

Bradley E. Grose, Mayor
Matthew S. Hare, Vice Mayor
I. Douglas Adams, Jr., Council Member
Sabrina McCarty, Council Member
Janet Scheid, Council Member



Vinton Municipal Building
311 South Pollard Street
Vinton, VA 24179
(540) 983-0607

**Vinton Town Council
Regular Meeting
Council Chambers
311 South Pollard Street
Tuesday, November 3, 2015**

6:00 p.m. RECEPTION TO HONOR TOWN OF VINTON EMPLOYEES WHO ARE VETERANS - MUNICIPAL BUILDING LOBBY

AGENDA

Consideration of:

- A. 7:00 p.m. - ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- B. MOMENT OF SILENCE**
- C. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG**
- D. UPCOMING COMMUNITY EVENTS/ANNOUNCEMENTS**
- E. CONSENT AGENDA**
- F. AWARDS, RECOGNITIONS, PRESENTATIONS**
 - 1. Recognition of Town of Vinton Employees who are Veterans
 - 2. Introduction of Richard "Pete" Peters, Jr., the new Assistant Town Manager/Director of Economic Development
- G. CITIZENS' COMMENTS AND PETITIONS - This section is reserved for comments and questions for issues not listed on the agenda.**
- H. TOWN ATTORNEY**
- I. TOWN MANAGER**

BRIEFINGS

- 1. Briefing on petition of Old School Partners, LLC, Authorized Agent, for a rezoning of the former Roland E. Cook School Property, from R-2 Residential to Mixed Use Development (MUD) to convert to 21 residential apartments with supporting recreational/small business uses, at 412 S. Poplar Street, Vinton, Tax Map Number 060.16-09-39.00 and 40.00.
- 2. Briefing on the proposed granting of a Gas Franchise to Roanoke Gas Company.

J. MAYOR

K. COUNCIL

1. Comments from Council Members

L. ADJOURNMENT

M. WORK SESSION

1. Review of the Vinton Area Corridors Plan Study and Downtown Revitalization Plan as it relates to Washington Avenue.

NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend Town Council meetings. Please call (540) 983-0607 at least 48 hours prior to the meeting date so that proper arrangements may be made.

NEXT TOWN COUNCIL MEETINGS/COMMITTEES:

November 9, 2015 – 3:00 p.m. – Finance Committee meeting – Finance Conference Room

November 17, 2015 - 6:00 p.m. - Work Session followed by regular meeting at 7:00 p.m. – Council Chambers

November 19, 2015 – 8:00 a.m. – Vinton Area Chamber of Commerce, State of the Town and Membership Meeting – Vinton War Memorial



Town Council Agenda Summary

Meeting Date

November 3, 2015

Department

Human Resources

Issue

Recognition of Town of Vinton employees who are Veterans

Summary

We would like to recognize our employees who are Veterans for their service to our County.

Attachments

None

Recommendations

Recognize Veterans and present Certificates



Town Council Agenda Summary

Meeting Date

November 3, 2015

Department

Administration

Issue

Introduction of Richard "Pete" Peters, Jr., the new Assistant Town Manager/Director of Economic Development

Summary

The Town Manager will introduce Mr. Peters at the meeting.

Attachments

None

Recommendations

No action required



Town Council Agenda Summary

Meeting Date

November 3, 2015

Department

Planning and Zoning

Issue

Briefing on the petition of Old School Partners, LLC, Authorized Agent, for a rezoning of the former Roland E. Cook School Property, from R-2 Residential to Mixed Use Development (MUD), to convert to 21 residential apartments with supporting recreational/small business uses, at 412 S. Poplar Street, Vinton, Tax Map Number 060.16-09-39.00 and 40.00.

Summary

According to the Petitioner, the rezoning request of the former Roland E. Cook School property to the MUD district will allow the existing school building be adaptively reused for 21 upscale apartment units, with 15 one-bedroom and six studio units.

Roland E. Cook School was used as an educational facility from 1915 to 2009. The two-story building, with a basement, consists of 17,642 square feet area on 1.046 acres. A rezoning application was received by Staff on October 1, 2015. The Petitioner, Old School Partners, LLC, is the authorized agent for Roanoke County Board of Supervisors. Old School Partners, LLC, members are David Spigle, an attorney; Dale Wilkinson, a developer; David Hill, an architect, and Gregory Rhodes, a builder.

On September 28, 2015, a flyer regarding an open house being held on October 12th about the proposed redevelopment of the former school was mailed to the property owners of the neighborhood adjacent to the school and local media. Mr. Wilkinson was interviewed on air by WFIR Radio about the open house and the project. Three members of Old School Partners, LLC, along with two staff from Hill Studio were on hand at the open house held on October 12th, at Vinton Wesleyan Church, from 6:30 p.m. to 8:00 p.m. About 25 people attended the open house, and the majority of them were excited about the proposed project since they either attended the school or know someone who attended the school. Additionally, according to some who attended the open house, the former school building needs to be reused soon instead of being left vacant. They were happy that the building was not going to be demolished.

At the October 8, 2015, work session of the Planning Commission, the Petitioner presented a PowerPoint slideshow about the project to the Commissioners.

On October 19, 2015, a letter was mailed to surrounding property owners to notify them of the request and to inform them of the dates and times of the Planning Commission and Town Council public hearings. Additionally, the notice for the public hearings has been advertised in The Vinton Messenger and on RVTV-3. The public hearing by the Planning Commission will be held on November 5, 2015, and the Town Council public hearing will be held on November 17, 2015.

On October 22, 2015, Staff received an email from Mr. Jim Peters, the property owner of 317 Jefferson Avenue. The email was to inform Staff that he was in receipt of the letter regarding the public hearings for the rezoning request. Mr. Peters is not going to be able to attend the public hearings, but he wanted to express his support for the rezoning request and putting the building to use in a combination of residential and business property. He said he hopes the project will be successful.

On October 26, 2015, Staff received a letter dated October 21, 2015, from Ms. Dawn Hale of 422 Chestnut Street. The letter was addressed to Town Council and Planning Commission. Ms. Hale indicated that the neighborhood has undergone many changes since 1952 when apartments started to be built in the neighborhood. She said she and her family have had to endure many criminal and undesirable acts from the apartment dwellers. Ms. Hale stated that the neighborhood does not need any more apartments, and Roland E. Cook can be used to serve a better purpose. Ms. Hale respectfully asks that the Town abandon the idea and explore other uses for which this revered institution can be utilized.

Staff Comments

With a rezoning request, Town Council is given the opportunity to review the request and impose any such conditions as reasonably necessary to ensure the use will be compatible with the surrounding area and consistent with the intent of the Zoning Ordinance.

Attachments

Staff Report

Petitioner's Rezoning Application and Supporting Materials

List of Property Owners Notified and Vicinity Map

Email from Jim Peters, President, Taz Wade, Inc., Property Owner 317 Jefferson Avenue

Letter from Dawn Hale, 422 Chestnut Street, Vinton

Petitioner's PowerPoint Slideshow Presentation

Recommendations

No action required

STAFF REPORT

PETITIONER: Old School Partners, LLC **PREPARED BY:** Anita J. McMillan
Authorized Agent
CASE NUMBER: 2-10-15 **DATE:** October 21, 2015

A. NATURE OF REQUEST

The Petitioner, Old School Partners, LLC, an authorized agent for Roanoke County Board of Supervisors, is requesting a rezoning of the former Roland E. Cook School property, from R-2 Residential to Mixed Used Development (MUD) to convert the existing vacant school building to twenty one (21) residential apartments with supporting recreational/small business uses, located at 412 S. Poplar Street, tax map number 060.16-09-39.00 and 060.16-09-40.00.

B. APPLICABLE REGULATIONS

The property is currently zoned R-2 Residential District which does not allow apartment/multi-family dwellings with 3 or more units and/or mixed uses to be located in the same building. Multi-family dwellings are only allowed in the R-3 Residential District with a Special Use permit, and by right in the PD Planned Development and MUD Mixed Use Districts. Mixed residential and business uses within the same building are currently only allowed in the business districts such as GB General Business (under certain conditions), CB Central Business (under certain conditions), PD Planned Development, or MUD Mixed Use.

Beginning in September 2014, staff began reviewing and preparing an ordinance to incorporate a mixed use development district as a new district classification in the Town's Zoning Ordinance. Members of the Town Council, Planning Commission and Staff were aware of several vacant parcels, building, and underutilized properties located throughout the Town, including the Off-track Betting Center, River Park Shopping Center, Old William High School and Roland E. Cook School buildings.

Mixed use is intended as an improvement over traditional, segregated-use zoning. Mixed use is a way of creating a multi-use, multi-purpose building or set of buildings, incorporating some combination of residential, commercial, industrial, office, institutional, or other land uses as part of the overall environment. The Town's Mixed Use Development (MUD) district was adopted on April 21, 2015. The intent of the MUD district is to encourage the orderly development of mixed residential/commercial sites and to encourage innovative development patterns that create a desirable environment, particularly for lots which contain a number of constraints to conventional development.

C. ANALYSIS OF EXISTING CONDITIONS

Background

The discussion on alternative uses for the Roland E. Cook school building started in March 1999,

when it was known that the elementary school would be closed by end of the 1999 school year. The school building was then used as alternative school for high school students from Roanoke and Bedford Counties until fall of 2009, when the building was permanently closed and no longer used as a school facility.

On November 20, 2013, a community meeting hosted through a partnership between the Town of Vinton and Roanoke County was held in the Council Chambers to discuss the future of the Roland E. Cook School property. The majority of people in attendance agreed that the former school building should not be demolished; the front façade of the building should be retained; and that the building should be reused for either a retirement community or for a higher education facility. It was stated then that a private investor would be needed to develop the site, and the rezoning of the property should not be done until a definite use of the property is determined.

Roland E. Cook School property was transferred from Roanoke County Schools to the Roanoke County Board of Supervisors in October 2013. In April 2014, Roland E. Cook School Request for Proposals was advertised by the County of Roanoke stating that the County was accepting proposals for the purchase and redevelopment of the former school building. One proposal was received from Old School Partners, LLC.

As stated above the property is currently zoned R-2 Residential District which does not allow apartment/multi-family dwellings with 3 or more units and/or mixed uses to be located in the same building. Multi-family dwellings are only allowed in the R-3 Residential District with a Special Use permit, and by right in the PD Planned Development and MUD Mixed Use Districts. Mixed residential and business uses within the same building are currently only allowed in the business districts such as GB General Business (under certain conditions), CB Central Business (under certain conditions), PD Planned Development, or MUD Mixed Use.

After several work sessions held by the Planning Commission and Town Council in the fall of 2014 and spring 2015, on April 21, 2015, the zoning ordinance was amended to establish a Mixed Use Development (MUD) district classification. Mixed use district is intended as an improvement over traditional, segregated-use zoning. There are several vacant parcels, buildings and underutilized properties located throughout the Town that may be able to be developed under the new MUD District.

Prior to the rezoning application being submitted, a pre-filing meeting was held in the Town of Vinton, on September 9, 2015, between David Hill, Hill Studio/Old School Partners, LLC, and representatives of the County of Roanoke and Town of Vinton. Please see attached minutes of the meeting.

On September 28, 2015, a flyer regarding an open house on the proposed redevelopment of the former school property was mailed to the property owners of the neighborhood adjacent to the school and emailed to local media outlets. At the October 8, 2015, work session of the Planning Commission, the Petitioner presented a PowerPoint slideshow to the Commissioners and those in attendance at the meeting.

Three members of the Old School Partners, LLC, along with two staff from Hill Studio were on hand at the open house held on October 12th, at Vinton Wesleyan Church, from 6:30 p.m. to 8:00 p.m. About 25 people attended the open house, and the majority of them were excited about the proposed project since they either attended the school or know someone who attended the school. Additionally, according to many of those who attended the open house, the former school building needs to be reused soon instead of being left vacant. They were happy that the building was not going to be demolished.

On October 1, 2015, a rezoning application was received along with an authorization letter from Roanoke County Administrator, Thomas Gates, authorizing Old School Partners, LLC, to file the rezoning application on behalf of the County of Roanoke. On October 8, 2015, a work session of the Planning Commission was held to discuss the proposed rezoning. On October 12, 2015, an Open House was held at Vinton Wesleyan Church by the Petitioner on the proposed redevelopment of the former vacant school building into 21 upscale apartment units with supporting recreational/small business uses.

On October 19, 2015, a letter was mailed to surrounding property owners to notify them of the rezoning request and to inform them of the dates and times of the Planning Commission and Town Council public hearings. Additionally, the notice for the public hearings has been advertised in The Vinton Messenger and on RVTV-3. The public hearing by the Planning Commission will be held on November 5, 2015, and the Town Council public hearing will be held on November 17, 2015.

Location – 1.046 acres developed parcel located at 412 South Poplar Street. The school building can be accessed from South Poplar Street, Jefferson Avenue, South Blair Street, and a 10-foot wide paved alley located on the north side of the building.

