas will be under the development's ownership and will be maintained at no cost to the general taxpayer. Any recreational amenities dedicated to the Town of Blacksburg will be maintained by the Town as dictated per Town Code.

Building Design and Construction

Senior Residences

The Senior Residence units will use a common parking area for their off street parking needs and will provide for one story, living units with one or two bedrooms. These rental units are designed with active seniors (55 +) or empty nesters in mind, and will be reserved for senior households with area median incomes (4 person household) at 40%-$28,360, 50%-$35,450, and up to 60%-$42,540. This equates to maximum rents for one and two bedroom units for each income range respectively as follows: $437 & $530, $570 & $690, $703 & $850 after a reduction for the utility allowance. All rental rates are adjusted annually. The unit's size and living areas fit residents who are looking for enough square footage to comfortably live and still accommodate visiting family and friends but without the outdoor maintenance concerns. The exterior elevations will consist of a mixture of masonry and vinyl materials. The design incorporates a front porch area for each unit thus facilitating interaction and connection among residents. This design fosters a sense of community while encouraging personal interaction without a loss of privacy. The scale and massing of the buildings are consistent with the adjoining neighborhoods. The buildings will be EarthCraft Certified to promote energy efficiency. Healthy living is encouraged by the fitness facility in the community center, sidewalks to promote walking and a community garden to facilitate recreation, purpose, and interaction amount residents. The site will be connected to transportation options while providing ample green space for passive recreation. All units will incorporate principles of Universal Design such as: 1)step free entrance into unit, 2)an accessible bedroom, kitchen, and full bathroom on a single floor, 3)Wide doorways and hallways, 4)Reachable controls, switches, and outlets, 5)easy to use handles and switches, and 6)non-slip bathtubs, to name a few.

Workforce Residences

The Workforce Residence units will use a common parking area for their off street parking needs. These garden-style apartment units provide two or three bedroom options. These units are designed with the young professional couple and young family in mind, and are intended to provide housing for households with incomes at 60% ($42,540 based on a 4 person household) or less of the Area Median Income. The maximum rental rates for two and three bedroom units are $850 and $974 respectively (adjusted annually). The exterior elevations of these units will also have a mixture of masonry and vinyl materials. The structures will be EarthCraft Certified consistent with the Senior Residences. The units will also have access to the community center and playground for children.

Signage

Entrance Identification Signs

One free-standing signs will be constructed on the subject property. The main project sign will be constructed along the southwest portion of the Givens Lane Roundabout entrance. The sign will meet all Town of Blacksburg sign standards.

IV. Public Utilities

All utilities will be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution and sewer collection lines outside of the road right-of-way. According to Town staff, there is adequate water and sanitary sewer capacity for this project.

Water and Sanitary Sewer

The proposed rezoning area is on the south side of Givens Lane, north of Pheasant Run Townhome Community and west of Echols Village Subdivision. The site currently has an 8" public water line running through 301 side of the mobile home park that serves the park. However, due to the redevelopment, a new main waterline will be necessary to feed this development. According to the town water and sewer maps, there is an existing 10" and 8" waterline in Givens Lane. The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses and the community center. A preliminary analysis shows an 8" waterline throughout the development should provide sufficient pressure and flow. The waterline will tap into the 10" main in Givens Lane at the northwest corner of the property and will loop into the 10" or 8" main line in Givens just west of the Roundabout at Harvard Road. This will provide approximately 360' of separation between the two tap locations. All required fire hydrants will be located within the project as required by Town Code. The proposed waterline size my change based on final design criteria.

Gravity sanitary sewer and a sanitary sewer forcemain also currently run through the property. There is an 8" gravity line that bisects the property and runs parallel to the low point of the property. This line currently serves the mobile home park, as well as properties to the north and east including Echols Village, Countryside Court and Walters Court residences, Whipple Drive residences, and the multi-family section of Maple Ridge. This line also used to serve Northside Park via a forcemain from the Northside Park Pump Station. Over the years, these flows have pushed the capacity of the Shenandoah Pump Station to its limit. To correct this, the Town has recently constructed a new forcemain from Northside Park that runs through the 301 side of the subject property, around Pheasant Run Townhomes and connect into the gravity sewer system at the Patrick Henry Shopping Center. According to discussions with the Town Engineering Department, this new route has opened up the capacity needed in the Shenandoah Pump Station for the future development of this subject property. All buildings proposed with the project will have gravity sewer provided to them with new sewer lines installed as part of the development. All main lines will be located within easements and will be constructed per Town Code.

Based on Town of Blacksburg Standards and Virginia Department of Health Standards, an average daily flow is estimated for the proposed uses below.

RESIDENTIAL USE

Senior Residence Multi-family Dwelling: Maximum of 60 total Units
Design Assumptions and Calculations:

1. Water and Sewer usage for residential use is 170 gal/day per dwelling = 10,200 gal/day

Workforce Residence Multi-family Dwelling: Maximum of 84 total Units
Design Assumptions and Calculations:

1. Water and Sewer usage for Multifamily use is 125 gal/day per unit = 10,500 gal/day

Community Center
Design Assumptions and Calculations:

1. Clubhouse = 1,000 gal/day

Total Water/Sewer Usage By Clubhouse = 1,000 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 21,700 gallons per day

Applicant will construct or cause to be constructed at no expense to the Town all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town, will comply with the regulations and standards of the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Blacksburg. Any water mains and appurtenances and/or sewer mains that must be relocated as part of the development will be relocated by the applicant at no cost to the Town.

Water Quality & Stormwater Management Standards

The overall property currently drains naturally through the property and into a new regional stormwater management facility constructed by VDOT at the southwest corner of the site. This facility then outfalls and drains to an unnamed tributary of Toms Creek. Toms Creek is part of the New River watershed. The existing VDOT stormwater facility consists of two ponds in series and has a total watershed of 135.45 acres. There are also several other facilities upstream of this property, including those constructed with Pheasant Run, Echols Village, and Maple Ridge. The regional facility was designed with excess capacity which originally was meant for future development of the subject property. Prior to construction, the State determined that the excess capacity was not going to be reserved for this property. However, the pond was still built to the larger volume and excess capacity does currently exist.

A Stormwater Concept Plan and Narrative has been submitted with the application that addresses the Town and State stormwater quantity and quality requirements.

Post-Development Summary

The proposed site will be graded such that the majority of the developed land will drain to a series of BMP to address water quality before outfalling into the existing VDOT stormwater management basin. With the cooperation of the Town of Blacksburg, the forebay of the existing basin would be modified to accommodate additional flows from the proposed development site. Utilizing a combination of runoff reduction measures onsite and the excess volume built into the existing regional facility, the peak flow rates at the point of analysis will remain below the pre-development level prior to construction of the regional stormwater management facility.

The project site will employ a treatment train of volume reduction BMPs to reduce the total runoff volume leaving the development site. Two of the three workforce housing structures will use rooftop disconnection to route downspouts into soil compost amended filter paths to prevent runoff from concentrating into the downstream stormwater conveyance systems. Runoff from the remaining impervious areas will be directed via storm sewer and conveyance channels to either a bioretention filter or dry swale. These measures reduce the runoff volume reaching the downstream conveyance systems as well as provide phosphorus pollutant removal via filtration, biological uptake, and microbial degradation.

The remainder of the site along the northern and western property boundaries that are not captured by the stormwater management facility will sheet flow offsite similar to the pre-development condition. Given the mostly pervious land cover within this area and reduction in total area draining via sheet flow, no erosion or flooding impacts are expected from this sheet flow.

Water quality compliance has been achieved through use of the Virginia Runoff Reduction Method in accordance with the design criteria set forth in 9VAC25-870-65. Required pollutant removal for this site has been achieved using rooftop disconnection, bioretention, and a dry swale. The existing site has a pre-development impervious land cover of 1.82 acres (17%). The post development site has an impervious land cover of 5.09 acres (47%) resulting in a composite runoff coefficient (R_v) of 0.55. The prescribed phosphorus pollutant reduction requirement of 7.07 lb/yr has been achieved through the BMP as designed below. The actual phosphorus pollutant reduction achieved is 7.27 lb/yr.

Downstream

Runoff from the proposed development enters the existing VDOT stormwater management facility, which discharges and flows in a westerly direction towards US-460 before crossing Toms Creek Road and ultimately joining with Toms Creek. The watershed reaches the 1% analysis point (1,094 acres) approximately 7,800 feet downstream of the site.

Portions of the channel to the 1% point are known to be inadequate to convey existing drainage flows. Specifically, the following areas have the potential to experience flash flooding during larger storm events in the pre-development condition due to the large upstream drainage area:

- Culvert under the 2000 block of Toms Creek Road
- Driveway culverts for 802 Redbud Rd, 806 & 810 Redbud Rd, 2301 Toms Creek Rd, 2501 Toms Creek Road, and 2503 Toms Creek Rd

The proposed development site has utilized some low impact design elements to help minimize impacts to the downstream channel to the greatest extent possible. The site has been designed with a relatively low impervious coverage (47%, compared to the 55% allowed by the R-5 Transitional Residential zoning) and utilizes various runoff reducing measures such as rooftop disconnection, bioretention, and dry swales. The proposed measures reduce the runoff leaving the postdevelopment site by 9,280 ft^3 (0.213 ac-ft). Mature vegetation shall be preserved to the greatest extent possible. In addition, the risk of flash flooding is reduced by directing a greater portion of the site into the existing regional stormwater management facility versus allowing it to flow un-checked to the downstream channel as in the pre-development condition.

Environmental Impacts & Concerns

There are currently no known specific environmental issues or concerns on the subject property. However, industry standard due diligence must be performed prior to the start of construction to determine if there were any previous environmental concerns such as underground storage tanks. The property will also be investigated to determine if there are any jurisdictional waters on the property such as streams or wetlands. If any evidence is found and prior to any development, the property would have to be delineated, confirmed by the US Army Corps of Engineers, and all appropriate permits filed and mitigation provided as necessary. During construction it will also be necessary to provide all required erosion and sediment control measures along the stream to avoid any sediment and silt from reaching the stream.

Trash Pick-up

Dumpsters will be conveniently located in the Senior Residence and Workforce Residence areas for trash pickup for these units. Dumpster pickup shall only occur Monday through Friday between the hours of 9:00 am and 4:00 pm. During final design, the project may determine that compactors would be the most efficient for the project and would substitute for the dumpster locations shown on the proposed concept plan. The final design may also dictate alternate locations for the dumpsters that may be more easily accessible to the users or for trash pickup providers.

Other Utilities

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground. Some relocation along the Givens Lane property line has been included in the Givens Lane road project. Coordination with AEP and the other private utility companies will be

necessary to limit or avoid impacts to the remaining portions of the mobile home park during construction.

V. Traffic Circulation Pattern

Public Roads, Access Drives and Vehicular Traffic

The point of access into the property as currently proposed is located on Givens Lane and is a full access intersection. The entrance will be served off of the roundabout located at the intersection of Northside Drive which leads to Northside Park Subdivision and between what is now Harvard Road and Princeton Road that leads into the mobile home park. Drive aisles and parking lots will service the Senior Residences and the Workforce Residences as shown on the masterplan. These parking lots and aisles will be designed to meet Town standards.

By completing the Town of Blacksburg VDOT Traffic Impact Analysis (TIA) Supplemental Application, it has been determined that a TIA is not warranted with this project. The trip generation numbers for the proposed uses are shown below for the AM Peak, PM Peak and Weekday totals. As the Town has recently completed the Givens Lane Road Improvement project, no additional road improvements for Givens Lane are proposed with this project.

Use	ITE	# of Units	AM In	AM Out	AM Total	PM In	PM Out	PM Total	Weekday
Workforce Apartments	220	84	9	36	45	42	22	64	633
Senior Adult Housing Attached	252	60	4	8	12	9	7	16	200

Blacksburg Transit

The project is located on a portion of Givens Lane that is currently not served by the Blacksburg Transit. There are two BT routes that do come near the property. The Main Street Route of the BT turns left on Givens Lane just past the Red Maple Drive Time Check stop. The bus is only on Givens for one block and then turns left on Whipple to return to Main Street. There may be a possibility of extending this route to service the Blacksburg Estates development. The other route is the Progress Street Route which current runs north on Progress Street until it intersects with Patrick Henry Drive. The bus then turns left on Patrick Henry and proceeds on its route. This route could be extended down Progress Street to Givens Lane to serve the property. According to discussions with the BT, they have recently completed their route analysis to determine current route usage and future route potential. It was determined that future bus service will occur along this section of Givens Lane.

The timeline of the implementation of this route has been discussed with the town as well. The applicant has been told that upon development of this project and construction of the proffered bus stop, that service will be in place along this route. The applicant has proffered to assist and coordinate with Blacksburg Transit to determine the appropriate location for a covered bus shelter along Givens Lane and to provide financial assistance in funding the shelter.

Pedestrian Walks

Sidewalks will be provided along at least one side of any new roads proposed within the project and along the parking lots in the development. These sidewalks will connect the residential areas with each other as well as to the Community center area. Sidewalks within the Town right of way will be standard 5' width. Sidewalks interior to the project will be 3'-5' in width and may be constructed with varying materials based on the final hardscape plans. Any sidewalks will that will serve as accessible routes will meet ADA requirements. The proposed sidewalk network is shown on Sheet Z3.

VI. Design Principles and Concepts

Zoning, Existing Land Use and Comprehensive Plan Vision

The property is currently zoned PMH – Planned Manufactured Home. It is located in an area classified as an A3 Multi-Unit Residential Neighborhood on Map C in the Comprehensive Plan and is currently designated as Medium Density Residential in the Town's Comprehensive Plan Future Land Use Map. This Future Land Use is defined as "Up to and including ten dwelling units per acre; or up to 20 bedrooms per acre, whichever is less." The property is surrounded by three primary zoning designations including R-4, R-5 and Planned Residential. The residences within these designations are either single family residential or townhomes. They include the neighborhoods of Northside Park, Echols Village, Shenandoah and Pheasant Run Townhomes. Assessed property values in these neighborhoods range from $180,000 in Pheasant Run to over $400,000 in Northside Park.

The property has been developed as a mobile home park for decades. At its peak, it had 242 mobile homes/sites on it. The park has had to remove or relocate many of its units due to the VDOT take of property along Givens Lane for the road widening and roundabout and at the southwest corner of the property for the stormwater management area for the road project. It currently has 111 mobile homes onsite. There are 21 homes on the 401 side of the property and 90 homes on the 301 side. Relocating units has been problematic as many of the units are older and bringing them up to current zoning and building codes has been costly to the park and its tenants. However, the current owners have been working to move the 401 side units to the 301 side in order to more efficiently manage the park and reduce costs. The 301 side has 128 total usable mobile home lots, thus there is an adequate amount of available lots to allow the moving of the 401 side units.

The Housing portion of the Comprehensive Plan speaks very directly to the need for age in place housing, affordable housing, and workforce housing within Town limits and the lack of such existing housing stock. Blacksburg Estates Mobile Home Park has provided a large portion of this type of housing in the past. The Town's Housing and Neighborhood Services department has also made great strides in stabilizing neighborhoods and creating affordable housing opportunities. When looking at new development opportunities for the 401 portion of the property, these types of housing options appeared to fit perfectly into the plan and the Town's long range housing goals. As discussed in prior sections of this application, citizens with various lifestyles and income levels can choose to live in this development.

Under the Jobs and Housing section of the Comprehensive Plan, Affordable Workforce Housing and Senior Housing Options are discussed specifically. The workforce housing is described as the following: "*This group finds itself competing for the homes in the same price range as those serving the student rental market in Blacksburg. Thus, there is a shortage of affordable single-family or multifamily homes in Town that can serve as workforce housing. This element of the workforce must then commute to Blacksburg, stretching their limited budgets for gas and not supporting the Town's commitment to sustainability."*

Senior Housing goals are also described. *"Universal design living accommodations (entrance, kitchen, living room, bedroom and bathroom) located on a single floor are desirable because they accommodate a variety of ages and physical abilities. Smaller single-floor housing options allow senior citizens to "age in place"; otherwise, renovations and accommodations have to be made within existing homes. They also are suitable for people who wish to downsize from a single-family home. Smaller single-floor, universally designed housing options may be grouped together in an age-restricted community or intermingled throughout Town."*

It is clear that the proposed development not only meets, but exceeds, these goals in one master planned project that is purpose built and that will be EarthCraft certified.

The proposed project shows a maximum of 144 residential units: 60 Senior Residences and 84 Workforce Residences. This would on average have the potential of increasing the local public school enrollment by 50 total students. This is a national average based on a dwelling unit adding 0.6 students to the school system for the workforce residences only. Note that this estimate does not take into account the fact that some of the school-age children may already be in the school system or attend private schools. As described above, there will likely be a mix of residents in this development including young professionals, young families, seniors, and empty-nesters. While an exact number is unknown, it is anticipated that there will be some residents that will have school age children that would be attending Montgomery County Public Schools.

The proposed development design also meets the criteria set out in the A3 Multi-Unit Residential Neighborhood section of the Land Use Chapter. The project meets the goals of this section in the following ways.

-It provides a location for a future transit stop when the BT brings service to the property.

-It provides various active and passive recreational opportunities for its residents.

-It de-emphasizes parking lots by orienting them interior to the units or off of the main road ways. It also limits curb cuts and all units fronting on a public road have a street presence and sidewalk connections. Street trees are also provided along roads.