Topography/Vegetation – The developed parcel is level and developed with a vacant school building, paved concrete sidewalks to the west and south of the building, paved parking areas to the east, and a grassy front lawn and a few mature trees.

Adjacent Zoning and Land Uses –The area to the west of the Property is zoned RB Residential Business and is developed with a church and paved parking areas; the areas to the north, east and south are zoned R-2 Residential and developed with single-family, two-family and multi-family structures.

D. ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture – Please see attached survey, property map, aerial photography, conceptual plan, parking and accessibility plan, and the proposed exterior improvements to the Roland E. Cook School, which were included with the rezoning application.

The existing Roland E. Cook School Building will be redeveloped into 21 residential apartments with supporting recreational/small business uses (third floor gym/auditorium space). In March

2015, the building, built in 1915, was determined to be eligible to be listed on the National Register of Historic Places. Old School Partners, LLC, intends to use historic tax credits to rehabilitate the vacant facility to residential apartments; therefore, the property will be redeveloped in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Most of the existing trees, front lawn, sidewalk connections, surrounding walls, stairs, and the original flagpole will be retained. The asphalt playground on the east side of the property will be redeveloped and landscaped for 27 off-street parking spaces. Additionally, as allowed under the MUD district, the Petitioner indicated that there are 59 on-street parking spaces within 200 feet and 159 on-street parking spaces within 400 feet of the proposed redevelopment. A new sidewalk will connect the building to South Blair Street, and the existing alley access will be retained with some parking spaces added to the property just off the east side of the alley.

According to the Petitioner, the historic building will be preserved and sensitively adapted for housing. In using historic tax credits, the building will retain its architectural character and its environmental setting in the residential neighborhood. Changes to the exterior of the property and building will be minor. Additional parking will be added to the rear of the property near Blair Street. Some minor grading on the north side of the building will accommodate a courtyard for first floor apartments and an additional entrance/exit.

The property will remain primarily in residential use. The classrooms will become individual apartments. The third floor gym space will be developed for recreational/small business flex space offering opportunities for community activities, art/exercise classes, special events, and perhaps business services (e.g. coffee/snack bar, personal service concierge, shared co-working space, etc.). An elevator will be added to serve the building.

Site Access – The proposed redevelopment of the school building can be accessed from South Poplar Street, Jefferson Avenue, South Blair Street, and a 10-foot wide paved alley located to the rear of the building. South Poplar Street and Jefferson Avenue are 50-foot wide right-of-ways and South Blair Street is a 40-foot wide right-of-way. Currently, the property is comprised of two parcels. Staff recently received a combination plat submittal for the two parcels to be combined.

Utilities – The developed Property is served by public water and sewer services. An interior sprinkler system is being proposed for the redevelopment of the school building.

E. COMPREHENSIVE PLAN/FUTURE LAND USE

The 2004-2024 Town Comprehensive Plan designated the developed Property and the property to the north, south and east, as low-density and the property to the west as medium-density residential land use areas. The Comprehensive Plan also recognized that the Town does not contain a Historic Overlay District. It indicated that the Central Business District area and the Jefferson Park Neighborhood, which includes the Roland E. Cook School building, may be considered as the proposed historic district. Additionally, at the conclusion of the 2004-2024 Town Comprehensive/Economic and Community Development Plans public input prioritization process, acquisition of Roland E. Cook School from Roanoke County to adaptively reuse it for

potential elderly housing or an assisted living facility, was ranked as the third highest out of six categories presented.

F. STAFF CONCLUSION

Approval of the proposed rezoning from R-2 Residential District to Mixed Use Development (MUD) District would allow the existing vacant school building to be adaptively reused as residential and recreational/small business flex space. The proposed redevelopment of the school building would be consistent with the existing uses of the adjoining properties to the south and east, which are developed with single-family, two-family and multi-family dwellings.

As indicated by the Petitioner, the redevelopment of the property will promote and encourage the economic vitality of the community and preserve a historic building while providing increased economic investment. The Petitioner further indicates that the redevelopment of the facility for the proposed use will not adversely affect adjoining properties and will enhance the neighborhood by taking a vacant building and repurposing it for a suitable alternative use that maintains the historic architecture and setting of the building. Adequate utilities and public facilities are already in place to serve the proposed apartments.

The property owner may submit that only certain uses to be allowed on the property as proffered conditions for the rezoning request. In addition, with rezoning request, the planning commission and the town council may impose such conditions as reasonably necessary to ensure the use will be compatible with the surrounding area and consistent with the purpose of the zoning ordinance. As indicated in the rezoning application, the Petitioner has proffered that the Roland E. Cook building, as a historic property, will be redeveloped in accordance with the Secretary of the Interior 's Standard for Rehabilitation, as follows:

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

G. CITIZEN(S) COMMENTS

On October 22, 2015, Staff received an email from Mr. Jim Peters, the property owner of 317 Jefferson Avenue. The email was to inform Staff that he was in receipt of the letter regarding the public hearings for the rezoning request. Mr. Peters is not going to be able to attend the public hearings, but he wanted to express his support for the rezoning request and putting the building to use in a combination of residential and business property. He said he hopes the project will be successful.

On October 26, 2015, Staff received a letter dated October 21, 2015, from Ms. Dawn Hale of 422 Chestnut Street. The letter was addressed to Town Council and Planning Commission. Ms. Hale indicated that the neighborhood has undergone many changes since 1952 when apartments started to be built in the neighborhood. She said she and her family have had to endure many criminal and undesirable acts from the apartment dwellers. Ms. Hale stated that the neighborhood does not need any more apartments, and Roland E. Cook can be used to serve a better purpose. Ms. Hale respectfully asks that the Town abandon the idea and explore other uses for which this revered institution can be utilized.



HILL
STUDIO

Minutes of Meeting I

Roland E. Cook School

Hill Studio Project # 1031.02

Meeting Date: September 9, 2015

Present:

Roanoke County and Vinton: Various planning code enforcement officials
(See attached)

Hill Studio: David P. Hill, ASLA, President

The meeting took place on September 9th at the Vinton Town Hall office. This was our official pre-filing meeting hosted by Town Planner, Anita McMillan. Anita had assembled a number of officials who will be reviewing the plans as we submit them for zoning change requesting a change from the current residential to MUD (mixed-use district). The following items were noted:

Community Planning

Landscape Architecture

Architecture

Preservation

1. In order for this project to truly qualify as mixed-use we need to better emphasize the potential commercial components of the building. These may include the commercial items up in the gym area such as health club, juice bar etc., or shared work space etc., and potential home office situations within the apartments. Chris Lawrence also emphasized that there could be potential walk-up commerce on the first floor such as a tenant office, café or dry cleaner drop-off center. These will be evaluated by the developer team.
2. With regard to parking, David showed the current plan with 10 parking spaces and one additional handicapped space. Comments were that we need to have a backup plan for parking in case the neighbors object to the small number of parking spaces on the plan. David mentioned that there were more than enough parking spaces on the block empty on the street all the time. Chris suggested that we either have an overlay that might supplement the parking onsite, or have a deal worked out with the church across the street for weekday paid parking as part of the apartment dwellers plan.
3. We discussed uses on the site. There may be some interest from Council in having a playground facility on the site. It may be wise for us to emphasize this is now a private sector building and even though we want a place for kids to play, this may not be the place to accommodate a local playground. The site will be developed for open, grassy outdoor amenity space. The amenity will appear to be and will be open and welcome to all who visit as long as they behave. There will be barbecue areas in the rear under a trellis and a large grassy area which was formally a large asphalt playground.

120 W Campbell Avenue
Roanoke, Virginia 24011

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WWW.HILLSTUDIO.COM



The front of the building toward Pollard Street will keep its ceremonial front entrance and will be developed for residence garden areas and potentially a dog park.

4. We discussed alley access. Currently there is an alley that is owned by Town of Vinton. Fire officials remarked that they would prefer to have 20' clear all along this alley for firefighting purposes. There are a couple of structures across the alley built right next to it. In most places we can achieve 20' clearance. The developer will remove all the overgrown trees and shrubs in the alley as part of the project.
5. We discussed storm water. For storm water management we will have to meet the quantity standards but will not have to meet new water quality standards, We need to look at channel flow in particular the Q-2 and Q-10 parts of the ordinance. Since we will be requesting a waiver from the downstream pipe system requirements "since our post Q is less than our pre Q, then we request a waiver". We will have to show 10-year rational method calculations for pre and post Q development. The County Engineer will be assisting us through this process.
6. Regarding fire egress, the County building official stated that if we have to upgrade the existing outdoor fire escapes then they will not count as official fire exits. This is a different interruption that we have heard in the past from, say, Roanoke City officials. The outdoor fire escape that is along the west side near the front of the building is acceptable currently as it is. The rusted hanging fold-up fire escape at the rear of the building is not acceptable and will not be allowed to be rebuilt to its former condition. This is not so much to get someone out of the building as to carry into the building, a loaded fire-fighting team. The escape cannot be made heavy enough to carry this. The building official will work with Hunter to get a building fire code access plan.
7. Regarding handicapped accessibility, we will be required to have one completely handicapped accessible unit. David reported that we plan to have one completely accessible handicapped unit and additional units that will accommodate a handicapped guest.
8. With regard to building code, using the 2012 building code this building will be considered 903.2.8 group R-2. The building will go from class E to class R-2 for occupancy purposes. Home offices still count within the R-2 code. With regard to fire flow, this will also be considered an R-2 use. This requires a hydrant within 250 feet the remote corner of the building. The hydrant needs to provide 1500 gallons per minute. If the building is sprinkled we can cut it in half to 750 gallons per minute. If it is sprinkled we will need a fire department connection to be shown on drawings.



Currently the hydrants show that it is likely that they will be able to meet the fire demand without any additional infrastructure as long as we sprinkle the building.

9. The building official advises to make sure to look through the 2012 rehabilitation code. There are three options which the building may want to go. 95% use the old code. Using 2009 ansi, make sure to call attention to your nonresidential uses in any diagrams that are submitted to the Town for review. Also note in the documents, in the zoning request, of the number of uses allowed in the mixed use district. We request to be permitted for the following ones (list it with bullets). Leave it flexible.
10. Show locations for signage in the zoning application.
11. There will be a two-step process for approvals. First will be the rezoning application and second the comprehensive site plan. Anita will coordinate review comments for both. There is no need to clutter the zoning application review with the detail required by the comprehensive site plan.
12. The project will require Knox boxes and locking FTC cap and some kind of enunciator in the new front entry.
13. We should do a fixture count for the domestic water, new water lines in the area of the school should provide that we do not have to add new infrastructure. However, the fixture count should be provided soon, as a new meter will be one of the negotiated items between Roanoke County and Old School Partners. Joey believes that we currently have a one inch meter and we will probably need a bigger meter.
14. With regard to rezoning we will have one community meeting and two public meetings. The following schedule was mapped out.
 - a. Neighborhood meeting September 28th (later changed to October 12th)
 - b. Application due October 1st
 - c. Planning Commission work session October 8th
 - d. Planning Commission meeting November 5th
 - e. Council work session November 3rd
 - f. Council public hearing November 17th
15. David mentioned we would have an on-air interview with Channel 3 in the upcoming week. We will mention to put in a plug for our neighborhood meeting if it will air before the meeting.



HILL
STUDIO

Minutes of Meeting 1
Page 4

The above paragraphs illustrate the meeting minutes. Any amendments should be made in writing and received by the author within two weeks of the receipt of this report.