The Town has also developed the set of Residential Infill Development Guidelines. While infill is typically regarded as urban or downtown redevelopment, these guidelines can be helpful in designing new neighborhoods such as this. Many of the issues addressed in these guidelines have been incorporated into the design of new neighborhood. Some of these are:

- Setbacks are maintained at a uniform depth to provide a streetscape and enough greenspace between the units and the roads/sidewalks.
- Parking areas visibility is limited by building placement, topography and location.
- Common space is located throughout the development and active recreation addresses various needs.
- Building scale, massing, and architectural elements match those of the adjacent neighborhoods.
- Street trees, sidewalks, crosswalks and bicycle facilities are provided.

The elements that directly conform to the issues and principles stated in the **Town of Blacksburg 2046 Comprehensive Plan** are listed below and reference the Policy Chapter as updated December 11, 2012. The italicized text is from the Comprehensive Plan, while the regular text is the how the proposal meets these guidelines.

Community Character Principles

CCP 1. ***Well-designed pedestrian and bicycle friendly routes and facilities are essential to the Town's identity as a walkable and bikeable community.*** *Pedestrian circulation systems are required to be constructed in all new developments. Connections to the existing Paths to the Future routes should be made where possible through new development or Town programs.*
The proposal has sidewalks to create a walkable community and bicycle parking is provided for resident use.

CCP 2. ***Lifestyle conflicts are inherent in a college town, where neighborhoods may have a mix of students and non-students.*** *Students moving into established neighborhoods may have different expectations than neighbors with regard to noise, upkeep, parking, and occupancy. Property management, education and code enforcement can mitigate some of these conflicts. This is an important issue for residents.*
This proposal does not anticipate student housing, and limitations of the Low-Income Housing Tax Credit program restrict student eligibility (refer to Annual Student Certification attached). The development will be managed by an on-site, VHDA certified, professional property management agent.

CCP 6. ***Creation of public and private parks and recreation amenities is an important part of land use development decisions.*** *A variety of gathering spaces should be available to citizens throughout the Town. Recreation areas should be thoughtfully designed to meet the needs of the development, neighborhood or broader community.*

The recreation opportunities in this development will effectively serve the residents by way of playground for the families and young children, and the community center and community garden for Seniors which will allow for events for the entire community.

CCP 13. ***Increasing the safety and efficiency of traffic flow on arterial and collector roads is important in maximizing the functionality of the transportation network.*** *For commercial developments: minimize curb cuts and driveways, add internal connections between adjacent properties and optimize signal timing. For residential developments: design an internal connected street grid system as well as connections to the external street system, along with traffic calming measures.*

Givens Lane has recently been improved which aids in traffic flow along this collector road. There are also no private driveways that will access onto Givens Lane.

CCP 14. ***Transit connections and bus stop facilities are important components to support transit as a viable transportation option in Town.*** *These elements should be part of the design of new developments and be coordinated with Blacksburg Transit regarding service availability.*

Blacksburg Transit has been consulted on the proposed development and provided suggestions which have been incorporated into the proposal. The applicant has committed to work with Transit to determine the location of a future shelter and assist with funding such shelter.

CCP 16. ***Responsible site design and development practices will minimize environmental impacts within the Town.*** *Any residential, commercial, industrial, or agricultural development or redevelopment should meet and exceed federal, state, or local regulations to minimize impacts of soil erosion, stormwater run-off, and non-point source pollution.*

The submitted stormwater management plan shows that the proposed development will be able to handle stormwater run-off from a quality and quantity standpoint by utilizing onsite facilities and the existing Town stormwater management facility.

CCP 17. ***The preservation of open spaces is an important part of community identity.*** *Provision of private and public open spaces on both a small scale and large scale can be achieved by protecting environmentally sensitive areas and scenic vistas, and promoting agricultural and forestal lands. Dedicated open space, passive recreational open space and community gardens within developments are ways to preserve open space.*

Over 20% of the property has been shown as open space. This open space provides active and passive recreational areas such as the community center, playground, and community garden.

CCP 18. ***Minimize light pollution, balancing dark skies with a safe pedestrian and vehicular experience at night.*** *The design and placement of new lighting for buildings, parking areas, or streets should have minimum impact of light spillover and glare on surrounding uses with special attention given to lighting when transitioning from higher intensity to lower intensity uses. Lighting should be the minimum necessary to have a safe environment.*

The majority of the development will only have lighting that is typical of residential neighborhoods. Additional parking lot lighting will be required however, these lights will be full cutoff type fixtures and will minimize light pollution.

CCP 19. ***For safety, appearance, and maintenance reasons, new developments are required to place utilities underground.*** *Where feasible and financially possible through developer contribution, Town subsidization, or other financial sources, existing above-ground utilities should be relocated underground.*
Above ground utilities will be relocated underground as dictated by the zoning ordinance.

LAND USE - Objectives and Policies

LU.4. Explore programs to encourage more construction in Town of EarthCraft certified and U.S. Green Building Council's LEED certified buildings.
The development will be EarthCraft certified.

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.
The Senior Residences are designed with massing and scale compatible to adjacent neighborhoods. The Workforce Residence takes advantage of topography for minimal land disturbance. The plan shows the preservation of existing established vegetation along more dense portions of the development.

LU.7. Encourage developers to work with surrounding property owners and tenants to resolve community concerns prior to formalizing development plans.
Concerns and issues can be addressed through the neighborhood meetings incorporated into the rezoning process.

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.
The project plans to preserve existing forested buffers.

LU.19. Regulate the amount of noise and/or light produced by land uses to minimize impacts on nearby properties.
The location, topography and buffers of the more dense portions of the project should help mitigate noise and light pollution to adjacent neighborhoods.

LU.20. Protect the integrity and quality of water resources in the Town.
All federal, state and local stormwater quality and quantity requirements will be met with the project.

HOUSING - Objectives and Policies

Housing

J&H.48. Plan for the housing demands of a changing and diversifying population.
The housing types provided for in this masterplan, cater to a wide range of users, many of which are included in the description of diversified population.

J&H.49. Continue to provide affordable workforce housing in Blacksburg in accordance with the adopted Consolidated Plan.
The Workforce Residences are designed as affordable workforce housing, specifically for households with incomes less than 60% of the Area Median Income. The current mobile home park is helping service this need and these new units could provide homes for the current residents.

J&H.51. Promote varying types of housing types needed, including:
• Rental or starter homes for purchase by graduate students and young families
• 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
The proposed masterplan allows for opportunities for all of the above housing types and income levels. Affordability shall be maintained for a period of thirty years through a recorded Regulatory Agreement.

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.
The Senior Residences are designed to allow for this group of citizens.

SUSTAINABLE COMMUNITY-Objectives and Policies

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.
The development will be constructed to be energy efficient and will be EarthCraft certified.

ENVIRONMENT - Objectives and Policies

EN.39. Establish programs and incentives to reduce energy use in multi-family housing units.
As the project is proposed as an EarthCraft Certified multi-family housing development, the applicant would be in support of such incentives.

PARKS & RECREATION - Objectives and Policies

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.
Proposed sidewalks will connect to Givens Lane for access to a future bus stop.

TRANSPORTATION - Objectives and Policies

Sidewalks

T.10. Complete the construction of a connected sidewalk system:
• Require the inclusion of sidewalks or multi-purpose trails in all new subdivisions.
Sidewalks will be provided.

• *Minimize curb cuts.*
Curb cuts have been minimized on Givens Lane and the proposed internal public roads
• *Ensure the sidewalk system is ADA accessible.*
Sidewalk will be accessible as permitted by topography and road grades and as required by the VHDA standards.

T.11. Minimize pedestrian and vehicular conflicts by:
• *Maintaining sidewalks and streets*
• *Ensuring appropriate signage, lighting, markings, and other physical improvements are made.*
Crosswalks and signage will be provided to minimize conflicts.

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.
Street trees will be planted along all proposed public streets.

Transit
T.27. Increase the number of covered bus shelters and covered bike parking provided at transit stops where appropriate.
The applicant has proffered to assist the BT in determining the appropriate location for a covered bus shelter along Givens Lane and to provide funding assistance for a shelter.

T.28. During the development review process, ensure that transit service and access to/from the transit stop and the development are provided.
Future transit system and the proposed shelter locations have been discussed with BT prior to submittal of this application. While no BT service currently exists along this section of Givens Lane, it is an area designated for future expansion.

Road Network

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.
The proposed development shows connections to the existing mobile home park. These connections will be maintained with any future development of the remaining mobile home park to ensure residents can access Givens Lane in two locations.

UTILITIES - Objectives and Policies
U.5. Require new developments to utilize pipe design and construction of the water system in accordance with Town Code and development standards.
All new water and sewer systems proposed with this project will meet all Town development standards.

U.18. Regarding underground utilities:
• *Require that new installations of utilities in developments be constructed underground.*
All new utilities serving the development will be underground installation.

VII. Adjoining Landowners

Owners of land adjoining the site are shown in the following chart, listed by tax map parcel numbers with the name and mailing addresses:

BLACKSBURG ESTATES REZONING REQUEST Adjacent Property Owners		
Tax Parcel(s)	**Owner**	**Address**
196-1 3A 196-1 3B	JOHN D. SLUSSER	407 GIVENS LN BLACKSBURG, VA 24060
196-1 3C 196-1 3D	LYNN A. & JAN K. ALMOND	414 FRANKLIN DR BLACKSBURG, VA 24060
196-1 4	ROBERT J. & DONNA W. DUNAY REV TRUST	302 E. WASHINGTON ST BLACKSBURG, VA 24060
196-1 3E	COMMONWEALTH OF VIRGINIA	1401 E. BROAD ST RICHMOND, VA 23219
196-A 33C	TOWN OF BLACKSBURG	300 SOUTH MAIN ST BLACKSBURG, VA 24060
196-23 E	WHIP GIV, LLC.	***OPEN SPACE**
196-23 49	RUOXI CHEN	1713 ADEN LN BLACKSBURG, VA 24060
196-23 50	WEI-HAN LAI	1723 ADEN LN BLACKSBURG, VA 24060

196-23 54	S & S CONSTRUCTION, LLC.	PO BOX 10397 BLACKSBURG, VA 24062
196-23 60	GEE NEO CHANG & LAY NAM CHANG	505 FLOYD STREET BLACKSBURG, VA 24060
166-9 5	JONATHAN L. & DIANN K. DUBOVSKI	212 GIVEN LN BLACKSBURG, VA 24060
166-9 6	GRACE P. PARKS	214 GIVENS LN BLACKSBURG, VA 24060
166-9 7	ROLAND J. & KAREN J. STIPES	216 GIVEN LN BLACKSBURG, VA 24060
166-3 8	MANJULA SINGH	409 GEORGIA ST BLACKSBURG, VA 24060
196-13 1	WILLIAM T. & ALICE A. MATTOX	1901 CARROL DR BLACKSBURG, VA 24060
196-8 1	RUTH B. DERRICK	302 GIVENS LN BLACKSBURG, VA 24060
196-8 2	BORIS A. VINATZER & GIOVANNELLA F. COMACCHIO	1900 NORTHSIDE DR BLACKSBURG, VA 24060
196-8 17	JOHN P. & JANICE D. HENCKE	1901 NORTHSIDE DR BLACKSBURG, VA 24060
196-12 85	CARL W. & BETTY JEAN STAATS	401 WILDFLOWER LN BLACKSBURG, VA 24060
196-12 86	RANDY M. & CAROL R. HOLDEN	403 WILDFLOWER LN BLACKSBURG, VA 24060
196-12 87	GREGORY K. & JENNIFER R. TILLEY	405 WILDFLOWER LN BLACKSBURG, VA 24060

196-6 58	BRENDON PROPERTIES LC	540 WOOD HAVEN CT BLACKSBURG, VA 24060
196-6 59	SAUL E. HALFON & SUSAN E. DELAY	302 CHEROKEE DR BLACKSBURG, VA 24060
196-C 1 63	EDWARD J. & LISA S. WEBER	129 S WINCHESTER RD ANNAPOLIS MD, 21403
196-C 1 62	DAVID C. & CAROLE E. NORRIS	1 PINYON LN PINHURST NC, 28374
(1) 196-C 4156	RAYMOND & MARY HELEN VASINKO	1008 FOX RIDGE LN LATROBE, PA 15650
(2) 196-C 4155	MUHAMMAD R. HAJJ & VICTORIA L. MENCIO.	307 HEMLOCK DR BLACKSBURG, VA 24060
(3) 196-C 4154	ALEXANDER & CHARLENE JOHNSTON	176 LAKE MEADE DR EAST BERLIN, PA 17316
(4) 196-C 4153	BLDT DEVELOPMENT PROPERTIES, LLC.	5625 PROMONTORY POINT RD MIDLOTHIAN, VA 23112
(5) 196-C 4152	VICTORIA A. GREEN	141 SPRING DR NEWPORT, VA 24128
(6) 196-C 4151	VAIBHAV & DEIRDRE W. JAIN	427 JANIE LN BLACKSBURG, VA 24060
(7) 196-C 4150	PAUL E. FRITZ	2355 STONE FENCE LN OAK HILL, VA 20171
(8) 196-C 4149	BOB L. JOHNSON	3959 ELECTRIC RD ROANOKE, VA 24018

Proffer Statement for the Application of Blacksburg Estates, LLC. dated February 5, 2015

Pursuant to Section 15.2-2298 of the Code of Virginia (1950) as amended, and Section 1160 of the Town of Blacksburg Zoning Ordinance, Town Code Appendix A, Blacksburg Estates, LLC hereby voluntarily proffers that the property which is the subject of this Application (Tax Parcel #196-1 3 and part of Tax Parcel #196-1 1) will be developed in accordance with the following conditions. The owner, its successors and assigns, voluntarily proffer for the property as follows:

1) The property shall be developed in substantial conformance with the submitted rezoning application entitled *REZONING APPLICATION FOR FIELDSTONE PLANNED RESIDENTIAL DEVELOPMENT* (the "Application") dated November 3, 2014 and revised on February 5, 2014.

2) Within three years from the date of this Proffer Statement, the Applicant will assist Blacksburg Transit to determine the appropriate location (within a quarter-mile of the development) for a covered bus shelter along Givens Lane. Upon receipt of the Certificate of Occupancy for the final unit of the Development, Owner shall contribute $10,000.00 to the Town of Blacksburg for installation by Blacksburg Transit of a covered bus shelter at such location.

3) The development will include a private community center in the location described within the application and shown on the master plan. The community center will include the following amenities; a fitness center, a community room, and leasing/management office facilities.

4) All existing mobile home units located on the property shall be relocated or removed by AUGUST 1, 2015.

5) There shall be no opaque or privacy type fencing installed adjacent to the Givens Lane right of way.

6) All multi-family buildings within the Project shall be designed and constructed so as to be rated "Certified" under the EarthCraft Multifamily 2014 Technical Guidelines. This certification will be performed by a certified inspector from EarthCraft itself within twenty-three months of the last certificate of occupancy issued for the development.

7) After allocation of Low-Income Housing Tax Credits to the project, but before the first certificate of occupancy is issued for the development shown in the application, the Owner will enter into a Regulatory Agreement with Virginia Housing Development Authority to covenant the occupancy and income restrictions on the units for a minimum of thirty (30) years, which shall be recorded and shall run with the land. These covenants shall provide for the development on the property of 84 units reserved for households with incomes less than 60% Area Median Income (AMI) and 60 units reserved for senior households with incomes less than 40%, 50% and 60% AMI in accordance with the Virginia 2015 Federal Low Income Housing Tax Credit Program Application for Reservation

8) The apartment complex tenant selection plan guidelines shall provide, subject to federal, state, and local housing laws, for the following local residency preference:

The eligibility criteria for residency will give preference to any person who currently resides in the Town of Blacksburg or the County of Montgomery. All applicants will need to meet the qualifying guidelines for rental. Upon receiving an approved application, any application for a person eligible for this preference will be given priority over other applications.

Placement on the waiting list will be based on the date the application was approved and the prospective tenant fulfilled the rental qualification guidelines, whichever is later. For example, if a resident from Blacksburg applies for an apartment on June 1st and he or she satisfied the rental qualifying guidelines on June 30th, then the date that he or she would be placed on the waiting list would be June 30th. In this case, he or she would be placed ahead all other approved applicants ineligible for the local residency preference who were on the waiting list for a unit prior to June 30th. The assignment of apartments will be based on the waiting list, which will provide that units will first be made available to persons eligible for the local residency preference.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, and that the proffers are entered into voluntarily.

_____
Frank Bruno, Managing Member
Blacksburg Estates, LLC

Commonwealth of Virginia
County of Montgomery
The foregoing instrument was acknowledged before me this _____ day of _____

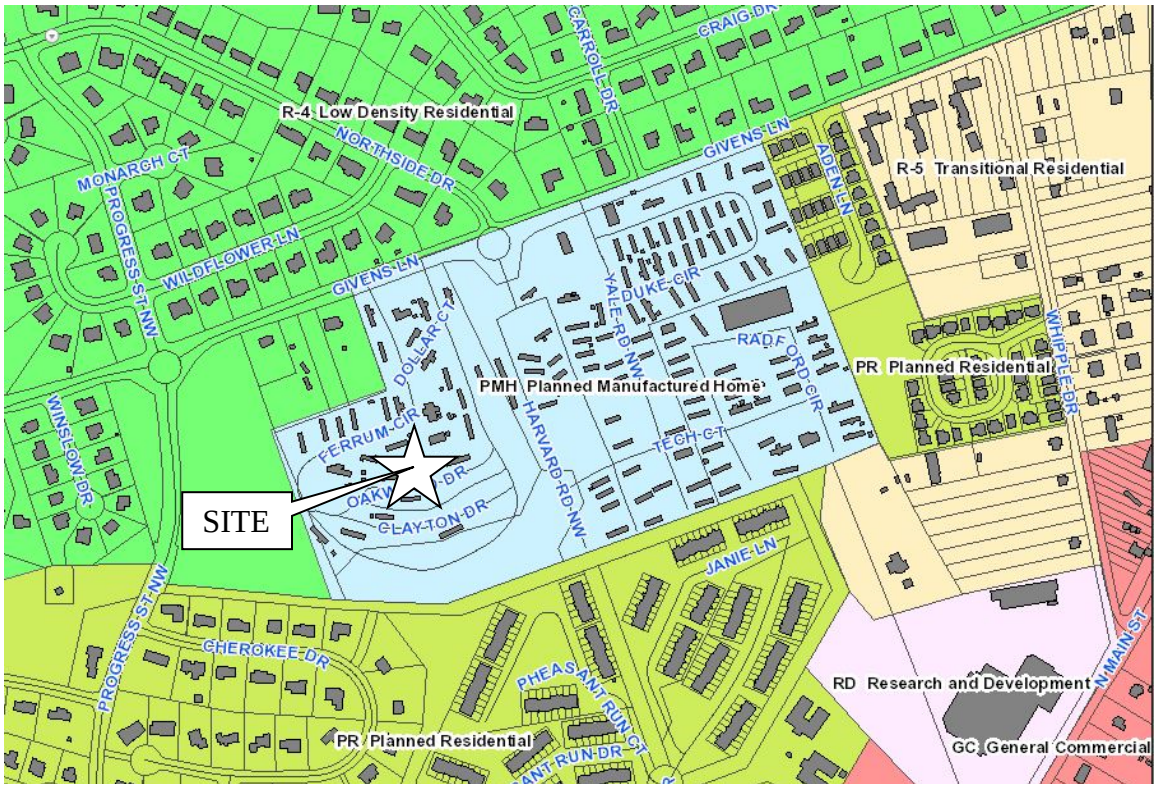
_____, _____, by _____ of_____.

_____ My commission expires:_____
Notary Public

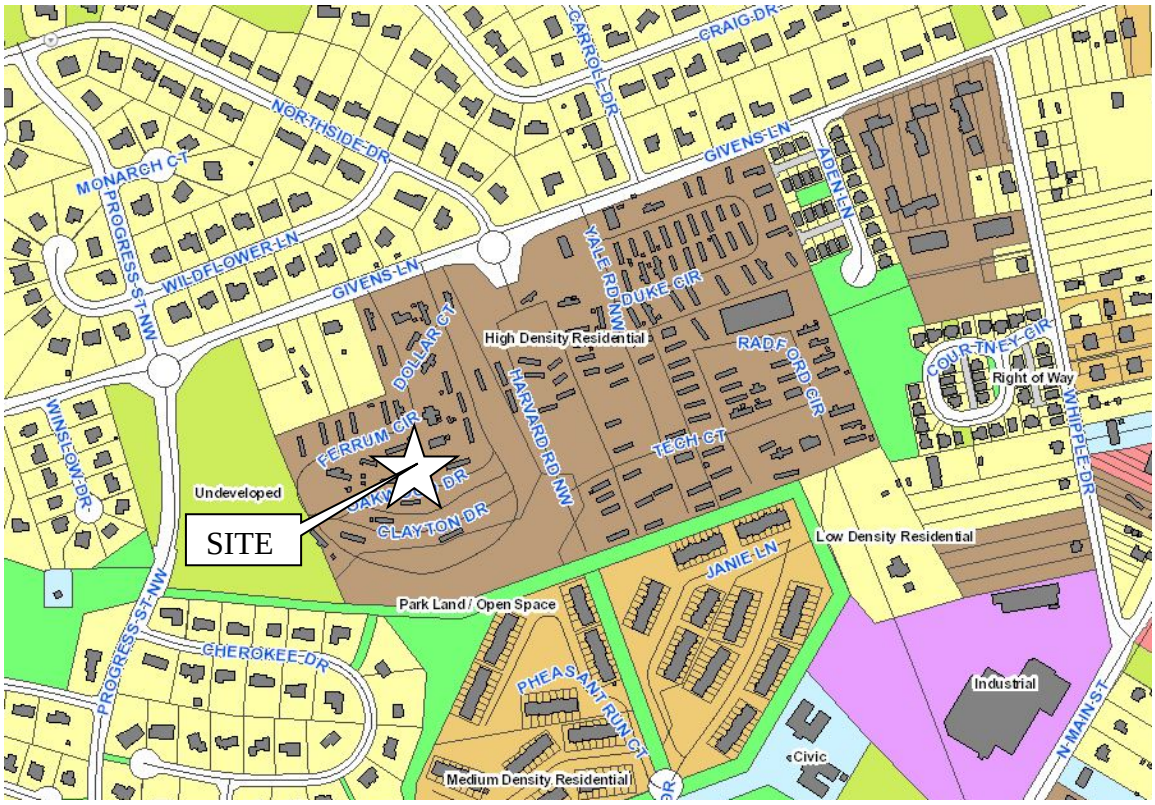
Appendix

PAGES 27-28 ..... Zoning Maps
PAGES 29-36 ..... Pinnacle Construction & Development Corp. Statement of Qualifications
SHEET Z1 – ..... Overall Existing Parcel Map
SHEET Z2 – ..... Existing Conditions Plan
SHEET Z3 – ..... Master Plan
SHEET Z4 – ..... Preliminary Utility Plan
SHEET Z5 - ..... Cross Sections
SHEET A1.01 – A2.01 – ..... Conceptual Plan and Elevation for Senior Housing
SHEET A3.01 & A4.01 – ..... Conceptual Plan and Elevation for Workforce Housing
SHEET A14.01 & A14.02 – ..... Conceptual Plan and Elevation for Community Building

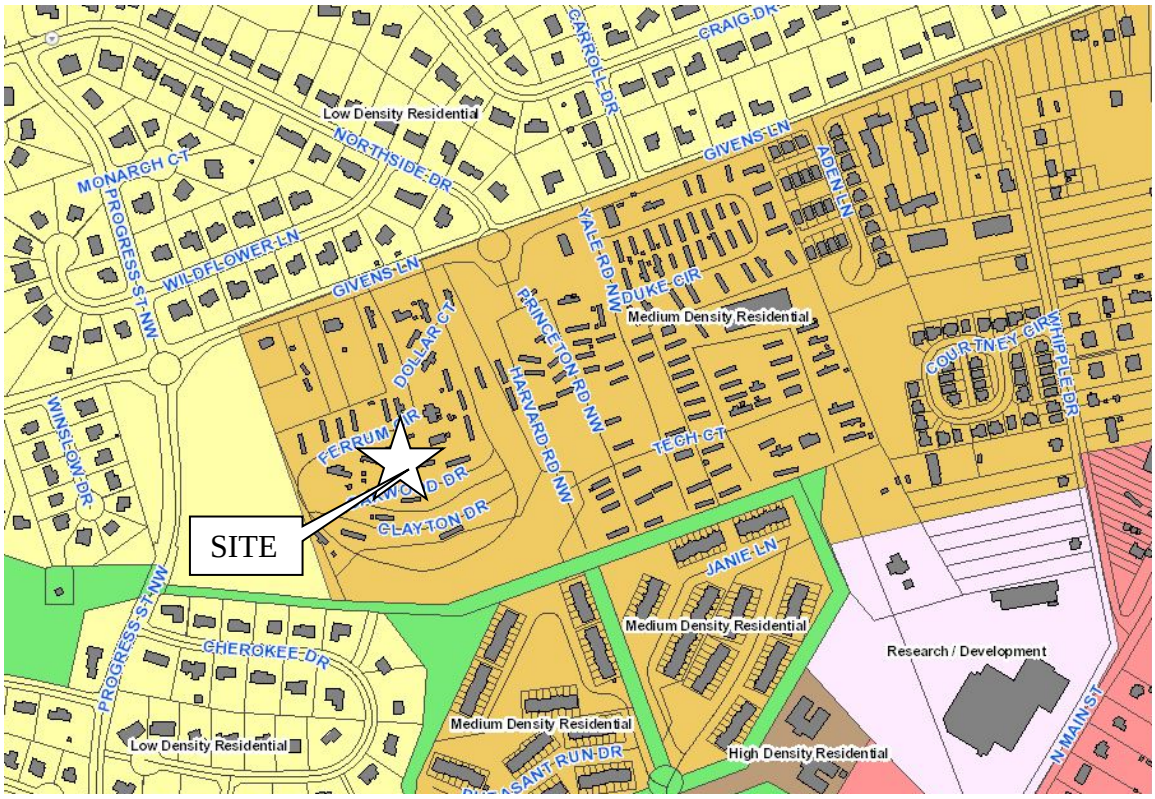
EXISTING ZONING MAP



EXISTING LAND USE MAP

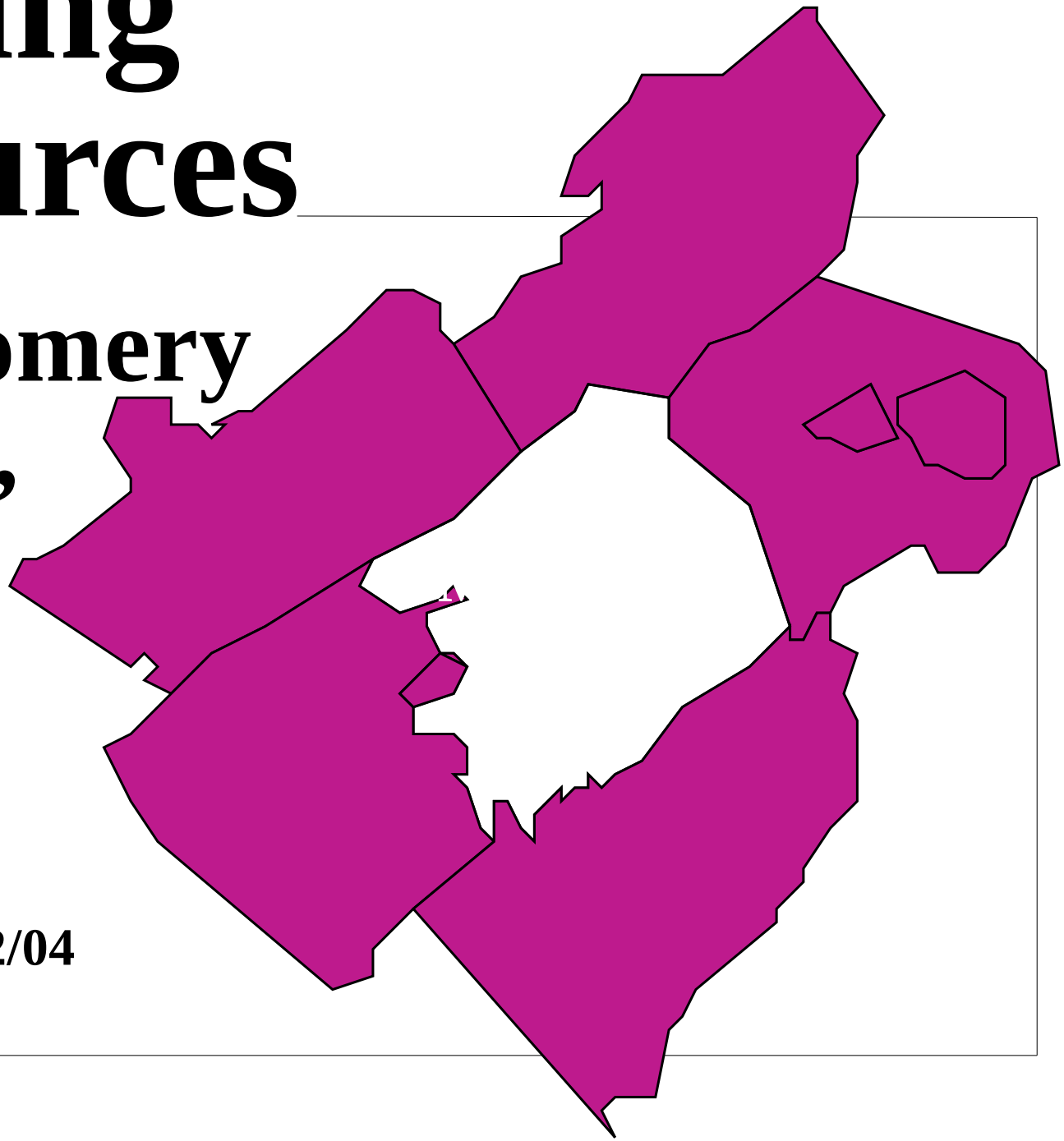


FUTURE LAND USE MAP



Housing Resources

Montgomery County, 2025



Adopted: 10/12/04

Housing: Executive Summary

Three key housing related concerns emerged during the community survey process: affordability, quality of life, and livability of neighborhoods. Montgomery County recognizes that the neighborhoods provide the cornerstone for residents' sense of community, as well as their sense of safety and well-being. The housing chapter focuses on three primary issues:

- The provision of affordable housing;
- The provision of livable manufactured housing parks; and
- The provision of safe and livable neighborhoods and communities.

Housing: Introduction

Housing, especially the provision of affordable housing, represents one of the greatest challenges facing Montgomery County and the New River Valley. While housing costs in the county are still reasonably low compared to other areas of the state, there are specific factors in the county which makes affordablity an issues, including low income scale and a large student population. The challenge for the county, over the next 25 years, will be in finding ways to mitigate these factors.

COMMUNITY SURVEY RESULTS

Three issues in the Community Survey dealt directly with housing: 1) affordable housing, 2) compact development (neighborhood design); and 3) the quality of mobile home parks. In addition, two of the planning related issues were also connected to housing: 1) concentrating growth where utilities are already provided; and 2) using the zoning ordinance to direct growth or protect property values. Of the five issues, affordable housing and the use of the zoning ordinance to either direct growth or protect property values generated the highest mean scores.

Seventy three percent (73%) of respondents identified “affordable housing” as either very important or important. In their written responses, participants' underscored their belief that housing affordability was one of the key issues facing the county. While most included brief references to affordable housing, some were far more specific, especially in terms of housing for low and middle income. As one participant noted, the issue centered on making "homes affordable according to the income of area residents." Another, combining the issues of affordable housing and zoning, suggested that there should be a "revision of zoning to encourage development of affordable houses." A third respondent noted that the County should "provide an incentive for developers to build affordable, sustainable, safe, dependable housing for low and middle low income families in existing small villages."

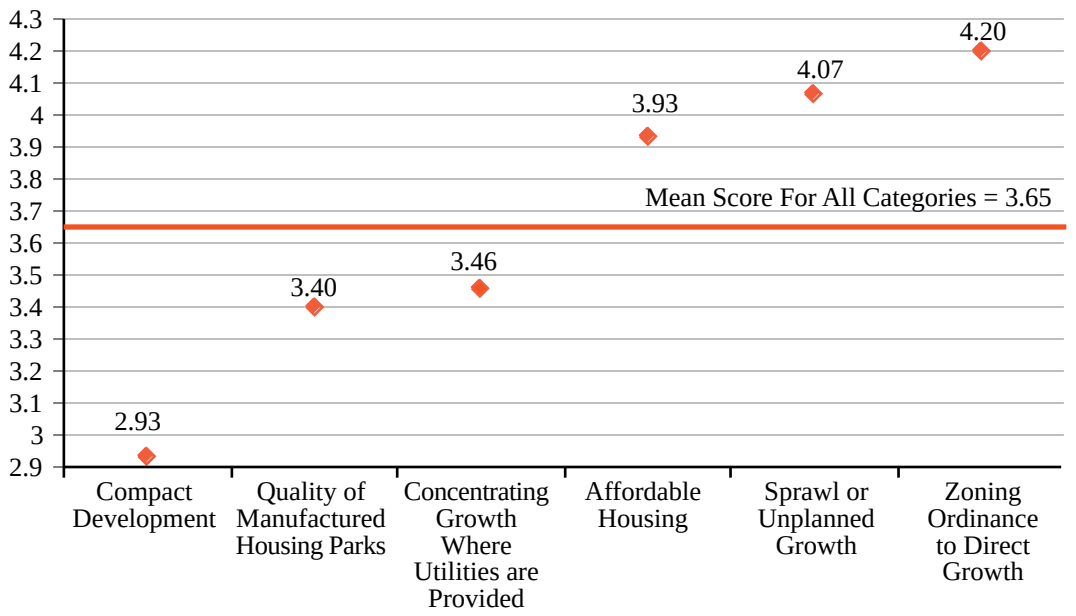
While 55% of respondents identified the issue of manufactured housing and manufactured housing parks as either very important or important, very few of the written responses suggested overwhelming support for the existence of either. As one participant noted, "mobile home growth is out of control in Montgomery County...we are turning into a county-wide trailer park." A few of the respondents felt that the county needed to focus on providing affordable housing as an alternative to manufactured housing and manufactured housing parks. Still others suggested that manufactured housing provided "a reasonable alternative to high priced conventional construction" or exemplified "communities--all development should learn from that." In short, respondents did not take a single view on the issue of manufactured housing in Montgomery County. While many of the written responses were negative, the majority of the same respondents recognized the need to upgrade existing facilities and hold developers of new facilities to higher standards, including:

- Providing "guidelines for mobile home parks;"
- Require that "mobile home developers must conform to the same requirements we expect of neighborhoods... sidewalks, parks, paved roads;"
- "Have stricter rules/ laws governing appearance of such parks;" and
- "Have stricter rules or laws governing manufactured housing park ownership."