Submitted by:
HILL STUDIO

David P. Hill, ASLA

cc: pdf copies to: All members of the sign-in sheet, Old School Partners, EAS, HG, MMZ, ASB, 1031.02c3

Project: ROLAND E. COOK MTG

Date: 9/9/15

Time: 8:30

Place/Room: ADMIN CONFERENCE RM

PRINT NAME	Address	PHONE	EMAIL
ANITA McMILLAN	VINTON	983-0601	cumcmillan@vintonva.gov
Brian Simmons	Roanoke Co / Town FMO	(540) 777-8721	bsimmons@roanokecountyva.gov
Gary Woodson	TOV	540 983-0646	gwoodson@vintonva.gov
Mark Vaught	TOV Police Dept.	540 283 7026	MVAUGHT@VINTONVA.GOV
MORGAN YATES	Roanoke Co / TOV ^{BUILDING} _{COMMISSIONER}	540-309-3569	MYATES@ROANOKECOUNTYVA.GOV
TAMMI WOOD	" ^{ASSISTANT} _{BLOG COMM}	x 226 540-772-2065	twood@roanokecountyva.gov
DAVID HILL	120 W. CAMPBELL ROANOKE 24011	342-5263	david.hill@hillstudio.com
Chris Lawrence	TOV	983-0607	clawrence@vintonva.gov
Angie Gwynn	Roanoke Co	772 2065	agwynn@roanokecountyva.gov
JOEY HINER	TOV	983-0646	jhiner@vintonva.gov

TOWN OF VINTON
APPLICATION FOR REZONING

Applicant's name: Old School Partners, LLC **Phone:** 540-977-0005
Dale Wilkinson, Managing Partner

Address: c/o David B. Spigle, P.O. Box 450, Fincastle, VA **Zip Code:** 24090
8166 Roanoke Road, Fincastle, VA

Date: October 1, 2015 **Public Hearing PC Date:** **TC Date:**

Owner's name: County of Roanoke, Virginia **Phone:** 540-772-2004, 540-772-2069
Tom Gates, County Administrator; Jill Loope, Director of Economic Development

Address: P.O. Box 29800 **Zip Code:** 24018
5204 Bernard Drive, Roanoke, VA

Location of property: 412 South Poplar Street, Vinton, VA 24179

Tax Map Number: 060.16-09-40.00-0000, 060.16-09-39.00-0000 **Zoning:** R-2, Residential

Request Property to be rezoned from: R-2 Residential **to:** MUD, Mixed Use Development

Size of parcel(s): 1.046 Acres **Existing land use:** 1915 Elementary School

Proposed land use: Apartments **Future land use:** Residential

The Planning Commission will study rezoning request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

- 1. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.**

The existing Roland E Cook School Building will be redeveloped to house 21 residential apartments with supporting recreational/small business uses (third floor gym space). In March 2015, the 1915 building was determined eligible for listing on the National Register of Historic Places. The developer (contract purchaser) intends to use historic tax credits to rehabilitate the vacant facility to residential apartments.

A site plan of the proposed facility and the exterior improvements are attached to this rezoning application. Most of the trees, sidewalk connections, surrounding walls, stairs, and the school flagpole will be retained. The asphalt playground in the rear will be

redeveloped and landscaped for parking. Additional parking is available on the street. A new sidewalk will connect the building to Blair Street. The existing alley access will be retained.

2. Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

The historic building will be preserved and sensitively adapted for housing. Using historic tax credits, the building will retain the architectural character of the building and maintain the environmental setting in the residential neighborhood. Changes to the exterior of the property and building will be minor. Additional parking will be added to the rear of the property near Blair Street. Some minor grading on the north side of the building will accommodate a courtyard for first floor apartments and an entrance.

The property will remain primarily in residential use. The classrooms will become individual apartments. The third floor gym space will be developed for recreational/small business flex space offering opportunities for community activities, art/exercise classes, special events, and perhaps business services (e.g. coffee/snack bar, personal service concierge, shared co-working space, etc.).

Redevelopment of the property will promote and encourage the economic vitality of the community and preserve a historic building while providing increased economic investment.

3. Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation, and fire/rescue.

The redevelopment of the facility for the proposed use will not adversely affect adjoining properties and will enhance the neighborhood by taking a vacant building and repurposing it for a suitable alternative use that maintains the historic architecture and setting of the building. Adequate utilities and public facilities are already in place to serve the proposed apartments.

4. Attach Concept Plan of the proposed project. Plan must be 8-1/2" x 11". Plan shall show boundaries and dimensions of property; location, widths, and names of all existing or platted streets within or adjacent to the development; all buildings, existing and proposed, dimension, floor area and heights; dimensions and location of all driveways, parking spaces and loading spaces; existing utilities (water, sewer) and connections at the site; landscaping and the like. Architect sketches showing elevations of proposed buildings and complete plans are desirable and if available, should be filed with application.

Attachments: Property and County Tax/Zoning Map
Survey Plat of Property

Roland Cook Lofts - Site Base Plan
Roland Cook Lofts - On-Street Parking
Roland Cook Lofts - Parking and Accessibility
Roland Cook Lofts - Site Resource Protection
Roland Cook Lofts - Illustrative Site Plan
Roland Cook Lofts - Signage Concept

5. It is proposed that the property will be put to the following use:

Residential apartments with supporting recreational/small business flex space.

6. It is proposed that the following buildings will be constructed:

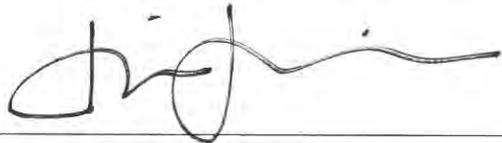
No new buildings are proposed. No building additions are planned at the present time.

7. Please submit any proffered conditions at the site and show how they are addressed.

The historic property will be redeveloped in accordance with the Secretary of the Interior's Standards for Rehabilitation.

I hereby certify that I am the contract purchaser and am acting with the knowledge and consent of the owner.

Signature of Authorized Agent:



Date:

1 October 2015



County of Roanoke

OFFICE OF THE COUNTY ADMINISTRATOR

PO Box 29800, 5204 Bernard Drive
Roanoke, Virginia 24018-0798

THOMAS C. GATES
COUNTY ADMINISTRATOR

TEL: (540) 772.2004
FAX: (540) 561.2884

October 7, 2015

Ms. Anita McMillan, Planning Director
Town of Vinton
311 South Pollard Street
Vinton, Va. 24179

Dear Ms. McMillan,

As the owner of the Roland E. Cook building, and pursuant to the Code of Virginia sec. 15.2-2286(7) (iii), this letter is to serve as Roanoke County's consent that Old School Partners, LLC has been authorized to submit a rezoning application requesting a change from R-2 Residential to MUD, Mixed Use Development for the Roland E. Cook building.

Please let me know if you have any questions or if you need additional information.

Sincerely,

Thomas C. Gates
County Administrator

cc: Paul Mahoney, County Attorney

Property Maps for Roland E Cook School Property



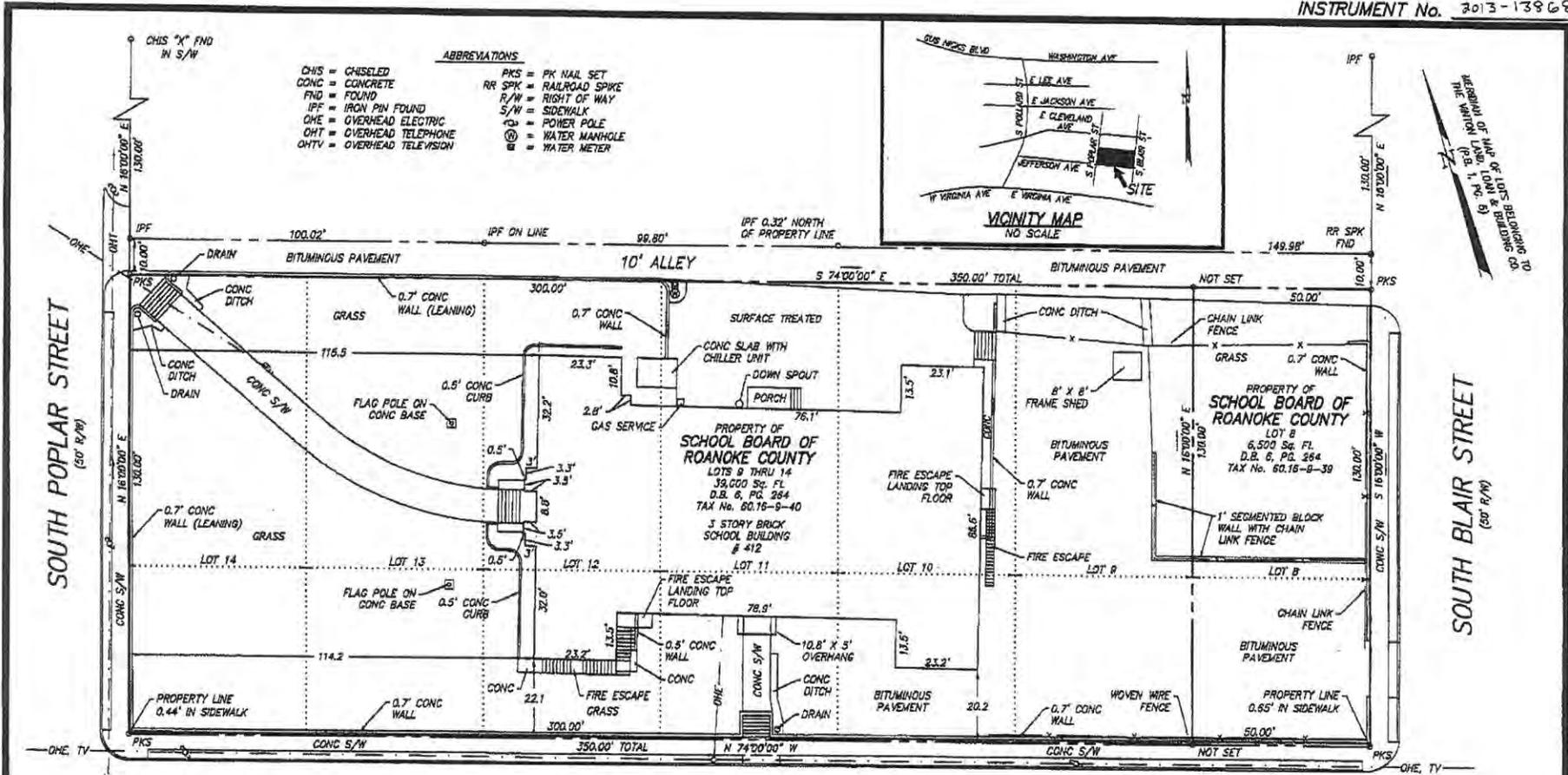
Roanoke County Tax Map of Roland Cook School Property showing existing zoning

Aerial photograph of Roland E Cook School Property at 412 South Poplar Street, Vinton, VA



Survey of Roland E Cook Property

INSTRUMENT No. 2013-13968



ABBREVIATIONS

CHS = CHISELED	PKS = PK NAIL SET
CONC = CONCRETE	RR SPK = RAILROAD SPIKE
FND = FOUND	R/W = RIGHT OF WAY
IPF = IRON PIN FOUND	S/W = SIDEWALK
OHE = OVERHEAD ELECTRIC	PO = POWER POLE
OHT = OVERHEAD TELEPHONE	WM = WATER MANHOLE
OHTV = OVERHEAD TELEVISION	W = WATER METER

VICINITY MAP
NO SCALE

RECORD OF MAP OF LOTS BELONGING TO THE WINTON LAND, LOAN & BUILDING CO. (P.B. 1, PG. 5)

- NOTES:**
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
 2. THE SUBJECT PROPERTY LIES WITHIN FLOODWAY ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 81181C0169G, REVISED SEPTEMBER 28, 2007.
 3. REFERENCE: MAP OF LOTS BELONGING TO THE WINTON LAND, LOAN & BUILDING CO. BY DUNLAP AND KENNADAY DATED MARCH 1889 RECORDED IN P.B. 1, PG. 3.

JEFFERSON AVENUE
(50' R/W)

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE COUNTY SUBDIVISION ORDINANCE

BOUNDARY SURVEY
FOR
SCHOOL BOARD OF ROANOKE COUNTY

SHOWING LOTS 8 THROUGH 14 (D.B. 8, PG. 264) SECTION 8, MAP OF LOTS BELONGING TO THE WINTON LAND, LOAN & BUILDING CO. (P.B. 1, PG. 3), TO BE CONVEYED TO
BOARD OF SUPERVISORS OF ROANOKE COUNTY

SITUATE S POPLAR ST., JEFFERSON AVE., AND S BLAIR ST., WINTON MAGISTERIAL DISTRICT, COUNTY OF ROANOKE, VIRGINIA.



CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS

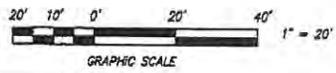
4203 MELROSE AVENUE, N.W. P.O. BOX 6280
ROANOKE, VIRGINIA 24017-0280
Telephone: (540) 368-8400 Fax: (540) 368-8702
E-Mail: cw@roanoke@aol.com

SCALE: 1" = 20'
N.B.: RKE CO 9
DRAWN: JH
M.O.: 13-0072

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ATTACHED ADMITTED TO RECORD AT 9:12 O'CLOCK P.M. ON THIS 21 DAY OF OCTOBER, 2013.