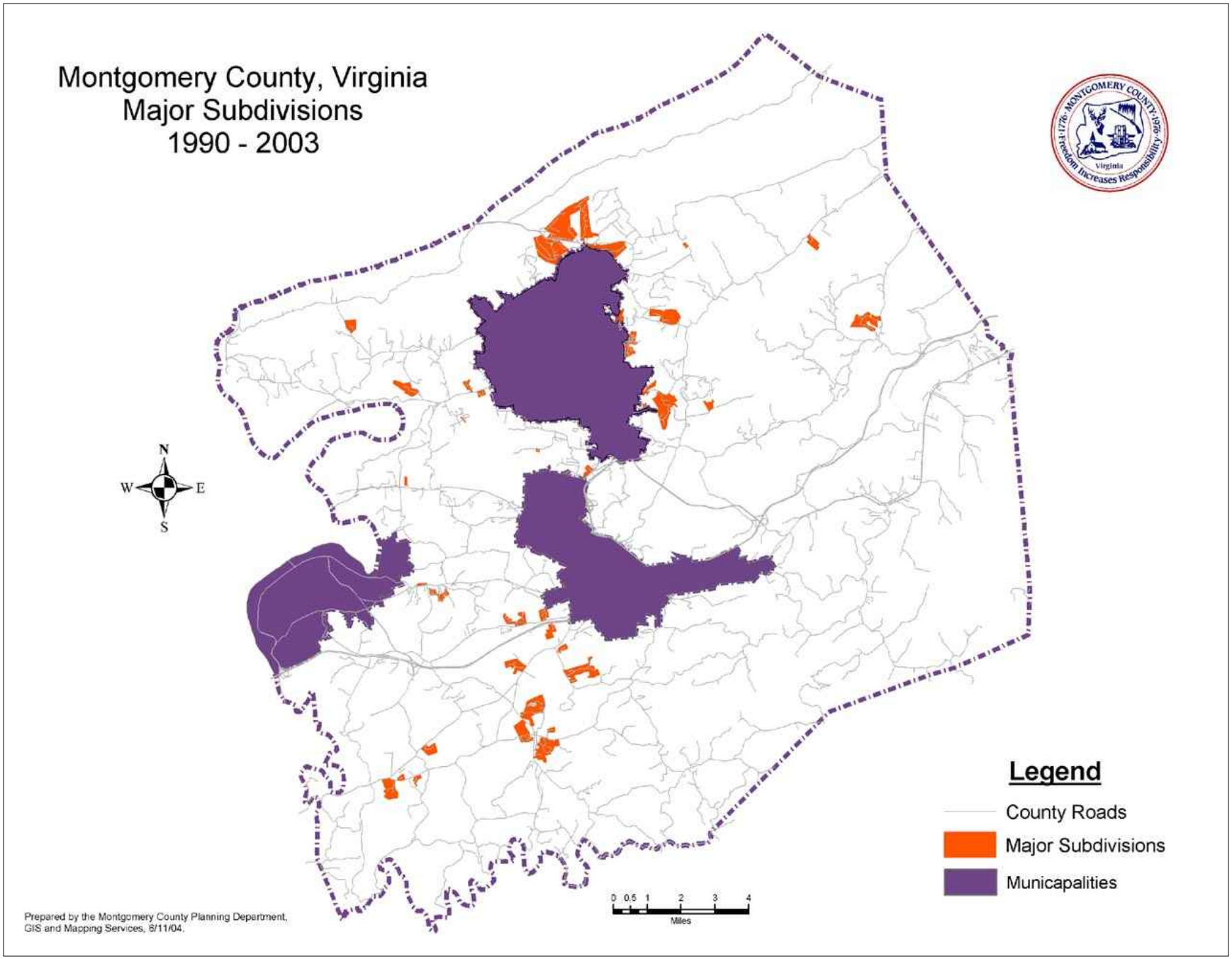
Issues of zoning and property values, for better or worse, cropped up throughout the responses, most notably in terms of mixed-income developments and the location of manufactured housing and manufactured housing parks. While some of the respondents felt that the county should employ "proper zoning...mobile homes should be zoned together, not mixed in among neighborhoods and high-income homes" and the county should "make plans or regulations on where trailers can be parked...put them in groups not just everywhere they want to put trailers," others saw the issues of zoning, aside from manufactured housing parks, as a way of insuring the "integrity of neighborhoods," which help to underscore "a sense of pride & community."

The issue of compact development produced some interesting responses. Only 40% of respondents ranked compact development as either important or very important; however 76% of the same respondents ranked the issue of uncontrolled growth and sprawl as either important or very important, and 79% identified open space preservation as being important or very important. Despite the relatively low percentage, participants' comments suggest a far greater support for concentrating growth near or in the urbanized core and existing villages and increasing the density of growth:

- "Balance the preservation of historical, forests, parks, open land spaces and the encouragement of development of industry and communities - which means the development of residential needs to calm down."
- "Densely developed, high-quality villages where all new development is on a grid system if possible and follows neo-traditional design & development ideas. This would preserve open space & contain sprawl while fostering a sense of community."
- "Since the county is an attractive place to live and work, and since it has all the human, intellectual, technological, and physical resources to grow, it will continue to do so, with inevitably less reliance on agriculture and more on research, technology & industry. It is easy to see a time (within the scope of this plan) where the Cburg/Bburg &

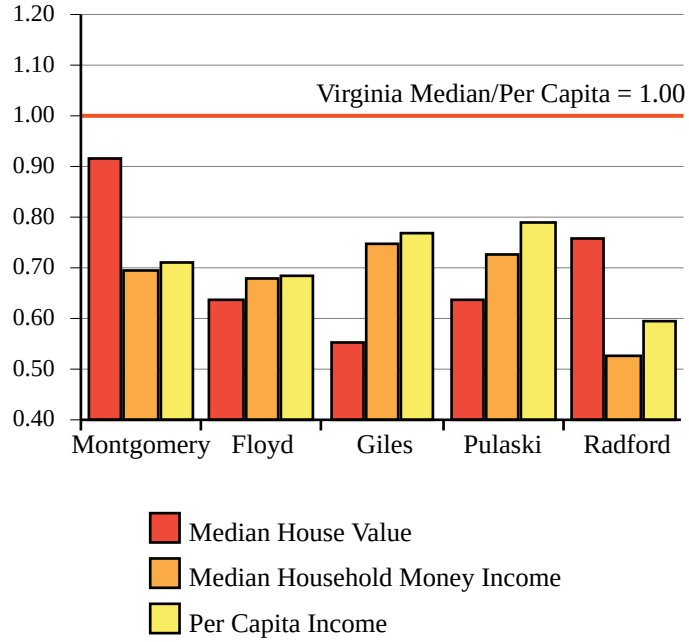


Note: Forty-one issues were included in the "rate this issue in terms of importance" portion of the community survey. A mean score was calculated for each of the 41 issues, as well as for the total of all issues. Issues with scores higher than 3.65 (the mean for all issues) indicate that the majority of respondents rated the issue greater importance; a score lower than 3.65 indicates that the majority of respondents rated the issue of less importance than the on average. The scale for the survey was: 0=no response; 1= not important; 2=minimally important; 3=moderately important; 4=important; and 5=very important. Source: 2003 Community Survey, Montgomery County, Virginia.

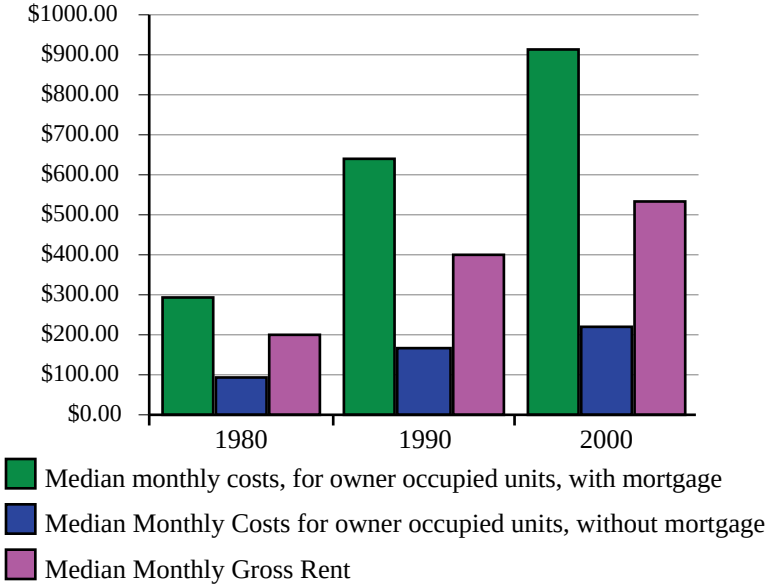

Montgomery County, Virginia
Major Subdivisions
1990 - 2003
N
W
E
S
Legend
County Roads
Major Subdivisions
Municapalities
0 0.5 1 2 3 4
Miles
Prepared by the Montgomery County Planning Department,
GIS and Mapping Services, 6/11/04.

Housing Affordability in Montgomery County, 1980-2000

Ratio of Local Median House Value, Median Household Money Income, and Per Capita Income to State Median, 2000



Cost of Housing in Montgomery County: Selected Monthly Owner Costs (Mortgaged and Not Mortgaged Owner Occupied Housing) and Gross Rent, 1980-2000



	With Mortgage	Without Mortgage	Gross Rent
1980	$292.00	$91.00	$198.00
1990	$643.00	$164.00	$397.00
2000	$912.00	$219.00	$535.00

Note: While the presence of a large student population both in Montgomery County and the City of Radford contribute to the disparity between household income, personal income, and the cost of housing. there are other contributing factors, including a lower pay scale.

	Montgomery	Floyd	Giles	Pulaski	Radford	Roanoke	Roanoke City	Salem	Virginia
Median House Value	0.91	0.64	0.55	0.64	0.76	0.94	0.64	0.83	$125,400
Median Household Money Income	0.69	0.68	0.75	0.73	0.53	1.02	0.66	0.84	$46,677
Per Capita Income	0.71	0.68	0.77	0.79	0.60	1.03	0.77	0.84	$23,975

Source: U.S. Census Bureau, 1980, 1990, and 2000; US Bureau of Economic Analysis, 2003

Radford triangle becomes a much more densely populated and commercialized area."

- "I would like to see more concentrated development in the Blacksburg area. I would like to have minimal sprawl as a result of commercial and residential sprawl. I would like to have more concentrated growth in and around Blacksburg to provide closer communities and easier public transportation access."

The results suggest the need to balance a broad range of often conflicting concerns and the need to provide more public information about planning issues, including: 1) the conflict between retaining the rural character of the county; 2) large versus small lot development; and 3) increased urban- and suburbanization. One participant wrote that Montgomery County should "remain [a] small, friendly, [and] agricultural area , " but that "too many areas are ... allotted for subdivisions and other housing growth" that threatening the rural character. Another suggested keeping "residential/urban sprawl to a minimum either by increasing density or by lowering prices for people to own more land to prevent unnecessary development."

In addition to the issues included in the survey, respondents raised a number of other concerns, including residential neighborhood designs and quality, the increased need for senior housing, and the need for developers to carry their fair share of the cost of residential growth.

Although a few of the respondents felt that the county should continue to rely on and encourage large lot subdivisions, far more suggested that the county should concentrate on creating neighborhoods and villages.

Montgomery County: Cost of Living and Cost of Housing.

Cost of Living Index. According to Bestplaces.net, cost of living categories are weighted as follows: housing (30%), good/groceries (15%), transportation (10%), utilities (6%), healthcare (7%) and miscellaneous expenditures, including clothes and services (32%)

Town/City	Overall	Housing	Food	Transportation	Utilities	Health Care	Misc.
National Average	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Blacksburg	96.6	103.5	92.9	94.4	81.8	92.4	96.7
Christiansburg	96.1	101.3	93.0	94.7	81.5	92.3	97.5
Radford	93.2	92.0	93.5	95.4	81.4	93.8	97.1
Pulaski	93.6	92.9	94.6	95.1	82.5	92.4	97.0
Roanoke City	110.9	145.6	94.4	89.1	82.3	95.2	98.8
Salem	111.7	148.0	94.9	88.5	81.7	94.8	99.2
Charlottesville	130.1	191.8	95.0	103.1	109.7	95.4	99.2
Fredericksburg	112.5	107.8	108.7	136.1	102.2	121.9	112.1
Harrisonburg	106.6	121.2	94.6	102.8	109.9	94.7	98.9
Staunton	105.8	119.1	94.4	103.7	109.6	94.9	98.2
Waynesboro	105.1	115.8	95.5	103.0	109.3	95.0	99.4

Cost of Housing Index: According to Bestplaces.net, the cost of housing index is based on home costs, rental costs, and property taxes.

Town/City	Median House Cost	Rate of Appreciation	Property Tax Rate per $1,000	Home Cost Index
National Average	$146,102	7.8%	$16.43	100.0
Blacksburg	$120,440	7.0%	$11.80	103.0
Christiansburg	$117,870	3.0%	$11.80	101.3
Radford	$107,040	3.6%	$11.80	92.0
Pulaski	$108,110	7.1%	$11.80	92.9
Roanoke City	$169,400	6.2%	$12.40	145.6
Salem	$172,140	6.1%	$12.40	148.0
Charlottesville	$223,150	6.3%	$12.30	191.8
Fredericksburg	$125,380	11.7%	$11.00	107.8
Harrisonburg	$141,030	7.1%	$7.00	121.2
Staunton	$138,510	6.9%	$11.80	119.1
Waynesboro	$134,710	6.9%	$11.80	115.8

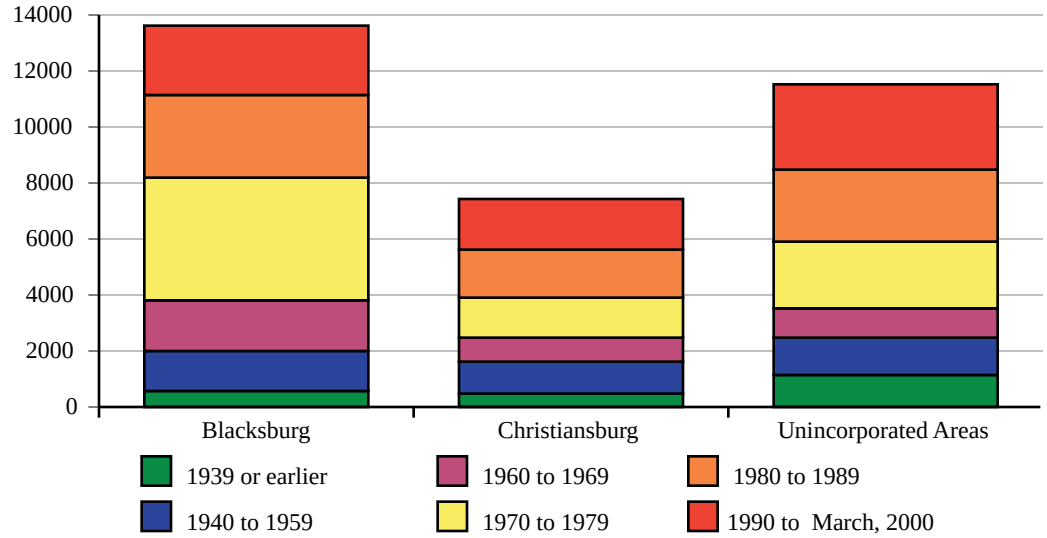
Sources: Bestplaces.net, 2003. Data based on information from 2000.

CURRENT AND HISTORICAL TRENDS AND CONDITIONS

Patterns of Residential Development.

Very few of the residential developments, built since 1990 interconnect with the surrounding area , thus lacking a sense of being integrated into the place in which they were built. Most were designed as discrete subdivisions rather than as part of the broader landscape, neighborhood, or village, and relied heavily on the use of street patterns (cul-de-sacs and circles) that were self-contained within the subdivision rather than providing connection and continuity between the subdivision and the adjacent villages or other subdivisions. In addition, the subdivision designs, while following traditional patterns of large lot suburbanization, provided no alternative interconnectivity, such as sidewalks, bikeways,and walkways. While the large lots were appropriate and often necessary in the outlying, rural portions of Montgomery County, where there is no access to public water and sewer, they were less appropriate in or near the existing villages and urban core. This is especially true where the lack of interconnectivity and the visual disruption of existing development patterns led to a diminished sense of community and interconnectedness among residents. Families became less a part of adjacent communities and more identified with discrete subdivisions.

Montgomery County: Age of Housing Units, 2000



	Blacksburg	Christiansburg	Unincorporated Areas	Montgomery County
1939 or earlier	583	503	1119	2205
1940 to 1959	1402	1140	1335	3877
1960 to 1969	1840	822	1081	3743
1970 to 1979	4398	1474	2346	8218
1980 to 1989	2886	1669	2623	7178
1990 to March, 2000	2526	1800	2980	7306
	13635	7408	11484	32527

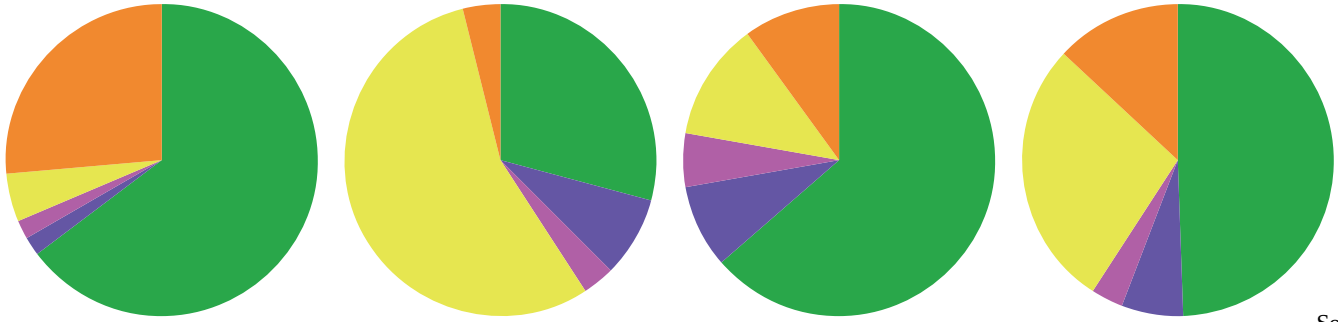
Source: U.S. Census Bureau, 2000 Census.

Affordable Housing:

Under the Guidelines established by the Code of Virginia, jurisdictions must address the provision of affordable housing on a local basis while considering the regional needs:

> "The plan shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing,

Montgomery County: Types of Housing Stock, 2000

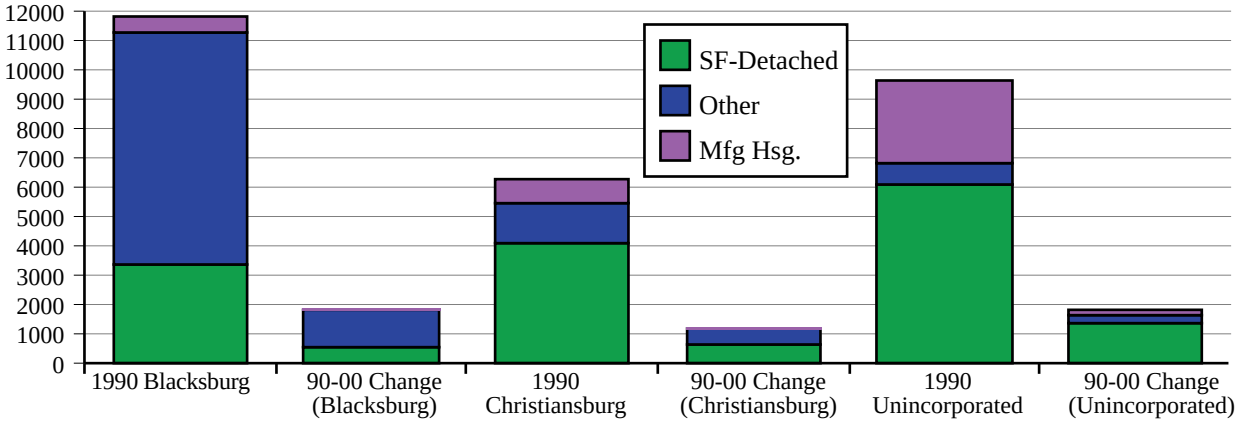


Unincorporated Areas | Blacksburg | Christiansburg | Montgomery County

Source: U.S. Census Bureau, 2000 U.S. Census (Table DP-4)

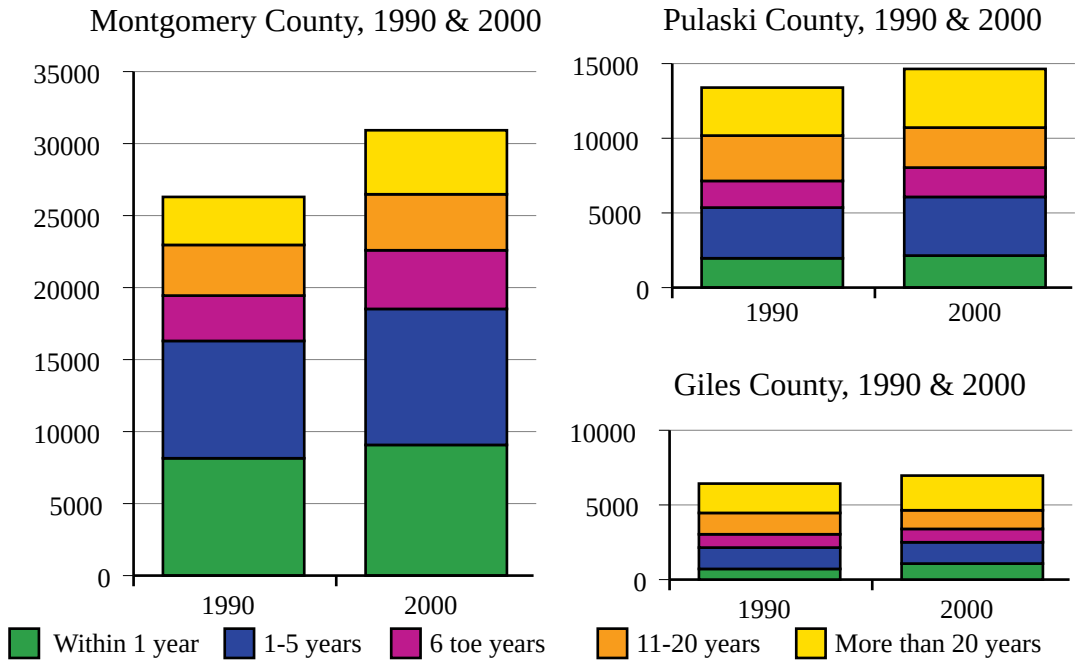
- Single-family detached
- Single-family attached
- Duplexes
- Multi-Family
- Manufactured Housing
- Other

	Unincorporated Areas	Blacksburg	Christiansburg	Montgomery County
Single-family detached	7439	3965	4709	16113
Single-family attached	221	1166	647	2034
Duplexes	226	446	404	1076
Multi-Family	573	7536	907	9016
Manufactured Housing	3018	522	741	4281
Other	7	0	0	7
Total Units	11484	13635	7408	32527



SF-Detached	3398	567	4086	623	6048	1391
Other	7899	1249	1369	589	814	206
Mfg Hsg.	560	0	812	0	2784	241

Housing Tenure, 1990 & 2000



Source: U.S. Census Bureau, 1990 & 2000 Census

		Within 1 year	1 to 5 years	6 to10 years	11-20 years	More than 20 years
Montgomery County	1990	8147	8218	3065	3471	3340
	2000	9148	9459	3909	3914	4567
Giles County	1990	785	1330	895	1488	1963
	2000	1015	1435	1030	1242	2272
Pulaski County	1990	1961	3484	1731	2923	3250
	2000	2215	3855	1924	2678	3971

which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated." (§15.2-2223).

In his report, "Housing Affordability in Virginia," Dr. C. Theodore Koebel noted that the New River Valley had cost burdens, related to housing, at or above the national average, although he ascribed the cost burden to low income rather than necessarily high housing prices.

In the recently published *Cities Ranked and Rated* (2004), authors Bert Sperling and Peter Sander of Bestplaces.net ranked the Blacksburg-Christiansburg-Radford MSA 8th among "Emerging U.S. Metropolitan Areas," with the cost of living index at 85.4. The Blacksburg-Christiansburg-Radford MSA ranked well above the other two Virginia locales included in the list: Winchester (ranked 17th), with a cost of living index of 88.2; and Harrisonburg (ranked 18th), with a cost of living index of 95.1. The authors saw the cost of living as one of the positive factors contributing to the area's overall ranking, however they, like Dr. Koebel, noted that the area was prone to low incomes. It should also be noted that the combine MSA score was significantly lower than individual community scores, suggesting that the surrounding rural areas contribute to the lowering of the overall cost of living in the area.

In 1980, the median value of a house was $36,200. By 1990, that figure had climbed to $71,700, representing a 98% increase in the value of single-family housing. In 2000, the U.S. Census Bureau listed the median value of a house, in Montgomery County, at $114,600. Montgomery County has since gone through a reassessment, and, according to the County Assessor, the median assessed value of a house,

as of August 2003, is $137,500, amounting to a 20% increase over the 2000 value, a 92% increase over the 1990 value, and a 280% increase over the 1980 value.

The median selected monthly costs of owner occupied housing units in 1980 was $292 for those with a mortgage and $91 with no mortgage. By 2000, those costs had risen to $912 for those with a mortgage (a 212% increase) and $219 for those without a mortgage (a 141% increase). The difference in the increase can be attributed to the construction of larger and more expensive housing stock, which would, presumably generate larger taxation and insurance costs. The increased value of the housing stock (both new and existing) is a double edged sword: while the existing stock also rises in value, so too do the insurance, taxation, and maintenance costs.

Age of Housing Stock:

Under normal circumstances, as housing ages, it shifts into the affordable price range. However, as the data suggests, Montgomery County, Blacksburg, and Christiansburg are not facing normal circumstances in the provision of affordable housing. In 2000, nearly 70% of the 32,527 housing units in Montgomery County were built since 1970. While multi-family, student housing in Blacksburg accounts for a large proportion of these units, the figures do suggest that there are fewer older affordable single-family houses available. Although there are exceptions, many of the houses in the established neighborhoods in Blacksburg have either not entered the affordable housing market or have become student housing, effectively keeping the values well above the affordability range or removing it from the market. According to bestplaces.net, the cost of housing in Blacksburg was 103.5% of national average, compared to 101.3% in Christiansburg, 92% in Radford, and 92.9% in Pulaski.

Type of Housing Stock:

Single-family dwellings (16,113 single-family detached units and 2,034 single-family attached units) account for 56% of the housing units in Montgomery County as a whole. Single-family detached units account for 49.5% of the housing stock in Montgomery County.

Multi-family dwellings account for 55.3% of the housing units in Blacksburg, according to the 2000 Census, but only account for 5% of the housing units in the unincorporated portions of the county and 12.2% in Christiansburg. Duplexes, which are somewhat more evenly distributed through out the county in terms of number, account for 3.3% of the total housing units in Blacksburg, 5.4% in Christiansburg, and 2.0% in the unincorporated portions of Montgomery County.

There is, however, a second way to look at single-family dwellings. While not generally added in to the single-family statistics, which most often focus on stick-built structures requiring building permits, most manufactured housing serves, in fact, single families. According to the 2000 Census, manufactured housing accounted for 26% of the housing stock in the unincorporated areas of Montgomery County, 10% in Christiansburg, and 3.8% in Blacksburg. When added into the county single-family, stick-built, detached and attached dwellings, the percentage of residences which serve single families climbs to 92.7% of all housing.

Housing Stock: Tenure.

Initial data would indicate that tenure in housing units is fluid and far more transitory than in neighboring counties. According to the 2000 Census, 60% of householders had moved, at least once, in the period between 1995 and 2000. This compares to 35% of householders in Giles County and 41% in Pulaski County during the same period of time. The much higher rate of transience in Montgomery County can be attributed, in large part, to a significant student and graduate student population.

Low, Very Low, and Transitional Housing:

Currently, there are four transitional housing units, provided by Community Housing Partners, located in Christiansburg. No other transitional housing is available in Montgomery County, Blacksburg, or Christiansburg. Housing for low and very low income residents is currently supplied through the private and nonprofit sectors. According to the Council of Community Services, there are currently four apartment complexes in Christiansburg and five in Blacksburg which offer subsidized housing. Montgomery County does not, currently, have a housing authority.

Housing: Goals

HSG 1.0 Livable Neighborhoods: Promote affordable, safe, livable neighborhoods for all residents. (1)

HSG 1.1 Affordable Housing. Promote affordable, quality housing for all income levels. (2)

HSG 1.1.1 Regional Housing Study. Work with the New River Valley Planning District Commission and member jurisdictions, including Virginia Tech and Radford Universities to do a comprehensive analysis of current housing conditions, housing affordability, and the impact of a large student presence on the availability of affordable housing in the region, and determine the best approaches to insuring the availability of quality housing across income levels.

HSG 1.1.2 Adequate Zoning for Future Growth. Conduct a zoning study to determine residential land use requirements for the next 20-25 years, in five year increments, including an evaluation of product type (single family attached and detached, multi-family, and manufactured; own/rent, price/rent categories) and estimated land required for each type of housing; and rezone sufficient lands, in appropriate areas (those areas served by public water and sewer) to accommodate future growth.

HSG 1.1.3 Affordable Housing Incentives. Provide incentives for affordable housing development. (3)

Cross References and Notes:

1. Livability, sustainability, and quality of life go hand-in-hand. While the plan implicitly addresses all three, specific references can be found in PNG 4.1.1: Livable Communities (pg. 68); PLU 3.0 Community Design (pg. 50); ECD 1.0: Economic Development, Land Use, and Quality of Life (pg. 99); HHS 1.0: Livable Communities (pg. 175); HHS 2.0: Quality of Life (pg. 175), and HSG 1.3: Safe Neighborhoods (pg. 190).
2. The Affordable Housing portion of the plan was based, in part, on recommendations from Wu Li and Dr. T. Koebel of Virginia Tech's Housing Institute.
3. 1) Reducing pre-development approval times; 2) Reducing the impact of government regulations on building cycle time; 3) Facilitating the development of Low Income Housing Tax Credit (LIHTC) properties with access to public water and sewer; 4) Providing density bonuses for developments that include affordable units; and 5) Establishing an ad-hoc advisory committee of for-profit and non-profit developers to advise the county on the impediments they face in developing affordable housing.

HSG 1.1.4 Public/Private Partnerships. Promote the development of public private partnerships to address the needs of moderate, low, and very low income residents. (4)

HSG 1.1.5 Public Information. Provide public information on programs that encourage the development of housing for moderate, low, and very low income individuals and families and programs that would promote affordable homeownership, including: 1) Below market interest programs; and 2) Homeownership counselling, credit counseling, and savings programs (Individual Development Accounts) (5)

HSG 1.1.6 Very Low Income and Transitional Housing Needs: Conduct a study of housing for very low income and transitional housing in Montgomery County and the Metropolitan Statistical Area

HSG 1.1.7 Grants Office. Promote the development of a regional grants office, through the New River Valley Planning District Commission, to develop joint-sponsored grants and public/private partnerships to address issues of affordable housing, housing for the very low income, and transitional housing in the region. (6)

Cross References and Notes:

4. In 1999, the U.S. Department of Housing and Urban Development (HUD) established new definitions of low and very low income. According to HUD, low income is defined as 80% of the area's median family income, and very low income is 50% of the area's median family income." In 2000, the US Census Bureau established the County's median family income at $47,239. Given this, the low income designation would start at $37,791 and very low income would begin at $23,619. The HUD definitions are used to establish base eligibility for public housing and Section 8 housing programs. It should be noted, however, that the percentage of median varies based on the size of family and eligibility may be affected by local housing prices and other considerations.
5. General approaches to public information are addressed in PNG 2.2: Informing the Public (pg. 67) and CRS 2.1.3 Libraries: Public Information: Technology (pg. 82).
6. The need for a grants office is also addressed in ENV 3.4.1 Streams and Rivers: Grants (pg. 141) and HHS 3.1.1 County Office on Cooperation (pg. 176).

HSG 1.2 Manufactured Housing and Housing Parks: Actively encourage the development and maintenance of livable manufactured housing parks inorder to facilitate a community ethos.

HSG 1.2.1 Manufactured Housing Park Standards. Develop prototype standards for improving site design, including landscaping and buffering standards, amenities standards, and public facility standards.

HSG 1.2.2 Maintenance Standards. Develop maintenance standards for mobile home parks and HUD-code housing units.

HSG 1.2.3 Recycling/Salvage Program. Develop a recycling/salvage program for old, obsolete manufactured housing that would encourage replacing occupied, obsolete mobile homes and discourage abandonment and neglect.

HSG 1.3 Safe and Livable Neighborhoods. Promote the use of safe and livable neighborhood designs in residential development. (7)

HSG 1.3.1 Mixed Use Neighborhoods. Encourage the development of planned, mixed use, pedestrian and transit friendly neighborhoods, which would combine office, commercial, residential, recreational uses into a single development.

HSG 1.3.2 Public Information: Provide residents and developers information on "safe neighborhood," transit-oriented, and traditional neighborhood (TND) design and development.

HSG 1.3.3 Safe Neighborhoods and Transportation. Encourage intra- and inter-connectivity of roads, bikeways, and walkways in new residential developments in order to promote increased sense of community and safety, while decreasing traffic concentration.

Cross References and Notes:
7. The concept of safe and livable neighborhoods is implicitly embedded in the land use policies associated with Villages (PLU 1.7, pg. 43), Village Expansion Areas (PLU 1.6, pg. 41), and Urban Expansion Areas (PLU 1.8, pg. 45), as well as the Community Design policies (PLU 3.0, pg 50; see, also, footnote # 1 (pg 189) for other references.

Planning & Government

Montgomery County, 2025

Adopted: 10/12/04

Government & Government: Executive Summary

Insert Photo

The Planning and Government chapter provides the backbone of Montgomery County, 2025 because it defines many of the central themes expressed by the citizen participants during the three year input process leading up to this plan. These themes include cooperation, participation, information, and education.

The Government and Planning Goals cover six main issues:

- Local and regional cooperation;
- Citizen participation;
- Public access, including meeting ADA requirements and providing mixed use facilities;
- Planning for villages and small communities;
- Planning for corridors; and
- Tax structure, legislative priorities, and the impact of growth.

Planning and Government: Introduction

Community Survey Results

The community survey asked participants to rank five planning and government issues: public involvement, public outreach, e-government, local cooperation, and regional cooperation.

Participants gave "public involvement" the highest mean score (3.99) of the five government related issues, with 76% ranking it as either important (34%) or very important (42%). Only 5% of those who responded said it was either minimally important (4%) or not important (1%). Those involved in civic (50%), religious (64%), and government (50%) organizations were more likely to rank public involvement as very important than were those involved in educational (37%), geographic (43%), or commercial (21%) organizations or enterprises. Respondents who had previously participated in the comprehensive planning process were more likely to rank "public involvement" as very important (53%) than were those participating for the first time (42%).