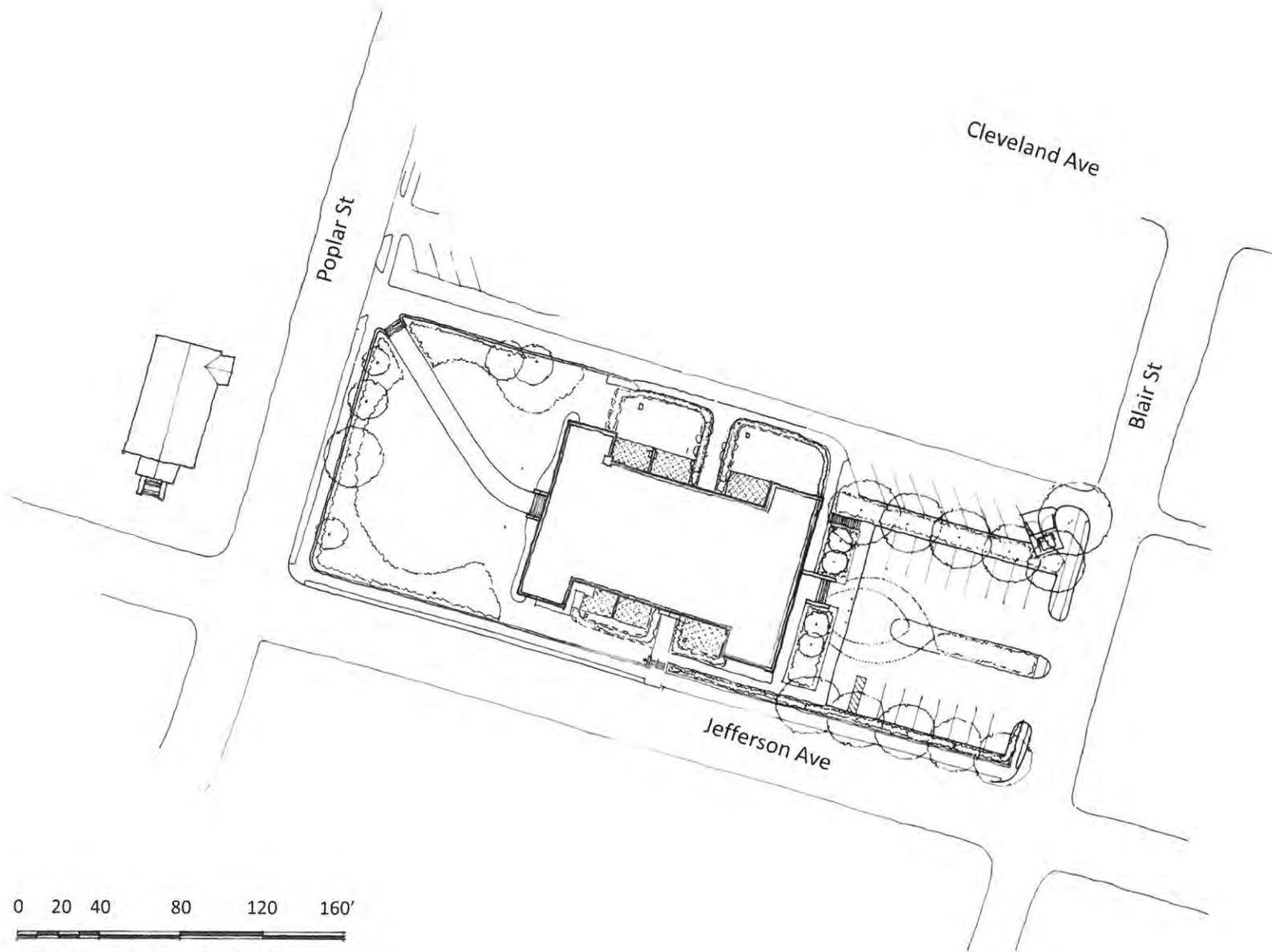
TESTE: STEVEN A. MCGRAW
CLERK

BY: [Signature]
DEPUTY CLERK



TAX No. 60.16-9-39, 40
DATE: AUGUST 7, 2013
CALC. JH CHK'D FBC
CLOSED: JH

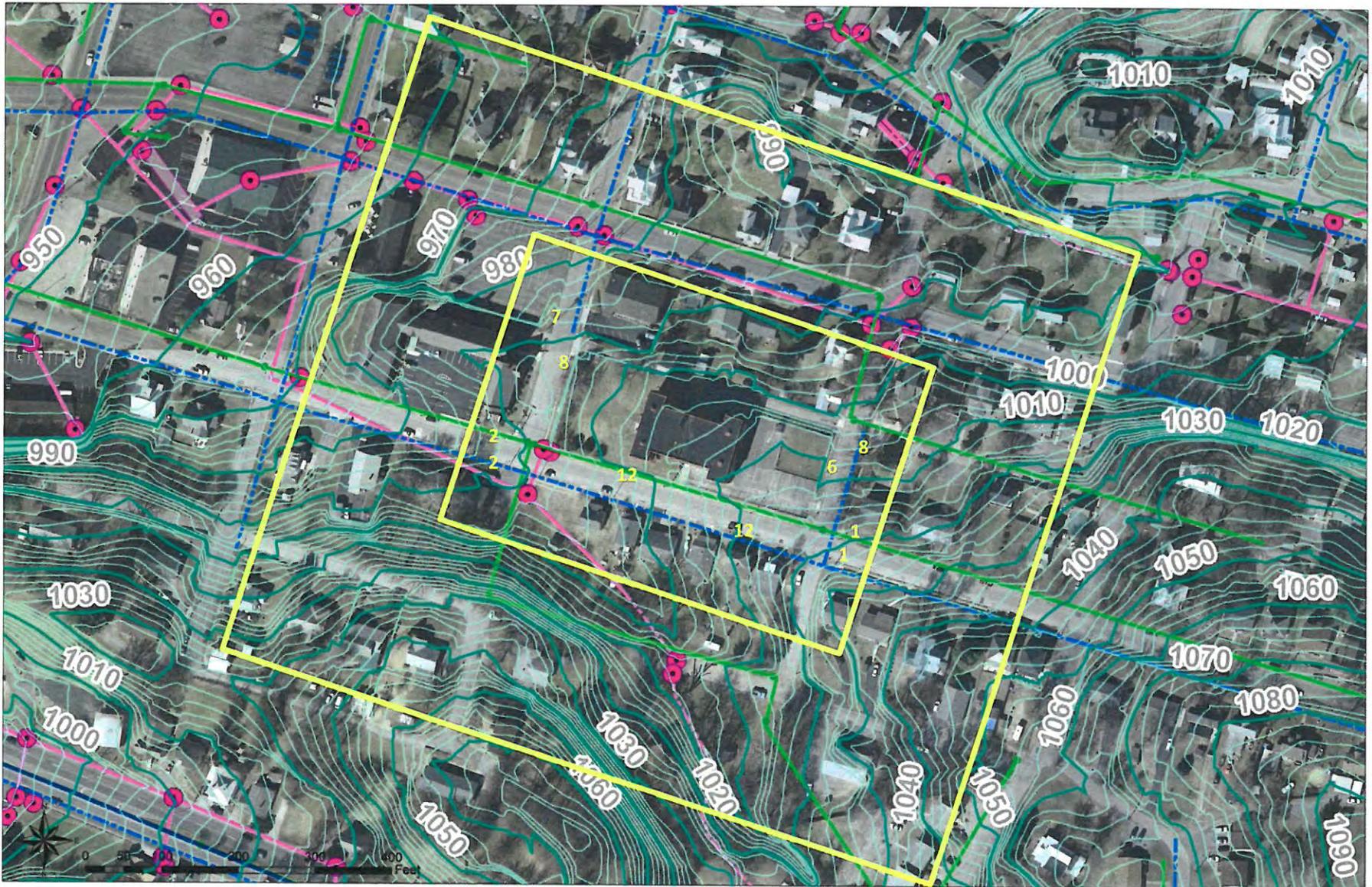
INSTRUMENT No.



0 20 40 80 120 160'

Roland Cook Lofts
Site Base Plan

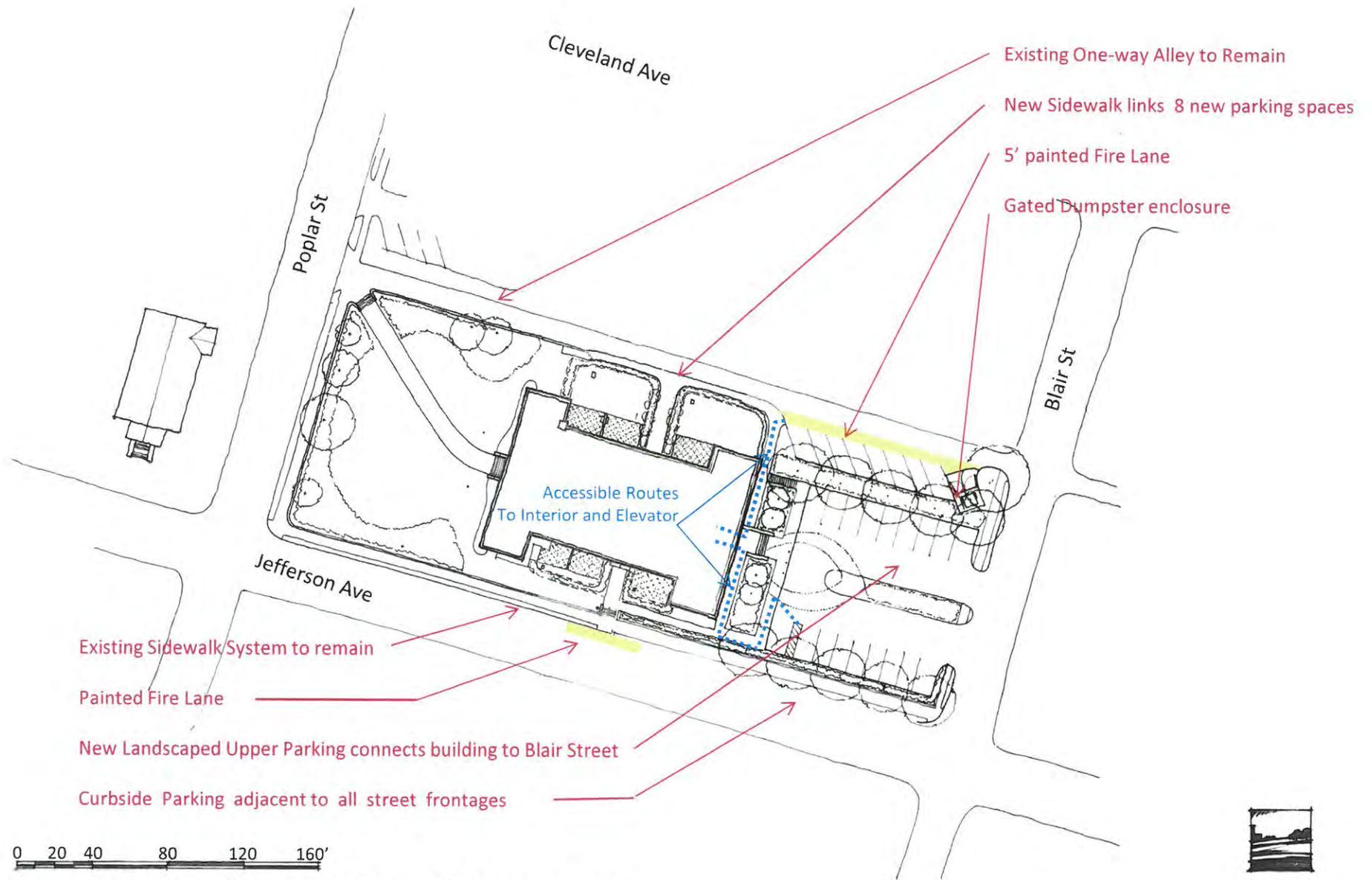




Roland Cook Lofts
On-Street Parking

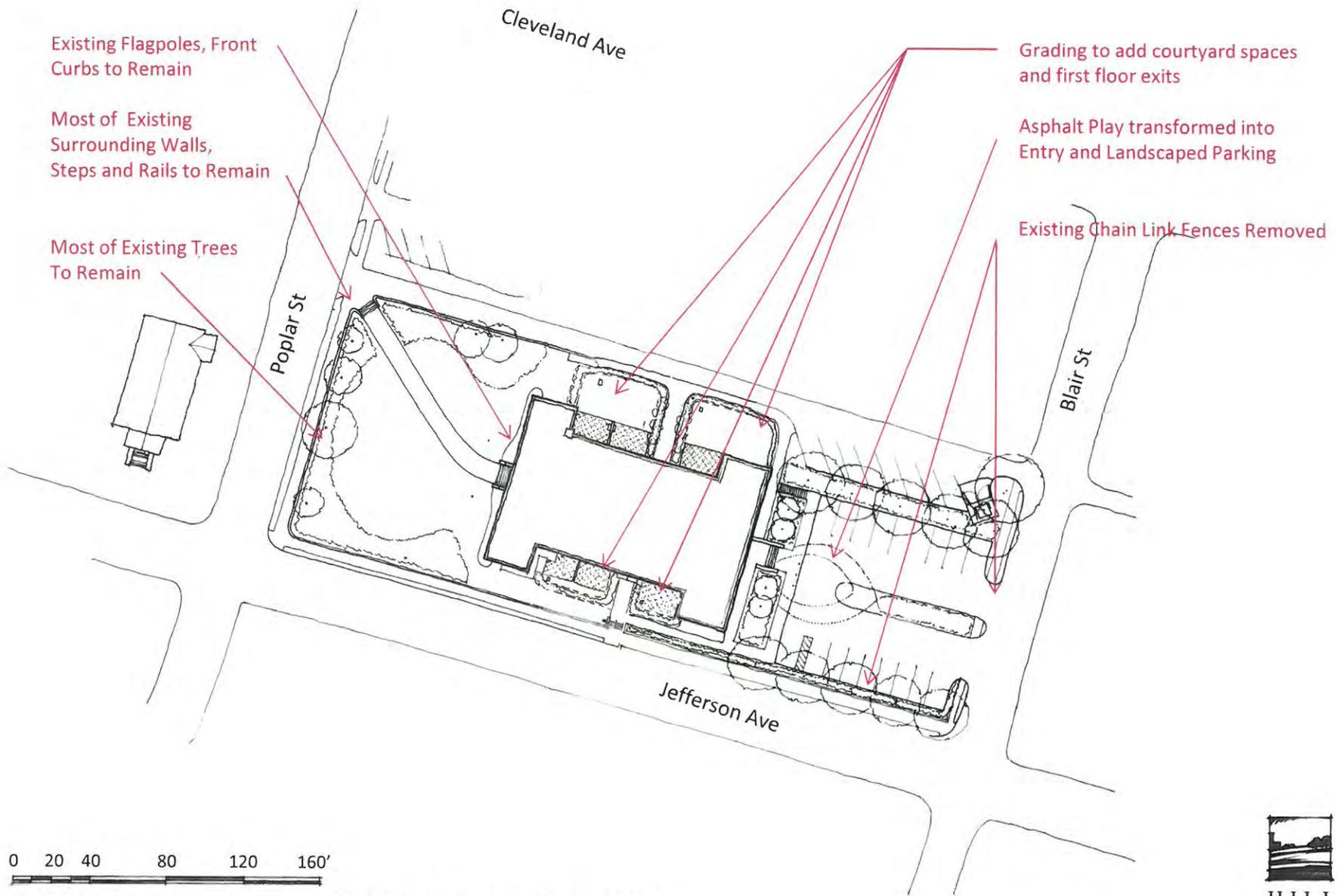
PARKING COUNT:
59 on-street spaces within 200'
159 on-street spaces within 400'





Roland Cook Lofts – Parking and Accessibility





Existing Flagpoles, Front Curbs to Remain

Most of Existing Surrounding Walls, Steps and Rails to Remain

Most of Existing Trees To Remain

Grading to add courtyard spaces and first floor exits

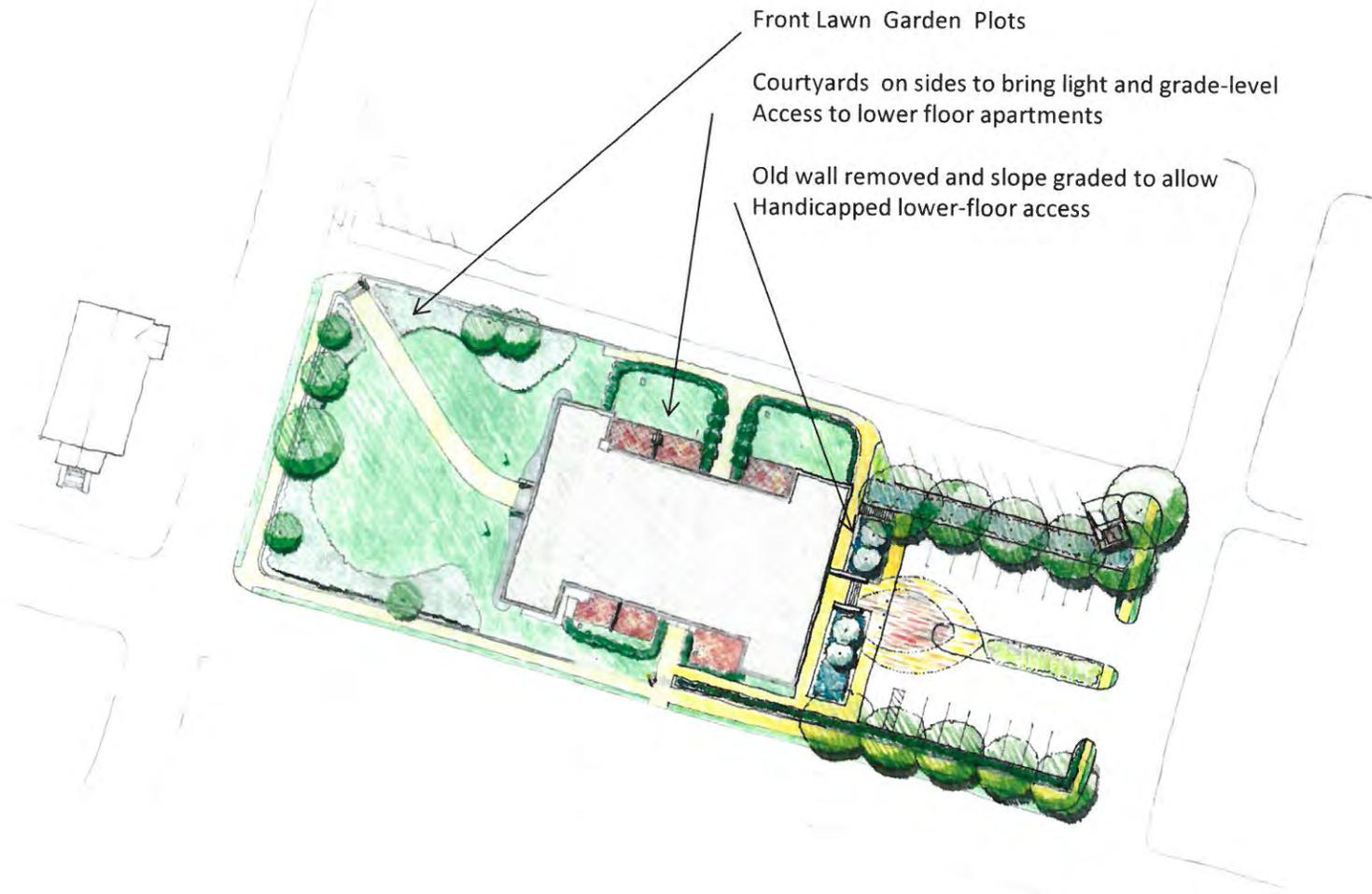
Asphalt Play transformed into Entry and Landscaped Parking

Existing Chain Link Fences Removed

0 20 40 80 120 160'

Roland Cook Lofts - Site Resource Protection





Roland Cook Lofts
 Illustrative Site Plan



October 1, 2015



Roland Cook Lofts
Signage Concept

**PROPERTY OWNERS NOTIFIED BY FIRST CLASS MAIL
FOR THE PLANNING COMMISSION MEETING 11/5/2015**

Tax Parcel ID	Site Address	Owner Name	Address 1	Address 2	Zip
060.16-10-16.00-0000	331 JEFFERSON AV	BARTON RANDON J	331 JEFFERSON AVE	VINTON VA	24179
060.16-9-11+10-14.00-0000	325 E. CLEVELAND + 321 JEFFERSON	CONNER LIVING TRUST ;CONNER G.+L.TRS	213 GLENDALE DR	VINTON VA	24179
060.16-10-10+11.00-0000	0+307 JEFFERSON AV	CORRELL GARY LEE;CORRELL SANDRA B	307 JEFFERSON AVE	VINTON VA	24179
060.16-09-02.00-0000	119 E CLEVELAND AV	CUNDIFF PROPERTIES LLC	119 E CLEVELAND AVE	VINTON VA	24179
060.16-10-18.00-0000	411 JEFFERSON AV	CUPP CYNTHIA L	411 JEFFERSON ST	VINTON VA	24179
060.16-09-12.00-0000	339 E CLEVELAND AV	D & J CONSTRUCTION COMPANY	502 ORCHARD LANE DR	DALEVILLE VA	24083
060.16-09-17+18.00-0000	415,419,423,427 E CLEVELAND AV	DARNELL DONALD D;DARNELL REBECCA D	326 LANGLAND DR	VINTON VA	24179
060.16-09-10.00-0000	319 E CLEVELAND AV	DOBSON ROBERT L JR C/O VHDA	601 SOUTH BELVIDERE ST	RICHMOND VA	23220
060.16-09-13.00-0000	401 E CLEVELAND AV	GATES MELISSA P	401 E CLEVELAND AVE	VINTON VA	24179
060.16-10-06.00-0000	504 S MAPLE ST	GORDON MARION C	504 MAPLE ST	VINTON VA	24179
060.16-09-36.00-0000	416 JEFFERSON AV	GRAY PAMELA	416 JEFFERSON AVE	VINTON VA	24179
060.20-05-01.00-0000	505 JEFFERSON AV	HAGINS LEVON;HAGINS DEBRA P	505 E JEFFERSON AVE	VINTON VA	24179
060.16-10-05.00-0000	125 JEFFERSON AV	HAYSLETT CHARLES+FRANCES	125 JEFFERSON AVE	VINTON VA	24179
060.16-09-42+42.01.00-0000	405 S MAPLE ST+126 JEFFERSON AV	HUFFMAN DAVID+BARBARA	116 FREEBOARD DR	MONETA VA	24121
060.16-10-19.00-0000	421 JEFFERSON AV	HUSSELL GARY L;HUSSELL PAULA J	421 JEFFERSON AVE	VINTON VA	24179
060.16-09-09+14.00-0000	317 + 407 E CLEVELAND AV	LEWIS ROBERT H;LEWIS FRAN S	1135 DEER RUN DR	VINTON VA	24179
060.16-09-38.00-0000	404 JEFFERSON AV UNIT 00408	M & W PROPERTIES INC	1348 LAKEWOOD DR SW	ROANOKE VA	24015
060.16-09-15.00-0000	411 E CLEVELAND AV	MEADOR JAMES O;MEADOR DONNA O	411 EAST CLEVELAND AVE	VINTON VA	24179
060.16-09-35.00-0000	420 JEFFERSON AV	MOYE JOHNEY R;MOYE CATHERINE D	420 JEFFERSON AVE	VINTON VA	24179
060.16-10-20.00-0000	425 JEFFERSON AV	NOLEN ADAMS PROPERTIES LLC	303 GLENDALE DR	VINTON VA	24179
060.16-10-15.00-0000	327 JEFFERSON AV	RICHARDS NORMAN+DONNA	327 JEFFERSON AVE	VINTON VA	24179
060.16-09-37.00-0000	410 JEFFERSON AV	SASS PROPERTIES	P O BOX 35	VINTON VA	24179
060.16-10-17+17.01.00-0000	403 + 407 JEFFERSON AV	SELL LIVING TRUST;SELL R.+A.CO-TRS	154 TWIN COVES DR	MONETA VA	24121
060.16-10-13.00-0000	317 JEFFERSON AV	TAZ WADE INC C/O JIM PETERS	11801 TRIPLE CROWN RD	RESTON VA	20191
060.16-10-12.00-0000	311 JEFFERSON AV	TYLER JAMES H SR	311 JEFFERSON AVE	VINTON VA	24179
060.16-09-08.00-0000	301 E CLEVELAND AV	VINTON MANOR LLC	23 FRANKLIN RD SW	ROANOKE VA	24011
060.16-09-06+07+41.00-0000	0 E CLEVELAND AV+246 JEFFERSON AV	VINTON WESLEYAN CHURCH TRS	246 JEFFERSON AVE	VINTON VA	24179
060.16-09-19+33+34.00-0000	408+418+422 CHESTNUT ST	WELLS MARJORIE DAWN HALE	422 CHESTNUT ST	VINTON VA	24179
060.16-10-08.00-0000	215 JEFFERSON AV UNIT 217	WILKES DONALD E;WILKES KENNETH R	819 SHELBOURNE AVE	VINTON VA	24179
060.16-09-04+}05.00-0000	201 E CLEVELAND AV UNIT 211	WISMAN W ROBERT	1506 FRANKLIN RD SW	ROANOKE VA	24016
060.16-10-07.00-0000	211 JEFFERSON AV	WOODS ALVIN F;WOODS BONITA M	1814 HIDDEN FOREST DR	GOODVIEW VA	24095



TOWN OF VINTON

311 S. POLLARD STREET
VINTON, VIRGINIA 24179

PHONE: (540) 983-0601

FAX: (540) 983-0621

EMAIL: amcmillan@vintonva.gov

ANITA MCMILLAN
PLANNING AND ZONING DIRECTOR

First Class Mail

October 19, 2015

Dear Property Owner:

Pursuant to the provisions of Section 15.2-2204 of the 1950 Code of Virginia, as amended, the Town of Vinton, Virginia, hereby gives notice of a public hearing: **Planning Commission** public hearing to be held on **Thursday, November 5, 2015, at 7:00 p.m.**, **Town Council** public hearing to be held **Tuesday, November 17, 2015, at 7:00 p.m.** Each public hearing to be held in the Council Chambers of the Vinton Municipal Building, 311 South Pollard Street, Vinton, Virginia. The Planning Commission will also hold a work session/dinner at 6:00 p.m. in the Administration Conference Room, prior to its public hearing on November 5, 2015.