Participants expressed a wide range of views and offer an equally wide range of solutions when it came to public involvement. Their suggestions included: "aggressive solicitation for citizens' help," creating more public involvement activities, increasing the amount of publicity for local issues, establishing citizen review boards, conducting educational programs, and creating innovative public forum opportunities to reach and educate community members. One participant noted that the County needs to "foster the flow of info, citizen involvement, and access to government and officials." Another wrote, echoing others, that the government needed to "listen to the public," noting that "people quit voicing opinions and participating because most decisions are already made or actually decided by the more assertive."

Closely related to public involvement was the issue of government communication, outreach, education, and information. Participants gave it a mean score of 3.79, with 70% of respondents ranking it as either important (35%) or very important (35%). Very few of the participants rated it as either minimally important (4%) or not important (1%).

Many of the comments related to government communication, outreach, education, and information were either similar to those provided for public involvement or were embedded in comments dealing with other subjects. For example, a number of participants suggested that the County needed to provide public information and access to programs to a diverse range of groups: farmers, students, environmentalists, developers, and so on. Participants suggested a broad variety of public information solutions, from developing or upgrading an online GIS, to distributing information about wells and septic systems to home owners, to providing transportation maps, with the bike lanes and bus stops marked, through the public libraries and Chambers of Commerce.

E-government, one approach to both public

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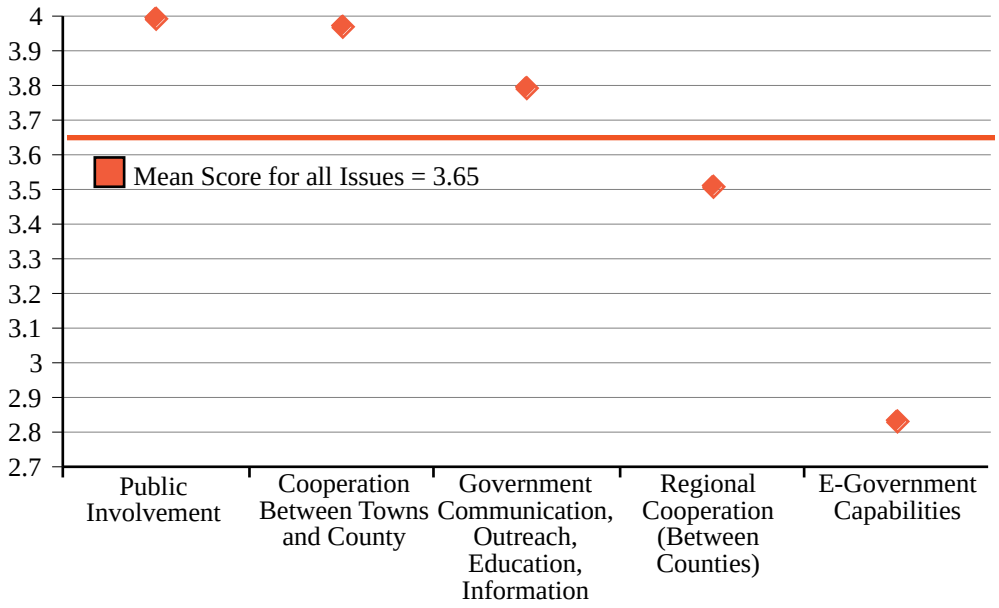
Note: There are two planning chapters: Planning and Land Use, which deals with planning and land use policies, and this chapter, Planning and Government, which addresses planning practice and process.

Planning and Government Issues Community Survey Results, 2003



	Mean Score
Public Involvement	3.99
Cooperation Between Towns and County	3.97
Government Communication, Outreach, Education, Information	3.79
Regional Cooperation (Between Counties)	3.51
E-Government Capabilities	2.83
Mean Score for All Issues	3.65

Note: Forty-one issues were included in the "rate this issue in terms of importance" portion of the community survey. A mean score was calculated for each of the 41 issues, as well as for the total of all issues. Issues with scores higher than 3.65 (the mean for all issues) indicate that the majority of respondents rated the issue greater importance; a score lower than 3.65 indicates that the majority of respondents rated the issue of less importance than the on average. The scale for the survey was: 0=no response; 1= not important; 2=minimally important; 3=moderately important; 4=important; and 5=very important. Source: 2003 Community Survey, Montgomery County, Virginia.

involvement and public information generated the least support (mean score of 2.83) of all 41 issues, with the largest percentage of respondents (34%) ranking it as "moderately important," as compared to 34% ranking it either as important (22%) or very important (11%). In some respects, the response to the e-government issue was surprising given the amount of support for both public involvement and public information. The result, however, may reflect a lack of understanding of the term "e-government" by participants.

The last two issues included in the community survey dealt with government cooperation at the local and regional levels. Of the two, local cooperation generated a higher mean score (3.97) than did regional cooperation (3.51), with 75% of participants ranking "local government" as either important (31%) or very important (44%). A lower percentage (57%) ranked regional cooperation as either important (25%) or "very important (32%). Interestingly, support for both local and regional cooperation was higher among Blacksburg residents (80%) than among residents from either Christiansburg (72% for local and 58% for regional) or Montgomery County (72% for local and 50% for regional), although all three jurisdictions showed significant support for cooperative efforts between jurisdictions. Only 5% of respondents felt that local cooperation was either minimally important or not important. and 11% gave regional cooperation the same rankings.

Citizen comments underscored their interest in seeing the local and regional governments work together as a "team." Participants noted that they wanted to see better and more productive relationships between Montgomery County, Blacksburg, Christiansburg, Radford, and Virginia Tech, and they offered a number of suggestions, including: "refining cooperative guidelines between the County and towns;" and improving cooperative approaches to planning and zoning.

In their comments, participants addressed a much broader range of issues in than those raised

in the survey, including: providing assessments on the character and quality of the County government, the tax structure, and the planning and governing process. Judging from the written comments, participants want the planning and governing process to be progressive, forward thinking, practice "out of the box thinking", "be willing to change, to look at ...things differently, have a vision," and "develop [plans] based on consensus and sustainability."

Some of the participants felt the County needed to be both more open with and more accountable and responsible to the citizens. One participant wrote that there should be an "eradication of labels like Republican and Democrat in government--everyone should work together for the betterment of the people & environment of Montgomery County..."

Survey participants also commented on the need for greater diversity in the planning and governing process. A number of participants noted that the County needed to increase minority representation in the schools, local government, and other institutions, expressing a concern that issues of diversity were not being adequately addressed.

Of all of the issues raised in the government portion of the survey, none were more polarizing than the issue of taxes. While a number of participants felt that property taxes were too high or needed to be "kept at a reasonable cost," more participants wrote that the County should raise taxes, but only if necessary and fair. Participants noted, particularly, that the County should "set [the] tax structure to support the goals," "raising fair taxes to support projects," "consider changing the taxing methods," "provide a tax credit for first time home buyers," and have a more "equitable and enforceable tax" structure. As with the comments about the quality and character of government, participants felt that the monies they put into the county system should be wisely and responsibly spent.

Current and Historical Trends and Conditions

Rezonings

On the whole, rezonings remained reasonably constant between 1990 and 2003, fluctuating between a low of four (4) in 1992 and a high of 17 in 1990 and 2000, with an average of 12 rezonings per year.

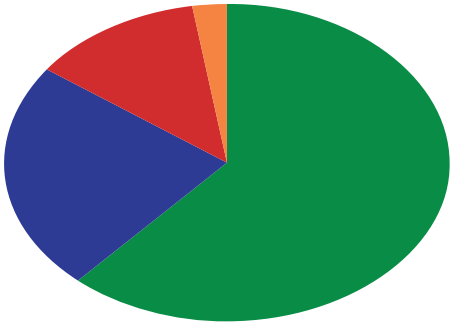
In rezonings, Montgomery County lost, at a minimum, 2,686 acres of agriculturally zone land and 185 acres of conservation zoned lands in the years from 1988 to 2002. Of the rezoned land, 64.2% was used for residential purposes: 61.7% for subdivisions; and 2.5% for planned manufactured housing parks. The remaining 35.8% was used for industrial (12.5%) and commercial (23.3%) uses.

It should be noted, however, that the acreage change in A-1 zoning does not accurately reflect the loss of agricultural lands in Montgomery County. According to the USDA's 1997 Agricultural Census, Montgomery County lost 5,840 acres of agricultural lands in the years between 1992 and 1997, representing a decrease of 5.9%. Prior to 1999, one-half acre lot

Major Planning Efforts: 1990-2004

1990	County adopts Comprehensive Plan
1990	177 Corridor planning process begins
1990	Work begins on the Huckleberry Trail
1991	County begins Capital Improvements Program (CIP)
1993	County adopts revised Subdivision Ordinance
1994	Rte 177 Corridor Overlay adopted
1996	Work on begins on revision Zoning Ordinance
1998	Review and Revision of 177 Corridor Plan begins (PDC)
1998	Montgomery County joins the Appalachian Regional Commission
1998	County is awarded a Virginia Department of Housing and Community Development Community Improvement Grant to fund the installation of a sewer system in Belview.
1999	Huckleberry Trail Completed (Blacksburg Library to New River Valley Mall)
1999	Work begins on the Coal Mining Heritage Park Master Plan (Radford University). Completed in 2000.
1999	County adopts revised Zoning Ordinance, including Sliding Scale
2000	County begins work on a new Geographic Information System
2000	Work begins on the new Comprehensive Plan
2001	County adopts a new Regional Telecommunications Plan
2002	County and the Free Clinic are awarded a CDBG grant to redevelop a former county office building for use by the Free Clinic. (Completed 2004)
2002	Work begins on the Community Facilitators Initiative and Community Survey. (Completed, 2003; wins VAPA award for outstanding public awareness, 2004)

Montgomery County: Rezoned Land Uses, 1988-2002



Number of Acres Rezoned

- Residential 61.7%
- Commercial 23.3%
- Industrial 12.5%
- Planned Mobile Residential 2.5%

	Acreage
Residential	1775.49
Commercial	671.33
Industrial	359.3
Planned Mobile Residential	71.54

Source: Montgomery County Planning Department, 2004.

subdivisions were allowed, by-right in agriculture (A1). Additional agricultural and forestal lands were lost to "by right" residential development (most notably, along Brush Mountain) in the Agricultural (A-1) and Conservation (C-1) districts prior to the introduction of sliding scale zoning in the 1999 zoning ordinance. While major subdivisions accounted for 18.6% of the loss and rezonings accounted for 25.7% of the loss, the majority of the loss came from minor and family subdivisions (55.7%).

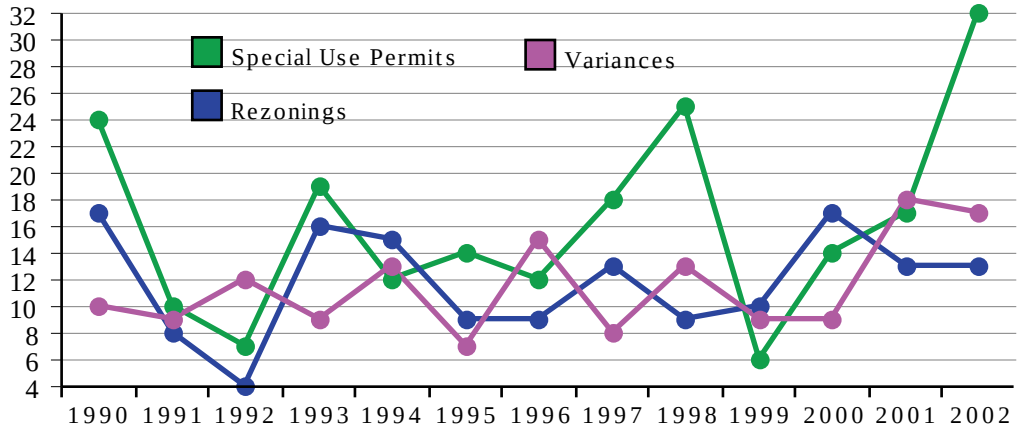
Subdivisions:

Until the 1993 revision of the subdivision ordinance, the County had no effective mechanism for tracking the subdivision of land. While plat approval was required for major subdivisions, including by-right subdivisions, plat approval was not required for minor or family subdivisions prior to 1993. Since 1993, major subdivisions have accounted for 6.3% of new subdivisions and 21.4% of new lots. Minor and family subdivisions make up the rest. In the same years, minor subdivisions accounted for 57% of all subdivisions and 42% of all new lots. Family subdivisions accounted for 36% of subdivisions, while creating 20% of all new lots. Since 1993, over 13,000 acres of land have been subdivided.

Building Permits and Distribution of Manufactured Housing:

Between 1990 and 2003, Montgomery County issued 5,039 "new construction"

Montgomery County: Rezonings, Special Use Permits, 1990-2003

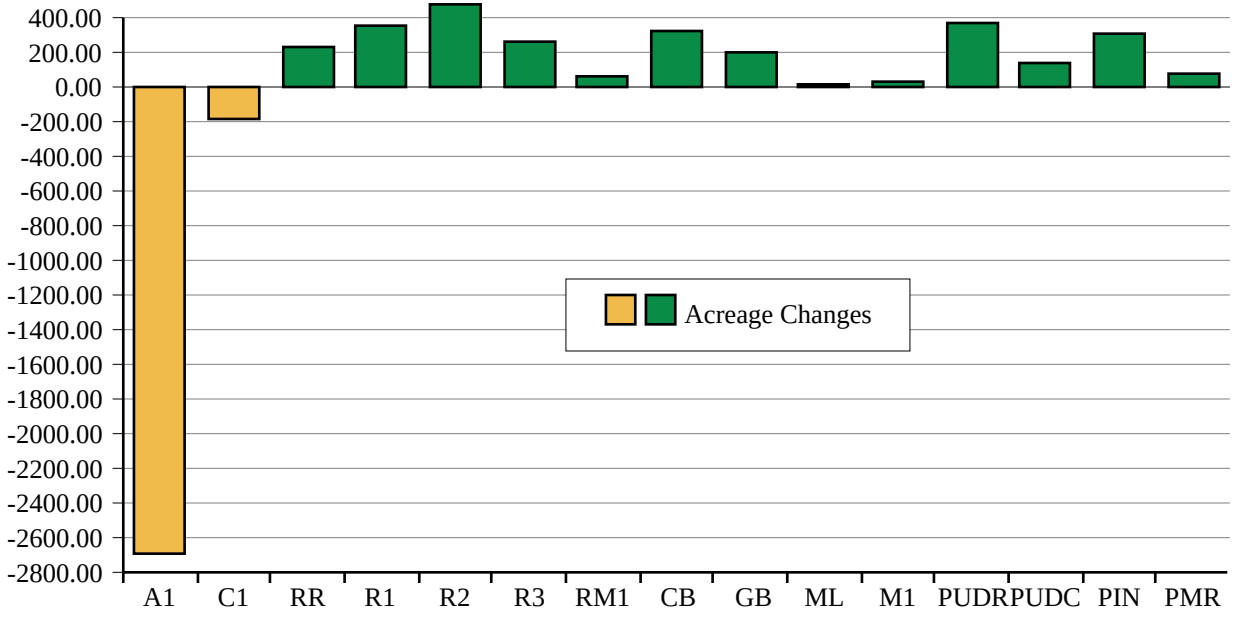


	1990	1991	1992	1993	1994	1995	1996
Special Use Permits	24	10	7	19	12	14	12
Rezonings	17	8	4	16	15	9	9
Variances	10	9	12	9	13	7	15

	1997	1998	1999	2000	2001	2002	2003
Special Use Permits	18	25	6	14	17	32	
Rezonings	13	9	10	17	13	13	
Variances	8	13	9	9	18	17	

Note: The new Zoning Ordinance required a special use permit for accessory structures over 850 sq. ft. and 16 ft. in height. While the requirements have since been changed to allow larger accessory structures, they still account for ___% of the special use permits between 2000 and 2003.
Source: Montgomery County Planning Department, 2003.

Montgomery County: Rezonings, Changes in Acreage, 1988-2002



Notes:

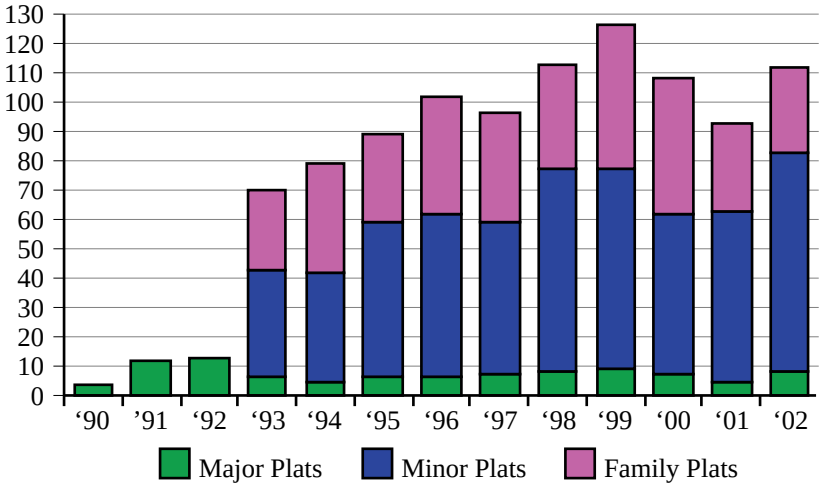
1. The rural residential (RR) and light manufacturing (ML) zones were introduced in the 1999 Zoning Ordinance.

	A1	C1	RR	R1	R2	R3	RM1	CB	GB	ML	M1	PUDR	PUDC	PIN	PMR
1988	-163.48			77.40	15.61	70.85			-0.38						
1989	-289.17			43.93		34.62	0.67		53.44		36.20			118.30	
1990	-44.18	-169.80			47.32	111.86	19.62	2.00	0.58						32.60
1991	-13.36					1.44	1.12		10.77						
1992	-65.80			55.00	2.90	4.40	-2.00		5.60						
1993	-221.40				10.10	5.60	28.00		36.40		-30.20			155.00	
1994	-87.00			-241.00	110.50			186.50	4.30		2.00				24.70
1995	-56.10			13.90	29.40			1.00	12.60						
1996	-742.20			353.70	363.30			3.60	12.80		2.90				6.00
1997	-394.00	-15.40			34.40	20.60		119.00	5.00		16.90	215.00			-1.30
1998	-245.70			42.70	-6.60	2.40	0.40		57.20		0.60	103.00	23.00	40.00	6.10
1999	-16.90				0.67	9.54			5.98						
2000	-105.64		21.02		17.24			1.49	11.78			52.41			1.69
2001	-8.50				-2.49	2.50	11.35	1.21	-8.86	4.21					
2002	-232.54		204.62	9.00	-122.71		2.20	9.58	-3.26	13.34			120.00		1.75

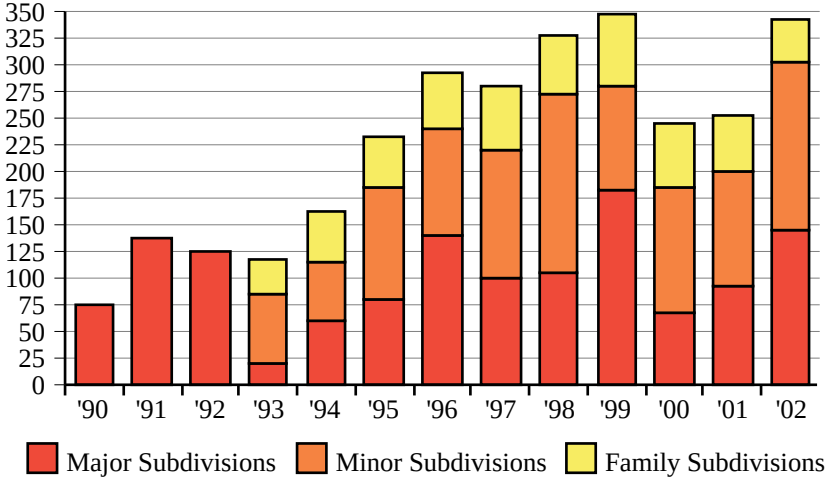
Source: Montgomery County Planning Department, 2004

Montgomery County: Subdivisions, 1990-2003

Montgomery County: Recorded Plats, 1990-2002



Montgomery County: New Lots, 1990-2002



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Total
Major Plats	4	12	13	6	5	6	6	7	8	9	7	5	8	67
Number of Lots	76	138	124	21	59	80	139	99	104	182	67	93	146	990
Acreage	47	215	178	344	392	142	343	567	139	346	274	177	239	2,963
Minor Plats				37	37	53	56	52	69	68	55	58	75	560
Number of Lots				64	57	106	101	122	168	99	118	108	157	1,100
Acreage				223	256	500	368	1402	882	366	408	504	1436	6,345
Family Plats				27	37	30	40	37	36	49	46	30	29	361
Number of Lots				32	47	46	52	60	56	66	59	51	39	508
Acreage				88	472	227	189	840	329	196	180	263	223	3,007
Total Plats	4	12	13	212	163	232	292	96	113	126	108	93	112	1,547
Total Lots	76	138	124	117	163	232	292	281	328	347	244	252	342	2,598
Total Acreage	47	215	178	655	1120	869	900	2809	1350	908	862	944	1898	12,315

Notes:
1. Prior to the adoption of the new subdivision ordinance in January, 1993, only major subdivisions had to be signed by the subdivision agent.
3. Combination lots have been added to the minor subdivision category in this table.

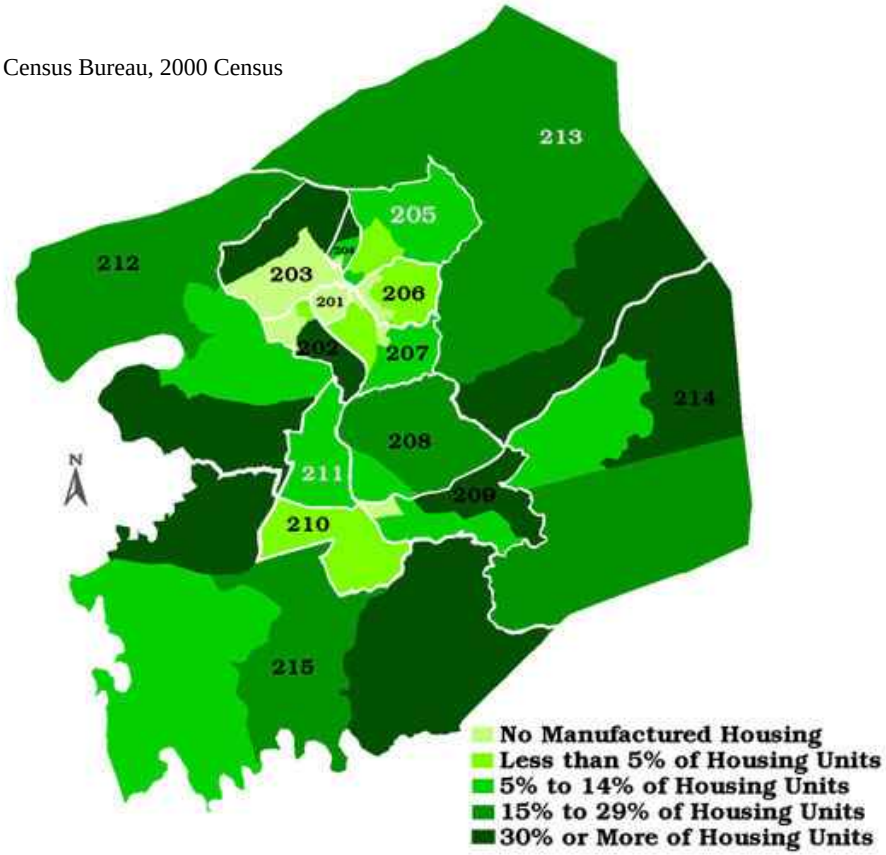
Source: Montgomery County Planning Department, 2003

building permits, including 2,274 permits for single-family and multi-family residential construction (41.4%) and 2,518 permits for the installation of manufactured housing (49.9%). Of the permits issued for manufactured housing, an average of 47.6% (1996-2003) were for replacement units, while 52.4% were new units on new lots. It should be noted that the majority of new manufactured housing units installed between 1996 and 2003 were located on new lots not located in manufactured housing parks; although in recent years, the trend, at least for single-wides, has reversed. Since 2000, 67% of single-wides have been placed on new lots in manufactured housing developments, while 90% of double-and triple-wides have been placed on new, privately owned lots.

According to the 2000 U.S. Census, the highest concentrations of manufactured housing are in eastern Montgomery County; the Belview, Plum Creek, and Bethel areas in the western portion of the County; the Pilot, Rogers and Sugar Grove areas of in the southern end of the County; and two areas adjacent to Blacksburg (Merrimac and Brush Mountain). Although the Census indicated that Shawsville and the Elliston/Lafayette areas had some of the highest concentrations of manufactured housing (as a percentage of the total number of housing units) in Virginia, building permit evidence suggests that the concentration in the village of Plum Creek is much higher (Plum Creek was not included as a separate community in the 2000 Census).

Montgomery County: Distribution of Manufactured Housing,

Source: U.S. Census Bureau, 2000 Census

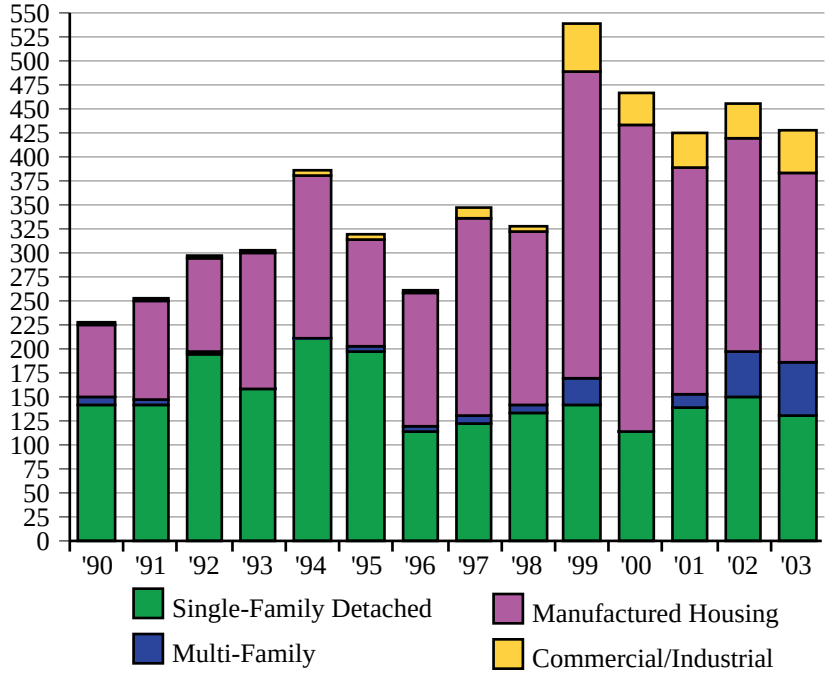


Since 2000, of the 463 new manufactured housing units installed in Montgomery County, 39% (181 units) were installed in the Belview/ Plum Creek/ Bethel area (Census Tracts 212 and 215). In the same period of time, 28 new units, on new lots, were located in manufactured housing parks in Shawsville; and no new units, on new lots, were added in parks in either Elliston or Lafayette. A total of 56 new units were placed on private lots in the same area (Census Tracts 213 and 214--Alleghany Springs, Denhill, Elliston/Lafayette, Ironto, and Shawsville). Of the new units on private lots, half were single-wides and half were either double- or triple-wides.

Special Use Permits

Since 1990, Montgomery County has approved 122 special use permits. Prior to the

Montgomery County: Building Permits, 1990-2003



Montgomery County: Total Building Permits, Excluding Reinspections, 1999-2003

	1999	2000	2001	2002	2003	Total
Single Family Detached	141	113	140	151	131	676
Single Family Attached	19	0	12	45	42	118
Duplex	9	1	2	0	13	25
Multi-Family	0	0	0	0	0	0
Modular	31	22	38	27	34	152
Mfg. Single-wide	185	154	125	134	109	707
Mfg. Double-wide	103	59	70	62	53	347
Mfg. Triple-wide	0	1	3	1	0	5
Commercial & Gov.	52	35	34	36	46	203
Accessory	88	70	83	58	55	354
Alterations	76	82	87	89	64	398
Additions	88	94	103	97	90	472
Towers	3	19	12	2	4	40
Miscellaneous.	10	18	9	28	7	72
	805	668	718	730	648	3569

Notes:
1. The Multi-Family category in the New Construction table includes multi-family, duplexes, and single-family attached residential housing. The three categories were not tracked separately until 1999.
2. The manufactured housing data on both tables includes new and replacement single-wides, double-wides, triple-wides, and modular units.
3. Since 1999, the commercial and industrial permits category includes all permits issued to commercial, industrial, and institutional uses, which accounts for the increase in commercial and industrial permits.

Source: Montgomery County Planning Department, 2004

Montgomery County: Manufactured Housing, New and Replacement, 1996-2003

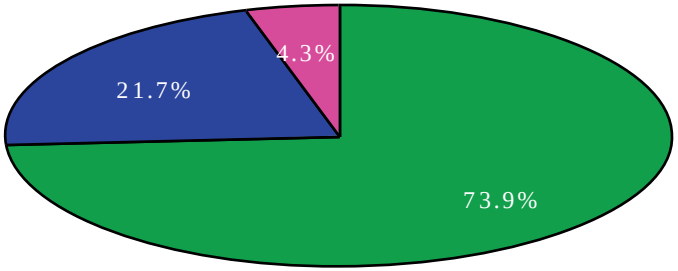
	1996	1997	1998	1999	2000	2001	2002	2003	Average
New	52.5%	55.9%	53.1%	51.2%	47.8%	57.4%	49.3%	52.3%	52.4%
Replacement	47.5%	44.1%	46.9%	48.8%	52.2%	42.6%	50.7%	47.7%	47.6%

Montgomery County: New Construction and Manufactured Housing Permits, 1990-2003

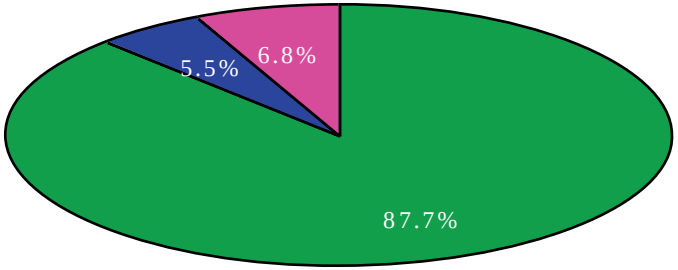
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total
Single-Family Detached	141	141	194	157	211	198	115	123	134	141	113	140	151	131	2,090
Multi-Family	8	5	2	2	1	4	5	7	7	28	1	14	45	55	184
Manufactured Housing	75	103	99	142	168	111	138	207	181	319	319	236	224	196	2,518
Commercial/Industrial	5	4	1	3	6	6	4	9	6	52	35	34	36	46	247

Special Use Permits: Types of Uses, 1990-2002

	Approved by Planning Commission	Approved by Board of Supervisors
Accessory Structures	15	15
Agricultural/Garden Enterprise	3	3
Amusement/Recreation	11	10
Auto Repair/Service/Storage	13	13
Cluster Overlay/ Development	2	2
Commercial/Retail	5	5
Contractor's Storage Yard	9	9
Fraternity/Sorority	3	4
Government Requests	4	4
Home Occupation	3	4
Hospital/Medical	3	3
Industrial	3	3
Manufactured Housing Parks	7	9
Professional Office	6	6
Residential/Residential PUD	6	6
Resort/Bed and Breakfast	2	2
Senior Housing/Facilities	2	2
Storage	4	4
Telecommunication Towers	13	14
Miscellaneous	4	4
	118	122



1990-1999



2000-2002

Approved Withdrawn Denied

Note: Since the passage of the 1999 Zoning Ordinance, accessory structures requiring an SUP have accounted for 22.7% of all special use permits.

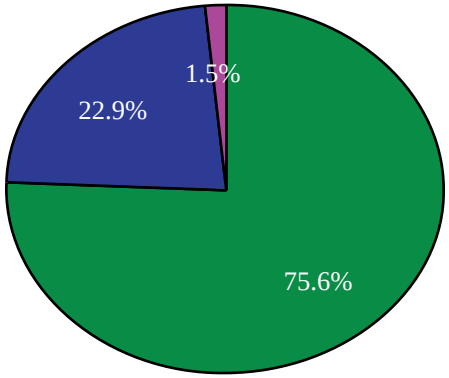
Source: Montgomery County Planning Department, 2003

passage of the new zoning ordinance in 1999, 73.9% of special use permits were approved; after passage, that percentage went up to 87.7%. The difference between the two approval rates, however, is misleading. The list of special uses, included in the new zoning ordinance, was amended, in 2001, to include accessory structures larger than 850 square feet (since amended to 1200 square feet and 18 feet in height). In 2001 and 2002, the County had 49 special use permit requests of which 30.6% were for accessory structures (primarily private garages). Excluding accessory structures, the two uses that garnered the most requests between 1990 and 2002, were for telecommunications towers (11.4%) and automotive repair and service establishments (10.6%).

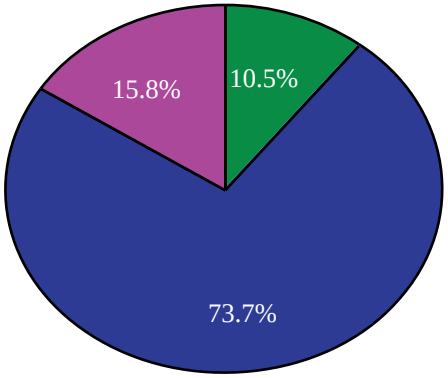
Zoning Variances and Appeals

Between 1990 and 2002, the Board of Zoning Appeals dealt with 131 variance requests and 19 appeals. While the majority of variances were granted (75.5%), the majority of appeals were denied (73.7%). Of the requests for variances, 77% dealt with setbacks and/or required yards.

Montgomery County: Zoning Variances, 1990-2002



Variances



Appeals

Approved
Denied
Withdrawn

	Variances	Appeals
Approved	99	2
Denied	30	14
Withdrawn	2	3
Totals	131	19

Note: Variance Requests which asked for more than one variance (i.e. floodplain and setback, etc.) were counted in each category, but only one variance. Because of this, the total on the table below will not match the table to the left.