The purpose of the public hearings is to:

Receive comments concerning petition of Old School Partners, LLC, Authorized Agent, for a rezoning of the former Roland E. Cook School Property, from R-2 Residential to Mixed Use Development (MUD) to convert to 21 residential apartments with supporting recreational/small business uses, at 412 S. Poplar Street, Vinton, Tax Map Number 060.16-09-39.00 and 40.00.

The Planning Commission, on November 5, 2015, and Town Council, on November 17, 2015, respectively, will consider whether to approve or disapprove the rezoning request of Old School Partners, LLC.

Further information concerning this issue may be obtained in the Planning Department located at 311 South Pollard Street, Vinton, Virginia 24179, or call (540) 983-0601. Interested persons may be heard at the above public hearings.

Given under my hand this 19th day of October, 2015.

Sincerely,

Anita J. McMillan
Planning and Zoning Director

NOTICE OF INTENT TO COMPLY WITH DISABILITIES ACT. Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend the meetings. Please call (540) 983-0601 at least 48 hours prior to the meeting so that proper arrangements may be made.

From: Jim Peters <jim@tazwade.com>
To: "Anita McMillan" <amcmillan@vintonva.gov>
Date: 10/22/2015 3:29 PM
Subject: In Favor of Roland E Cook School Rezoning

Hi Anita, I am in receipt of your letter regarding the hearings for rezoning the Roland E Cook School building. I am not going to be able to attend any of the hearings but I would like to express my support for rezoning and putting that building to use as a combo business and residential property. I hope the project is successful.

Thanks,

Jim Peters
President
Taz Wade, Inc.
Owner 317 Jefferson Ave (across the street from Roland E Cook building)

422 Chestnut Street
Vinton, Virginia 24179
October 21, 2015

Town Council
Planning Commission
Town of Vinton
311 S. Pollard Street
Vinton, Virginia 24179

Dear Members:

Thank you for your letter of October 19, 2015, apprising residents of the Roland E. Cook School neighborhood of the possible future plans for the old school.

My family moved to that neighborhood in July 1952. It was a beautiful, quaint neighborhood with big single-family homes, huge yards, and lofty trees. At that time, no one locked their houses or cars. We never saw a police car.

As time passed, apartments began popping up everywhere. Old houses were made into apartments, huge yards disappeared as apartments were built on them, grassy areas with vegetation

became non-existent as apartments covered them and the population on that end of Vinton became very dense.

As the longest dwelling resident of that neighborhood I can attest to many of the criminal or undesirable acts that my family endured: 1) numerous abandoned cats by transient people who showed no responsibility for pet ownership; multiple cats were dropped on us; some were stolen 2) slashed Michelin tire and a \$200 tire on another vehicle 3) the soft top cut after only 1 payment had been made on a new car 4) porch furniture, equipment, tools, hose, statuary, car cover stolen 4) tall ladder placed against an upstairs window in an attempt to enter it, but it was locked 5) window pushed out, some broken 6) out building broken into 7) storm door screen cut 8) solar lights repeatedly destroyed after scaling a 6-foot fence 9) person urinating in the alley in broad daylight 10) improper disposal of garbage (apartment-dwellers using our cans, trash bag constantly thrown from balcony, breaking open, and blowing along our fence or into our yard) 11) personal items put in our trash cans and even our car 12) filthy vulgar language 13) drug use in the alley

- 14) speeding in the alley (even with speed bumps)
- 15) using our driveway to park in
- 16) entrance into our home and rummaging through personal effects
- 17) apartment built closer to our property line than the legal distance permitted by law
- 18) small flowering shrub almost destroyed by children when pulled apart
- 19) dirt, leaves, grass put in the mail box by children

When apartments overtook our neighborhood, there was no planning for the animal population that would come with the people. It was at that time that Vinton had to establish its own animal control department. The answer to the surplus population was trap and kill. One apartment person said to me that she couldn't afford to get her cats back, so she just kept getting another cat.

It is pertinent that rigid, stringent, compassionate animal laws be established for any apartment dwelling. This was not done when the apartments up Jefferson Avenue were built and it became a holocaust for animals.

The property value of my neighbors' and my houses is affected because of the apartments that have grown up in our neighborhood. No one would want to rear their children in that setting. Put yourself in that picture. You would not buy a house that would subject your family to what my family endured.

Our neighborhood needs no more apartments. Roland E. Cook can be used to serve a better purpose. I humbly and respectfully ask you to abandon the idea and explore further other purposes for which this revered institution can be utilized.

Respectfully,
Dawn Hale



Roland E. Cook Lofts
Vinton Town Council Workshop
Old School Partners, LLC
Roanoke County
November 3, 2015

Goals for Roland E. Cook Lofts

1. Create Downtown Vitality
2. Raise Esteem of the Community
3. Make your worst place your best place
4. Engage Creative Community through Design and Construction
5. Provide Business Opportunities to Community
6. Demonstration Project to follow
7. Do well by Doing Good.



ROLAND E. COOK SCHOOL



ROLAND E. COOK SCHOOL

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Roland E. Cook Lofts Cornerstone: 1915

Project Initiated: 2015

Project Complete:
Spring 2017

Existing Flagpoles, Front
Curbs to Remain

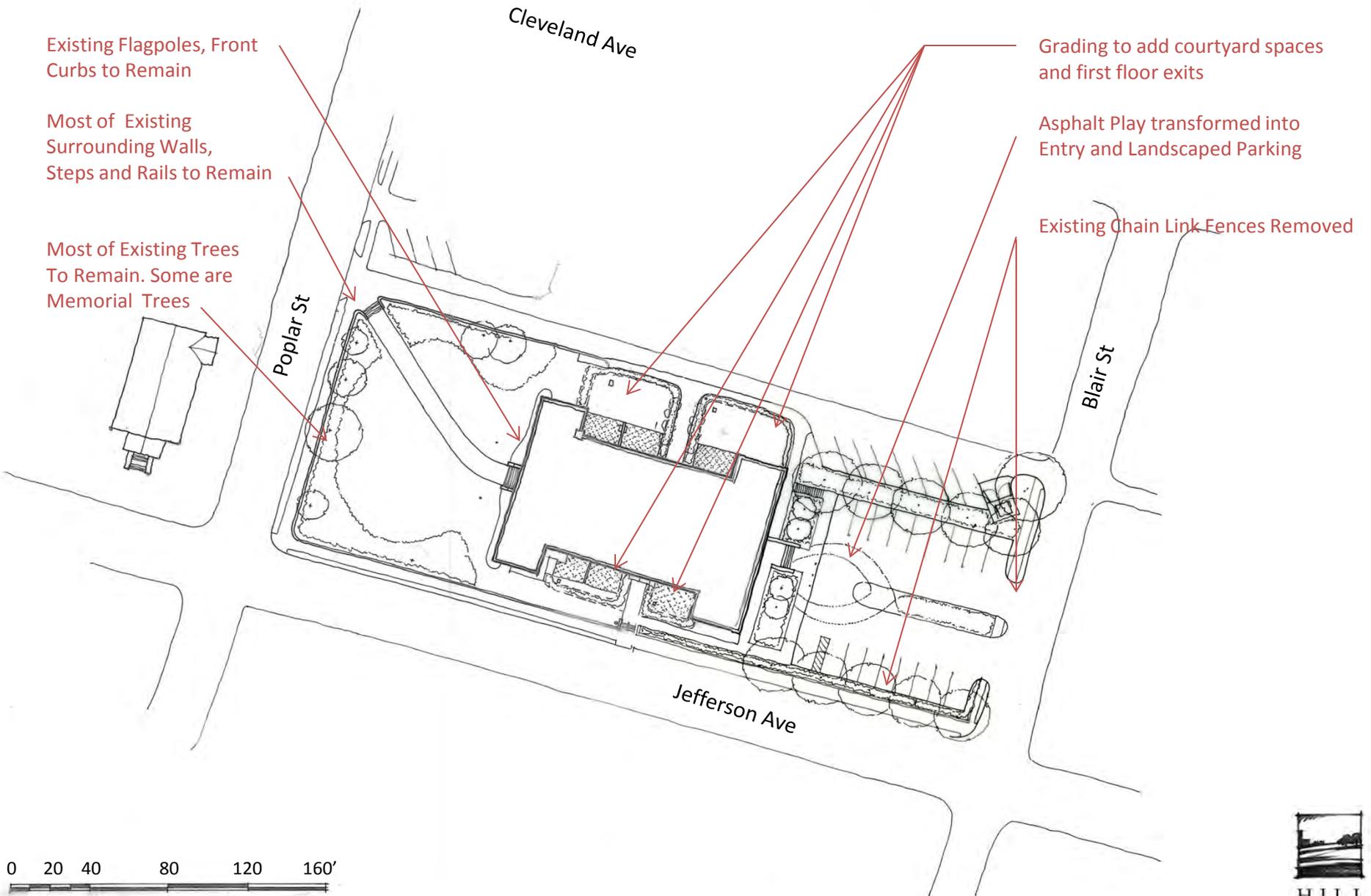
Most of Existing
Surrounding Walls,
Steps and Rails to Remain

Most of Existing Trees
To Remain. Some are
Memorial Trees

Grading to add courtyard spaces
and first floor exits

Asphalt Play transformed into
Entry and Landscaped Parking

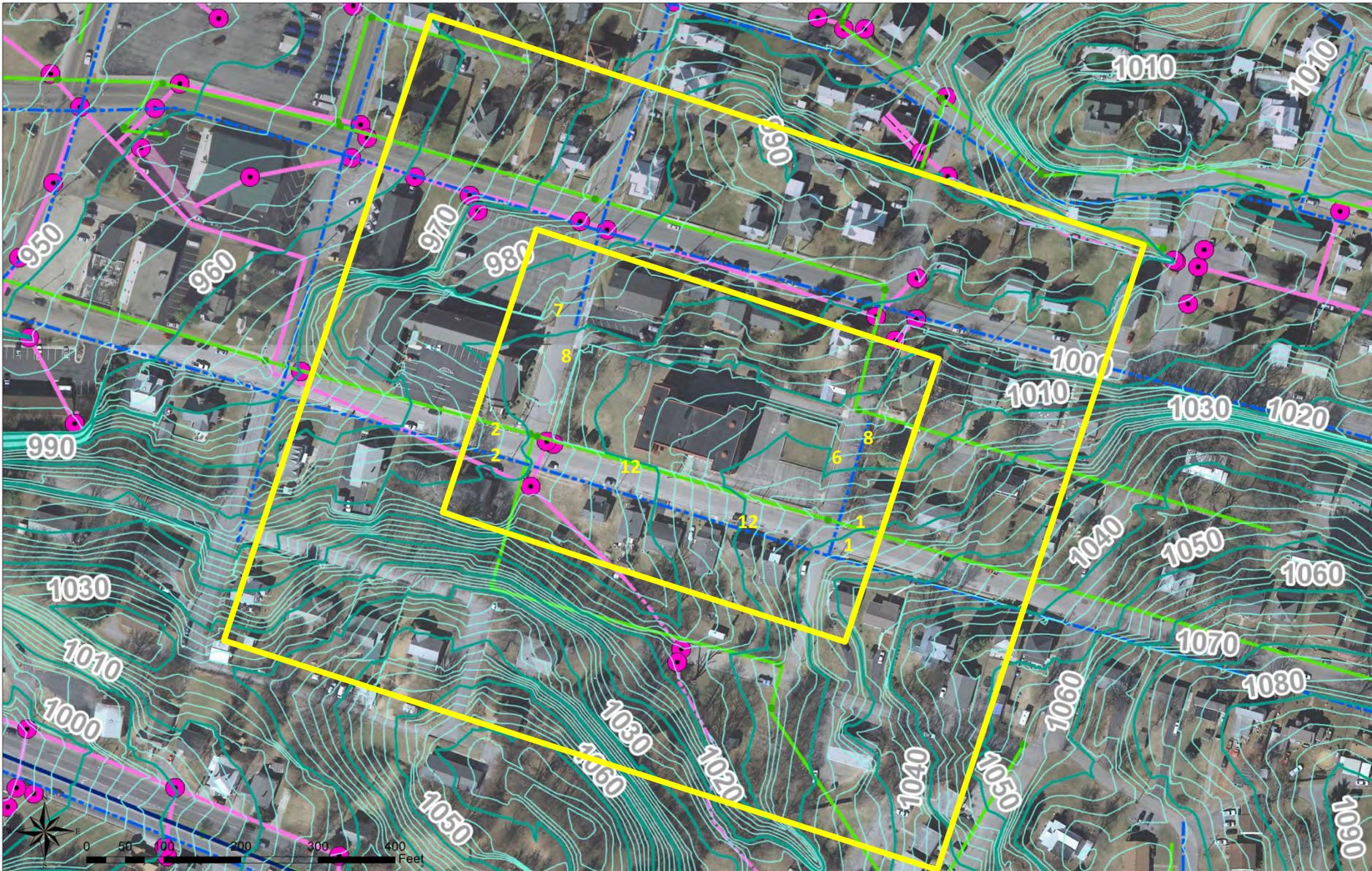
Existing Chain Link Fences Removed



0 20 40 80 120 160'

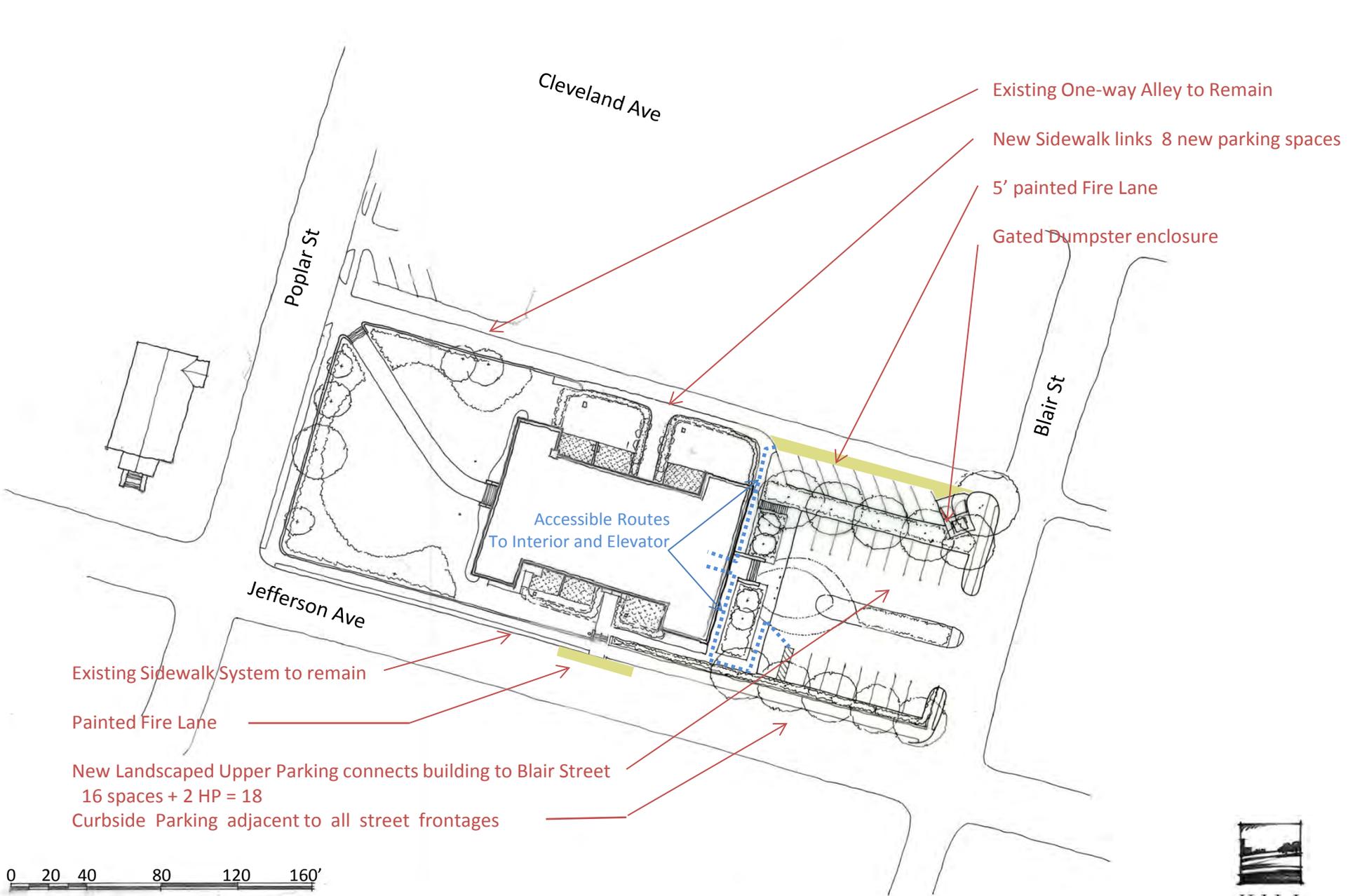
Roland E. Cook Lofts - Site Resource Protection



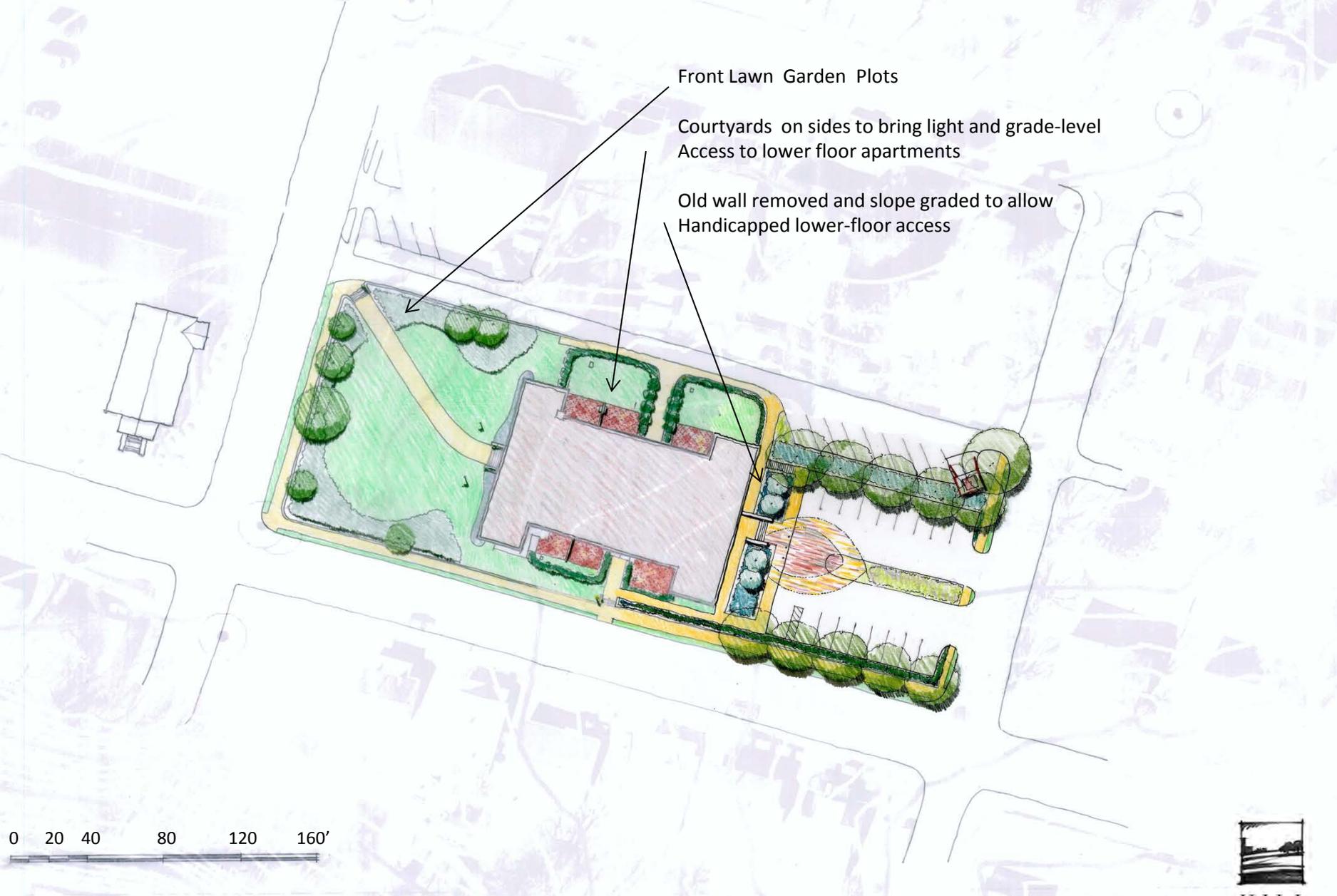


Roland E. Cook Lofts On-Street Parking

PARKING COUNT:
59 on-street spaces within 200'
159 on-street spaces within 400'



Roland E. Cook Lofts – Parking and Accessibility



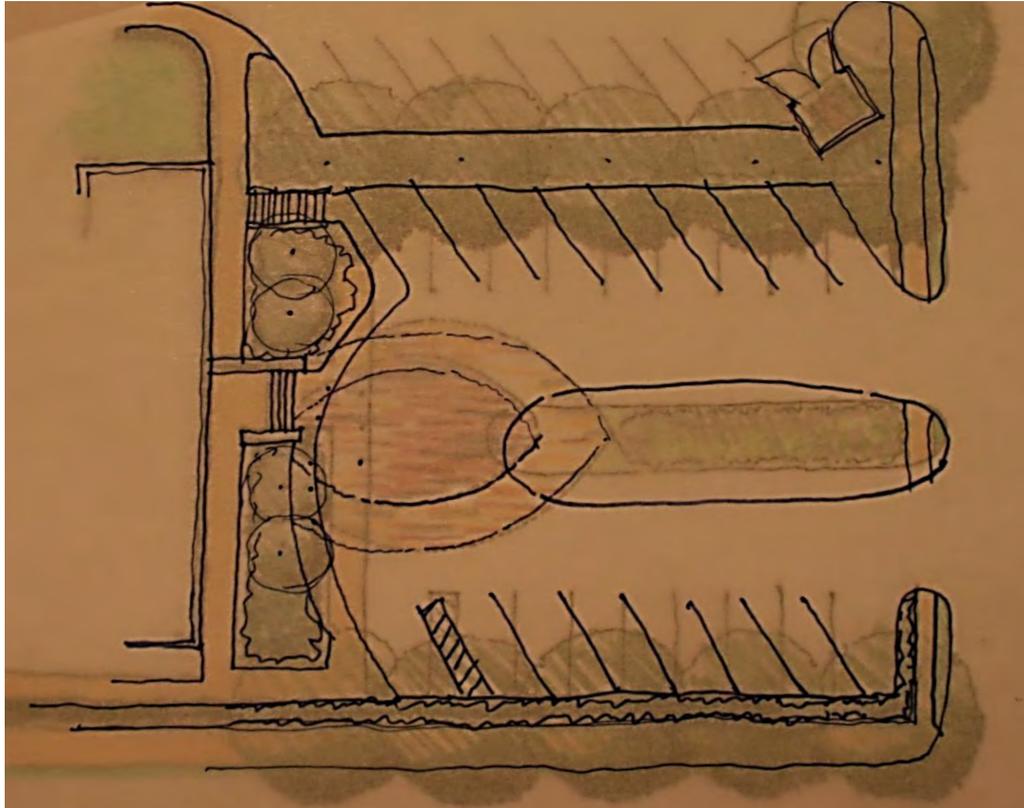
Front Lawn Garden Plots

Courtyards on sides to bring light and grade-level
Access to lower floor apartments

Old wall removed and slope graded to allow
Handicapped lower-floor access

0 20 40 80 120 160'