Source: Montgomery County Planning Department, 2004

Montgomery County: Board of Zoning Appeals, Types of Variances, 1990-2002

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Total
Density													3	3
Floodplain	1		1				1			1				4
Lot Size/Coverage	1				1		1		1			2		6
Miscellaneous			1		1			1					1	4
Parking	3		1											4
Replacement (Mfg.)												1	3	4
Road Access (VDoT)											1	1		2
Setbacks/Required Yards	4	11	9	8	10	5	13	4	10	8	8	6	5	101
Use					2							1		3
Unclassified												6		6

One key method of gauging civic involvement is by examining the voting patterns in local elections. While this works for the towns of Blacksburg and Christiansburg, which hold their town elections in May, it does not work when examining local voting patterns at the County level. County elections are part of the General Election held in November, always in combination with federal and/or state elections. Voter participation rises, depending on the level of government being considered: the highest levels of participation occur during federal elections; the lowest during local elections.

In Montgomery County, voter participation (as a percentage of the registered population) peaked in 1992 when 42% of residents 18 and older registered and 85% of registered voters went to the polls. Voter participation has since declined: in 1996 34% of eligible voters registered and, of those, 74% voted in the presidential election. By 2000, the number of registered voters, who voted, dropped to 66.5%.

Statewide General Elections have followed the same pattern. In 1994, voter participation peaked at 74% and have since followed a steady decline. In the 2002 election, voter participation was at 42% (although 1999 marked the low point at 41.7%). Statewide elections which involve US Senate and House races generate greater turnout than those elections which have no federal connection. The one exception to this are Govenors races.

Local elections, however, do not follow the same pattern, but voter turnout is significantly lower, ranging from a high of 20.9% in the 2002 Christiansburg General Town Election to a low of 3.25% in the 1998 Blacksburg General Town Election. Overall, the average turnout for Town General Elections has been 15.3%. It is assumed that county-wide participation in County elections would be similar if they were held separately from the state and federal elections.

In 1992, Montgomery County held a special election on the proposed revenue sharing

Montgomery County: Voter Participation, 1984-2002

	Number of Registered Voters	Number Who Voted	% Voting
1984 (P)	24154	19954	82.6%
1985 (G)	23601	13680	58.0%
1986(G)	23439	11814	50.4%
1987(G)	23583	13539	57.4%
1988(P)	26764	21668	81.0%
1989(G)	25326	17449	71.0%
1990(G)(L)	25339	11570	45.8%
1991(G)(L)	25967	10853	59.0%
1992(P)(G)(L)	29343	25028	85.0%
1993(G)(L)	28699	20024	70.0%
1994(G)	29584	21183	72.0%
1995(G)(L)	30088	18081	62.0%
1996(P)(G)	33030	23371	74.0%
1997(G)(L)	35899	17861	49.7%
1998(G)	37582	16620	44.2%
1999(G)(L)	38374	16009	41.7%
2000(P)(G)	41063	27318	66.5%
2001(G)(L)	41689	20154	48.3%
2002(G)	42616	17927	42.0%

Note:
1. (P) Federal/Presidential Elections; (G) Statewide, General Elections; (L) Local/County Elections.
2. Local General Town Elections were excluded from the above list of elections, although they do provide a benchmark for determining voter participation in local elections. Turnout in local elections, from 1988 to 2003, ranged from a low of 3.25% to a high of 20.9%.
3. The number of registered voters is far lower than the number of eligible voters (residents age 18 and older). In 1992, the peak year, 42% of eligible voters were actually registered. That number dropped to 29% by 1997.

Source: Montgomery County Voter Registrar, 2003

referendum for the 177 Corridor Overlay District. Voter participation, for that election, was 8%.

Public Information

In 1999, Montgomery County hired their first Director of Public Information and established an Office of Public information. In the years since, the County has significantly increased the amount of information available to the public, primarily through the implementation of an e-government website, which provides the public with direct access to a wide range of documents, including reports, plans, and minutes, as well as the more traditional press releases. In addition, the Board of Supervisors meetings are being broadcast on the public access station in Blacksburg.

Geographic Information System (GIS)

Although Montgomery County has had electronic mapping since the late 1980s, the County's Geographic Information System (GIS) is a fairly recent development and is currently under construction. The County is in the process of integrating geographic, building permit, and land use data into a single package, which, when completed, will significantly increase the overall effectiveness of planning and land use analysis and streamline development and construction in the County.

Additional Planning Information

Currently, planning information takes three forms: 1) the Planning Commission public hearing packets, available from the County's website; 2) the Planning Commission newsletter, *News and Notes*; and 3) the development and distribution of planning and zoning technical data sheets.

Local and Regional Cooperation.

Montgomery County belongs to the New River Valley Planning District Commission, and, more recently, the Metropolitan Planning Organization (MPO) with Blacksburg and Christiansburg. Over the past decade, the County has worked on a number of significant cooperative efforts, including: the Montgomery Regional Solid Waste Authority (MRSWA), the Regional Approach to Telecommunications Towers agreement, the New River Valley Commerce Park, and the Huckleberry Trail.

Government and Planning: Goals

PNG 1.0 Local and Regional Cooperation: Think regionally in order to better provide public goods and services more efficiently and effectively. In many cases this will involve the County working cooperatively with the two towns of Blacksburg and Christiansburg and possibly Virginia Tech. In other cases this will involve the County working cooperatively on a regional basis with other New River Valley governments (Radford, Floyd County, Giles County and/or Pulaski County) and possibly local governments in the Roanoke Valley. (1)

Cross References and Notes
: 1. Local and regional cooperation are built into the full extent of this plan. Significant sections addressing local and regional cooperation are included the following: PLU 1.8.6 Municipal Coordination & Cooperation (pg. 47) CRS 1.0 Historic Preservation (pg.81); CRS 3.0 Cultural Facilities and Fine Arts (pg.83); ECD 2.0 Workforce Development (pg.100); ECD 3.0 Location and Land Use (pg.101); EDU 2.0 Livelong Learning Goal (pg.117); ENV 3.0 Streams, Rivers, and Surface Waters (pg.141); ENV 4.0 Floodplains (pg.143); HHS 3.0 Regional Cooperation and Collaboration (pg.176); HSG 1.1 Affordable Housing (pg.189); PRC 1.0 Regional Cooperation and Collaboration (pg.206); SFY 1.5 Regional Opportunities (pg.198); TRN 1.2 Metropolitan Planning Organization (pg.219); TRN 2.0 Highway System (pg.221); TRN 3.0 Mass Transit (pg.223), TRN 4.0 Alternative Transportation (pg.224); UTL 1.1 Regional Cooperation (pg.234), UTL 2.2 Telecommunications Towers (pg.236); UTL 3.0 Solid Waste Management (pg.237); UTL 4.0 Stormwater Management (pg.237); and UTL 4.2 Regional Hazard Mitigation Plan (pg.237)

PNG 2.0 Citizen Participation: Increase citizen participation in local government and provide more opportunities for public service. (2)

PNG 2.1 Involving the Public: Promote more active citizen involvement in the local government process through the use of innovative approaches and increased education and outreach. (3)

PNG 2.1.1 Citizen Review: Use Citizen Advisory Committees (CACs) to study and evaluate issues and advise local government decision makers.

PNG 2.1.2 Neighborhood Networks: Use of neighborhood networks as a tool for providing neighborhoods review and input on planning projects, public input into county issues, and requests to both the Planning Commission and the Board of Supervisors.

PNG 2.1.3 Community Facilitators Program. Use the Community Facilitators' Program, established under the comprehensive planning process to provide citizens greater input into county issues.

PNG 2.1.4 Community-Based Meetings: Organize community-based meetings, in partnership with existing community organizations, to inform and educate people on the issues and to seek their input. Community-based meetings should be held at different geographic locations around the county.

Cross References and Notes:
2. As with local and regional cooperation, public participation is one of the keystones of *Montgomery County, 2025*. Public participation is divided into two subcategories: public involvement (input) and public information (outreach).
3. Beyond the outreach methods incorporated under this goal, the plan includes a number of other methods in the introduction, planning, and subject specific chapters. These include: PLU 1.7.1 Village Planning Process (pg. 43); CRS 1.0 Historic Preservation (pg. 81); CRS 3.0 Cultural Facilities and Fine Arts (pg.83); ECD 1.1 Montgomery County Regional Indicators Program (pg.); ECD 2.0 Workforce Development (pg.100); EDU 2.0 Lifelong Learning Goal (pg.117); ENV 3.0 Streams, Rivers, and Surface Waters (pg.141); ENV 5.0 Groundwater (pg.144); HSG 1.0 Livable Neighborhoods (pg.189); SFY1.0 Public Safety (pg.197); TRN 1.0 Land Use and Transportation (pg.219); and UTL 3.0 Solid Waste (pg.237).

PNG 2.1.5 Public Hearings. Hold joint public hearings with the Blacksburg Planning Commission or the Christiansburg Planning Commission on projects impacting both the county and the town.

PNG 2.2 Informing the Public: Inform citizens about how local government works, how local government interacts with state and federal government, and how they can make their views known to local government decision makers.

PNG 2.2.1 Public Information: Provide information on local government in plain language and in a variety of formats. Address a diverse population using speakers, newsletters and mailings, newspapers, television (network and cable), radio, and internet (web page and CD-ROM), etc. In addition, the County should provide access to all public information through the public libraries, both in print and electronic media.

PNG 2.2.2 Planner in the Public Schools: Design and implement a Planner/ Government Official in the Public Schools program in order to promote a better understanding of planning and zoning issues, government in general, and local government in particular, in the public schools. (5)

PNG 2.2.3 Citizen Academies: Use of citizen academies as a tool for informing the public about how local government works. (6)

Cross References and Notes:
4. Most, although not all, of the goals included in *Montgomery County, 2025* have a public information component. In some cases, the specific approaches require the generation and distribution of materials; in other cases the specific approach requires distribution of existing materials available from other agencies. While most public information developed by Montgomery County originates from Office of Public Information, subject specific information (planning, zoning, parks and recreation, etc.) is also available from the specific departments.
5. The program would require working with the Social Science and Science coordinators for the Montgomery County Public Schools to design programs and classroom materials which would enhance students' understanding of local issues while working within the existing Standards of Learning framework.
6. Citizen Academies are currently used by the Sheriff's Department, although the approach could be used to increase interest in other areas of government, including planning, parks and recreation, and water quality and monitoring. Citizen academies are designed to provide members of the general public with a broader range of training and knowledge, while increasing the public's understanding and interaction with different parts of the governmental process.

PNG 3.0 Access: Provide increased public access to existing facilities (schools, libraries, etc.) and to new facilities. New and rehabilitated facilities should be designed to accommodate several functions, such as gyms and meeting rooms, and be compliant with all applicable Americans With Disabilities Act (ADA) requirements.

PNG 3.1 Multi-use of Facilities. Develop and adopt a countywide policy for the multi-use of public facilities, including those owned by county government, parks and recreation, the Montgomery/Floyd Regional Library, and the Montgomery County Public Schools. (7)

PNG 3.1.1 Multi-use Agreements. Develop and adopt an agreement on the multi-use of publicly owned facilities (government buildings, libraries, schools, fire and rescue squad stations, and parks and recreational facilities) by individuals and community-based organizations, including standardized use regulations, policies, and fee structures.

PNG 3.1.2 Centralized Scheduling. Appoint a taskforce to study the feasibility of centralized, countywide scheduling of use of publicly owned facilities, including government buildings, libraries, schools, fire and rescue squad stations, and parks and recreational facilities.

PNG 3.1.3 New Facilities. Require that all new facilities be designed in such a way as to promote and accommodate multi-use by individuals, government agencies, and community-based organizations, in compliance with Americans with Disabilities Act (ADA), in order to facilitate the provision of human, health, recreation, and government services through a

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Cross References and Notes:
7. Multi-use of public facilities recognizes that the public's ability to use public facilities in a variety of fashions contains long-term costs while providing the public with greater opportunity, whether it is adult education and job training classes being held in the public library, schools making use of outdoor lab facilities in public parks, or parks and recreation programs utilizing school facilities. Multi-use of facilities is addressed in CRS 2.0 Montgomery Floyd Regional Library (pg.82); EDU 1.1.2 Facilities Renewal Program (pg.116); EDU 1.2.2 New Facilities (pg.116); and EDU 2.2 Nontraditional Educational Facilities (pg.117).

PNG 3.1.4 Community-Based Schools and Public Facilities Initiative. Study the feasibility of implementing the Community-based Schools and Public Facilities initiative, based on the Florida and West Virginia models, which allows for the provision of government, health and human service based services through the rural schools and public facilities (Elliston-Lafayette, Shawsville, Riner, Belview, and Prices Fork). (8)

Cross References and Notes:
8. The Community-Based Schools and Public Facilities Initiative is also addressed in the Educational Resources Chapter (EDU 1.2, pg.116).

PNG 4.0 Villages and Rural Communities: Retain the viability and character of villages and rural communities found throughout the County. (9)

PNG 4.1 Planning Process: Involve residents of villages and rural communities in proactively planning for their future. Village and community residents need to be informed of planning tools such as "mixed uses" and "cluster development" in order that they can decide what may or may not be appropriate for their village/community.

PNG 4.1.1 Livable Communities. Develop policies which encourage the adoption of Traditional Neighborhood Design (TND) (10) and other design guidelines into the design process in order to maintain and produce livable communities. These principles provide a framework for and a greater potential benefit from cluster, mixed use, and planned unit development, especially in the context of villages and small communities. (11)

Cross References and Notes:
9. *Montgomery County, 2025* includes six designated villages: Belview, Elliston/Lafayette, Plum Creek, Prices Fork, Riner, and Shawsville. The village plans will become part of the this plan as they are adopted. Village planning is also addressed in PLU 1.7.1: Village Planning Process (pg.43). Other village and rural community issues are included in CRS 1.0 Historic Preservation (pg.81); EDU 1.1.1 Local and Neighborhood Facilities (pg.116); and PRC 2.0 Recreational Facilities and Programs (pg.207).
10. Traditional Neighborhood Design (TND) standards are addressed, in greater detail, in PLU 3.0 Community Design (pg. 67)
11. Livable neighborhoods and communities are central to residents' quality of life. Potential ideas for consideration include: 1. Maintain a clear edge with the countryside (delineate gateways, consider open space buffers, encourage infill development), 2. Build livable communities (compact form encourages walking, reassess zoning standards regarding setbacks and mixed uses), 3. Preserve historic resources (find new uses for old buildings), 4. Respect local character in new construction (ask franchises and chain stores to fit in, landscape commercial areas, control signs, disguise communication towers), and 5. Reduce the impact of the car (design streets for healthy neighborhoods, build trails and greenways, reassess road standards). Source: "Better Models for Development in Virginia" by Edward T. McMahon. Livable neighborhoods and communities area also addressed in HHS 1.0 Livable Communities (pg. 176); HHS 2.0 Quality of Life (pg.175); and HSG 1.0 Livable Neighborhoods (pg.189).

PNG 4.1.2 Planning for Villages: Formulate a planning process whereby the County will jointly work with the residents of each village to prepare a village plan to guide their future development. Each village plan would be amended to the countywide Comprehensive Plan. (12)

PNG 4.1.3 Planning for Rural Communities: Formulate a planning process where by rural communities may apply to the County for assistance in preparing a community plan to guide their future development. (13)

PNG 4.2 Public Facilities: Locate new public facilities (schools, parks, ballfields, libraries, fire & rescue stations, collection sites, satellite offices, etc.) where they contribute to the viability and livability of established villages and rural communities.

PNG 4.3 Zoning Changes: Review and revise the Zoning Ordinance in order to support the future development of villages and small communities.

PNG 5.0 Corridor Planning: Identify areas of the county with unique growth characteristics that are appropriate for corridor planning and plan for them using the VA 177/Tyler Avenue Corridor plan as a model. (14)

Cross References and Notes:
12. See footnote #8 for additional references.
13. Examples of rural communities in the county are Alleghany Springs, Ellett, Long Shop, Lusters Gate, McCoy, Pilot, Graysontown, etc. Planning and Rural Communities is addressed in PLU 1.3 (pg.37).
14. Corridor Planning is also addressed in PLU 1.8.1 Corridor Planning (pg.45), and TRN 2.4 Access Management (pg.222).

PNG 6.0 Tax Structure and Legislative Changes and Priorities : Reduce County dependence on the local real estate tax, while expanding local control of land use decisions and opportunities.

PNG 6.1 Legislative Priorities: Work with the Virginia Association of Counties (VaCo) and the Virginia Municipal League (VML) in their efforts to diversify the revenue sources available to local governments, while expanding local control of land use decisions and opportunities.

PNG 6.1.1 Planning and Code of Virginia. Conduct a review of land use related laws included in the Code of Virginia, updated annually, to determine the impact of changes on local land use practices and regulations.

PNG 6.1.1 Planning and Legislative Priorities. Work with the Board of Supervisors and County Administration to expand planning-based options in Montgomery County, including transfer of development rights, an adequate public facilities ordinance, and other innovative planning tools.

PNG 7.0 Growth Impact: Use financial options, including cash proffers, as a way to encourage new development to pay its "fair share" for the impacts of capital facilities costs associated with new development.

PNG 7.1 Cash Proffers: Develop cash proffer guidelines to address County capital facility needs such as schools, parks, libraries and fire & rescue facilities. (15)

PNG 7.2 Capital Improvements Program (CIP): Continue practice of annually developing a five-year CIP to identify future capital facility needs and the means for funding them. (16)

PNG 7.3 Adequate Public Facilities Ordinance (APFO): Support state legislative efforts to allow local governments to approve APFOs.

Cross References and Notes:
15. Preliminary proffer guidelines are addressed in PLU 2.2 (pg. 48)
16. Capital Improvements Program is also addressed in the Implementation Strategies portion of the Introduction to the full plan; EDU 1.1.3 Facilities Renewal Program (pg.116); PRC 2.1.2 Recreational Priorities and Funding (pg.207); and SFY 1.3.2 Capital Facilities and Funding (pg.198).