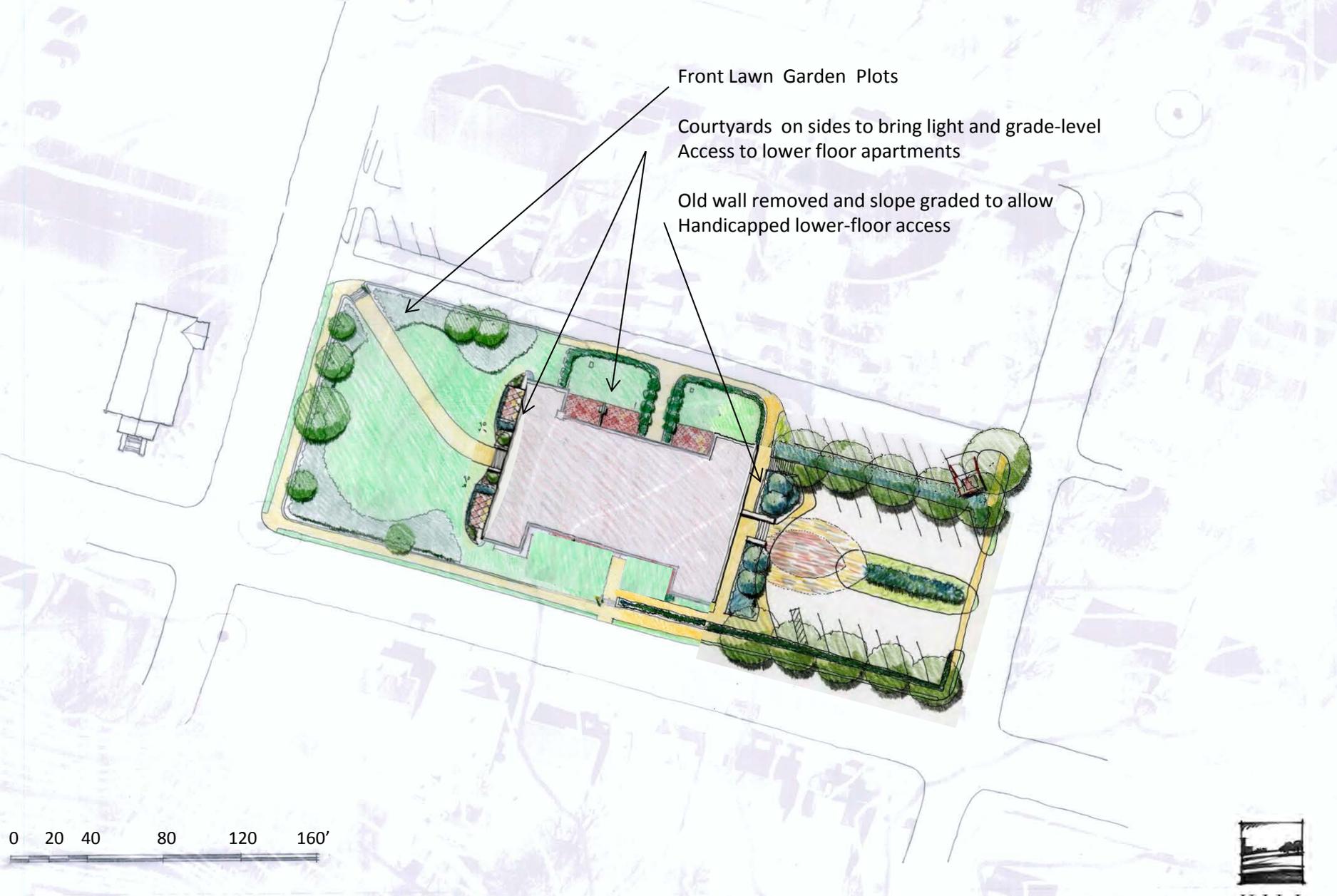
Roland Cook Lofts Recommendations since Submittal:

1. Consider Angled Parking Spaces



Roland Cook Lofts Recommendations since Submittal:

2. Do not build sunken courtyards on Jefferson Street side
Consider courtyards on Poplar Street (front) side



Front Lawn Garden Plots

Courtyards on sides to bring light and grade-level Access to lower floor apartments

Old wall removed and slope graded to allow Handicapped lower-floor access

0 20 40 80 120 160'

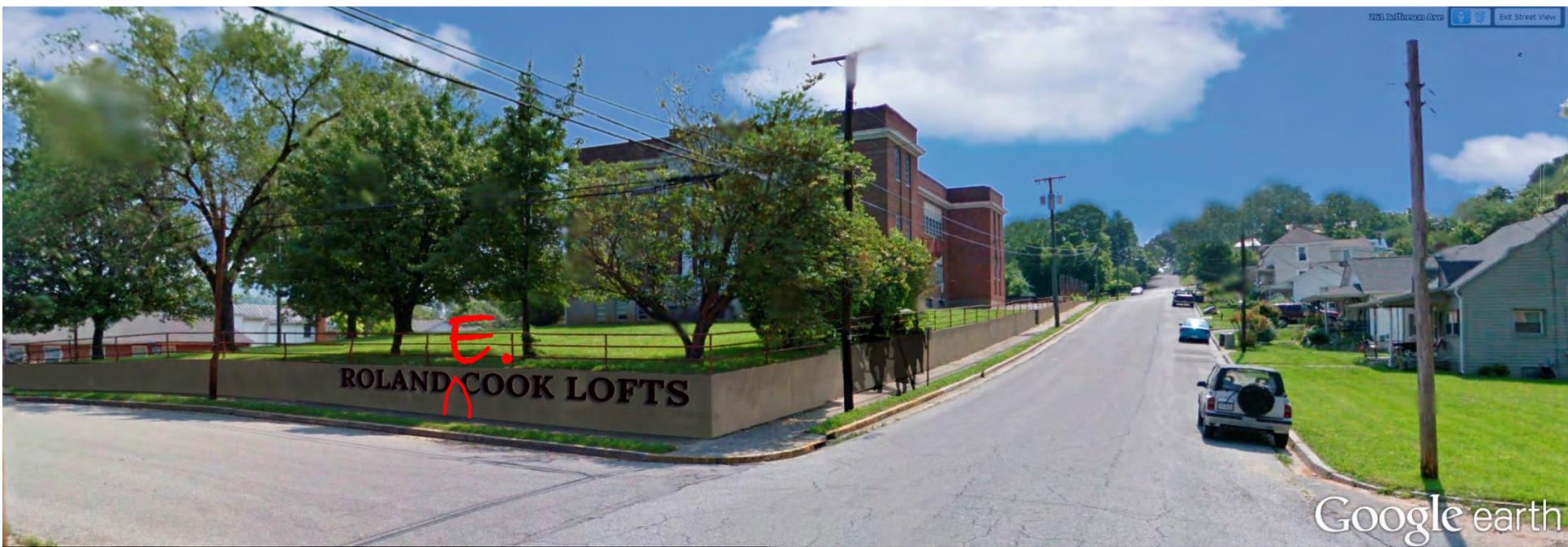
Roland E. Cook Lofts

Revised Illustrative Site Plan



HILL
STUDIO

October 1, 2015



Roland E. Cook Lofts
Signage Concept





Roland E. Cook Lofts

Vinton Town Council Workshop

Old School Partners, LLC

Roanoke County

November 3, 2015



HILL
STUDIO



Town Council Agenda Summary

Meeting Date

November 3, 2015

Department

Administration

Issue

Briefing on the proposed granting of a gas franchise to Roanoke Gas Company

Summary

The current franchise agreement with Roanoke Gas Company is set to expire on December 31, 2015. The Town has published the required legal notice soliciting proposals to provide natural gas services to the Town of Vinton customers. Town staff has also reviewed our current agreement with our neighbors, including Roanoke City, Roanoke County and the City of Salem. The consensus of the managers of each locality is that the overall structure and financial tax structure is fair and equitable. The structure meets our expectations and provides consistency across corporate boundaries. This allows for a more even playing field for customers and prospective industries.

Attachments

Legal Advertisement
Draft agreement

Recommendations

No action required

TOWN OF VINTON NOTICE OF PUBLIC HEARING

PROPOSED GRANT OF GAS FRANCHISE AND INVITATION TO BID

Pursuant to the provisions of Sections 15.2-2100 et seq., of the 1950 Code of Virginia, as amended, the Town Council of the Town of Vinton, Virginia, hereby gives notice of a public hearing to be held on **Tuesday, November 17, 2015, at 7:00 p.m.**, or immediately thereafter, in the Council Chambers of the Vinton Municipal Building, 311 South Pollard Street, Vinton, Virginia.

The purpose of the public hearing is to receive public comments concerning the proposed granting of a twenty (20) year Gas Franchise to Roanoke Gas Company commencing on January 1, 2016.

In addition, the Town shall publically receive bids for the proposed gas franchise from other providers. Interested parties shall submit bids in writing by 5:00 p.m. on Tuesday, November 17, 2015 to Susan N. Johnson, Town Clerk, 311 South Pollard Street, Vinton, Virginia. Any bids will be opened in public session and marked for identification by the Town Clerk. The cost of this advertisement shall be paid by the town which shall be reimbursed by the company to whom the franchise is granted. The town shall have the right to reject any and all bids and reserves this right in the advertisement.

A complete copy of the proposed Ordinance and additional information concerning this public meeting is available in the Town Manager's Office, located in the Vinton Municipal Building, (540) 983-0607. Persons requiring special assistance to attend and participate at this public meeting should contact the Town Manager's office at (540) 983-0607.

Susan N. Johnson
Town Clerk

Please publish on Thursday, November 5, 2015 and Thursday, November 12, 2015.

Please send invoice and affidavit of publication to:

Susan N. Johnson
Town Manager's Office
Vinton Municipal Building
311 South Pollard Street
Vinton, VA 24179
(540) 983-0607

GAS FRANCHISE AGREEMENT

THIS AGREEMENT (“Agreement”), made and entered into this ____ day of _____, 2015, by and between the TOWN OF VINTON, VIRGINIA, a Virginia municipal corporation (“Grantor”), and ROANOKE GAS COMPANY, a Virginia corporation (“Grantee”).

WHEREAS, Grantor has reviewed the proposal for a Gas Franchise of Grantee; and

WHEREAS, Grantor, at a duly authorized and regular meeting of its Town Council, did vote to grant a renewal of the Gas Franchise to Grantee pursuant to provisions of the State Code and Town Charter.

NOW, THEREFORE, in consideration of said grant of renewal of the Gas Franchise, the parties agree as follows:

1. **GRANT**. Grantor hereby grants to Grantee and Grantee hereby accepts a franchise to construct, reconstruct, operate, maintain, repair, and extend a Gas Distribution System within Grantor’s Territorial Limits in accordance with the terms and conditions set forth below (“Franchise”). The Franchise is granted pursuant to Grantor’s Franchise Ordinance (Ordinance No. _____), adopted _____, 2015, (“Ordinance”), which is incorporated by reference herein, including any applicable definitions.

2. **TERM**. The term of the Franchise shall be twenty (20) years, commencing on January 1, 2016.

3. **FRANCHISE FEE**.

(a) Grantee shall pay to Grantor a Franchise Fee which shall be calculated pursuant to this Section. It is understood that Grantee has or will enter into franchise agreements with the City of Roanoke (“Roanoke”) and the City of Salem (“Salem”) and the Town of Vinton (“Vinton”) (Grantor, Roanoke and Salem being hereinafter sometimes collectively referred to as the “localities” and singularly as a “locality”) with fee provisions identical to this one, and that the total annual Franchise Fee to be paid to the three localities in aggregate is \$98,196 for calendar year 2016 (“base year total annual Franchise Fee”). Grantor’s Franchise Fee shall be a percentage share of the base year total annual Franchise Fee, which shall be determined on a pro rata basis according to its percentage share of the total dollar value of Grantee’s gas sales occurring within the localities during the calendar year. For each calendar year of the Franchise, each locality’s percentage share shall be determined by the following formula:

$$\text{Locality's percentage share} = \frac{\text{total dollar value of Grantee's gas sales within the Territorial Limits of the locality}}{\text{total dollar value of Grantee's gas sales in the three localities}}$$

For calendar year 2016, the Franchise Fee shall be paid to Grantor on or before March 31, 2017.

(b) For each succeeding calendar year during the term of this Franchise, the total annual Franchise Fee paid by Grantee to the localities shall be the base year total annual Franchise Fee increased by three (3) percent compounded annually over the term of the Franchise. For each calendar year during the term

of this Franchise, Grantor's percentage share shall be determined pursuant to this Section, and paid to Grantor on or before March 31 of the succeeding calendar year.

4. BUSINESS OFFICE. Grantee shall during the term of this Franchise maintain at least one business office within the Territorial Limits of Grantor. Such office shall be open at least forty (40) hours per week for the conduct of business between Grantee and its customers.

5. NONDISCRIMINATION. Grantee shall not discriminate on the basis of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the Grantee.

6. NOTICE. All notices required under this Agreement or the Ordinance shall be in writing and shall be deemed validly given, unless otherwise required, when sent by certified mail, return receipt requested, or by a nationally recognized overnight courier, addressed as follows (or any other address the party to be notified may have designated to the sender by like notice):

Grantor:

Town of Vinton
Attention: Town Manager
311 S. Pollard Street
Vinton, Virginia 24179

Grantee:

Roanoke Gas Company
Attention: President
519 Kimball Avenue, N.E.
P.O. Box 13007
Roanoke, Virginia 24030

The parties may, by notice given under this Section, designate such other addresses as they may deem appropriate for the receipt of notices under this Agreement.

7. EFFECTIVE DATE. The effective date of the Franchise will be January 1, 2016.

SIGNATURES APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, the parties hereto have signed this Agreement by their authorized representatives.

WITNESS:

ROANOKE GAS COMPANY

By _____
John S. D’Orazio, President and CEO

Printed Name and Title

WITNESS:

TOWN OF VINTON, VIRGINIA

By _____
Christopher S. Lawrence, Town Manager

Printed Name and Title



Town Council Agenda Summary

Meeting Date

November 3, 2015

Department

Administration

Issue

Review of the Vinton Area Corridors Plan Study and Downtown Revitalization Plan as it relates to Washington Avenue.

Summary

As a follow up to the Council Strategic Planning Retreat, the Town Manager will review these two plans with Council.

Attachments

None

Recommendations

No action required