

**REDEVELOPMENT PLAN
SOUTH JEFFERSON REDEVELOPMENT AREA**

Roanoke Redevelopment and Housing Authority

The Redevelopment Plan for the South Jefferson Redevelopment Area constitutes the Revitalization Plan for said area. The Plan consists of 20 pages and 2 maps.

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**SOUTH JEFFERSON REDEVELOPMENT PLAN
CITY OF ROANOKE, VIRGINIA**

A. INTRODUCTION

The South Jefferson Redevelopment Area has been designated as a REDEVELOPMENT PROJECT under Chapter 1, Article 7, Title 36, Code of Virginia, on the basis of the need for concentrated public action in a blighted area and to strengthen the economic base of the City of Roanoke, Virginia.

The problems identified in the South Jefferson Redevelopment Area include: deteriorated and dilapidated structures, deficient streets, sidewalks, and drainage, deleterious land uses, obsolete layout/faulty arrangement of design, obsolescence, flood hazards, abandoned structures, abandoned vehicles, an accumulation of debris and overgrown lots, depressed economic business activity, and a decline in the economic impacts for the City of Roanoke. The target area has been designated as a Redevelopment Area, as described below, with the primary goal of removing blight and blighting influences and providing for the economic and physical revitalization of the area.

B. DESCRIPTION OF PROJECT AREA

The boundary of the South Jefferson Redevelopment Area is delineated on the Boundary and Acquisition Map (Exhibit 1a), South Jefferson Redevelopment Area, Roanoke Redevelopment and Housing Authority (RHA), dated January 5, 2001, and is further described as follows:

**BOUNDARY DESCRIPTION
SOUTH JEFFERSON REDEVELOPMENT AREA**

BEGINNING at the southwestern point of Parcel 1040102, City Tax Map, on the eastern right-of-way line of Route 220, Roy Webber Expressway;

Thence, northeasterly approximately 32.5 feet along the right-of-way of Route 220 to a point, said point being the northwestern corner of Parcel 1040102, City Tax Map;

Thence, easterly approximately 994.4 feet along the northern property line of Parcel 1040102, City Tax Map, to its intersection with the western right-of-way line of Franklin Road.

Thence, continuing easterly approximately 62 feet across Franklin Road to a point on the eastern right-of-way line of Franklin Road;

Thence, northerly approximately 229.5 feet along the eastern right-of-way line of Franklin Road to a point approximately 37.5 feet west of Parcel 1032205, City Tax Map;

Thence, easterly approximately 1173.38 feet to a point approximately 30 feet north of the northernmost boundary point of Parcel 1032207 Tract A, City Tax Map;

Thence, northeasterly approximately 762.51 feet to a point on the western right-of-way line of Jefferson Street;

BOUNDARY & ACQUISITION

SOUTH JEFFERSON REDEVELOPMENT AREA
ROANOKE REDEVELOPMENT & HOUSING AUTHORITY

LEGEND

PROPOSED REDEVELOPMENT AREA BOUNDARY

REAL PROPERTY ACQUISITION PROGRAM

PRIVATE PROPERTY

TBA - TO BE ACQUIRED



FOR PRIVATE USE



FOR PUBLIC USE



NTBA - NOT TO BE ACQUIRED

PUBLIC RIGHT OF WAY (ROW)



ROW TO BE ABANDONED

RAILWAY PROPERTY (NORFOLK SOUTHERN CORPORATION)



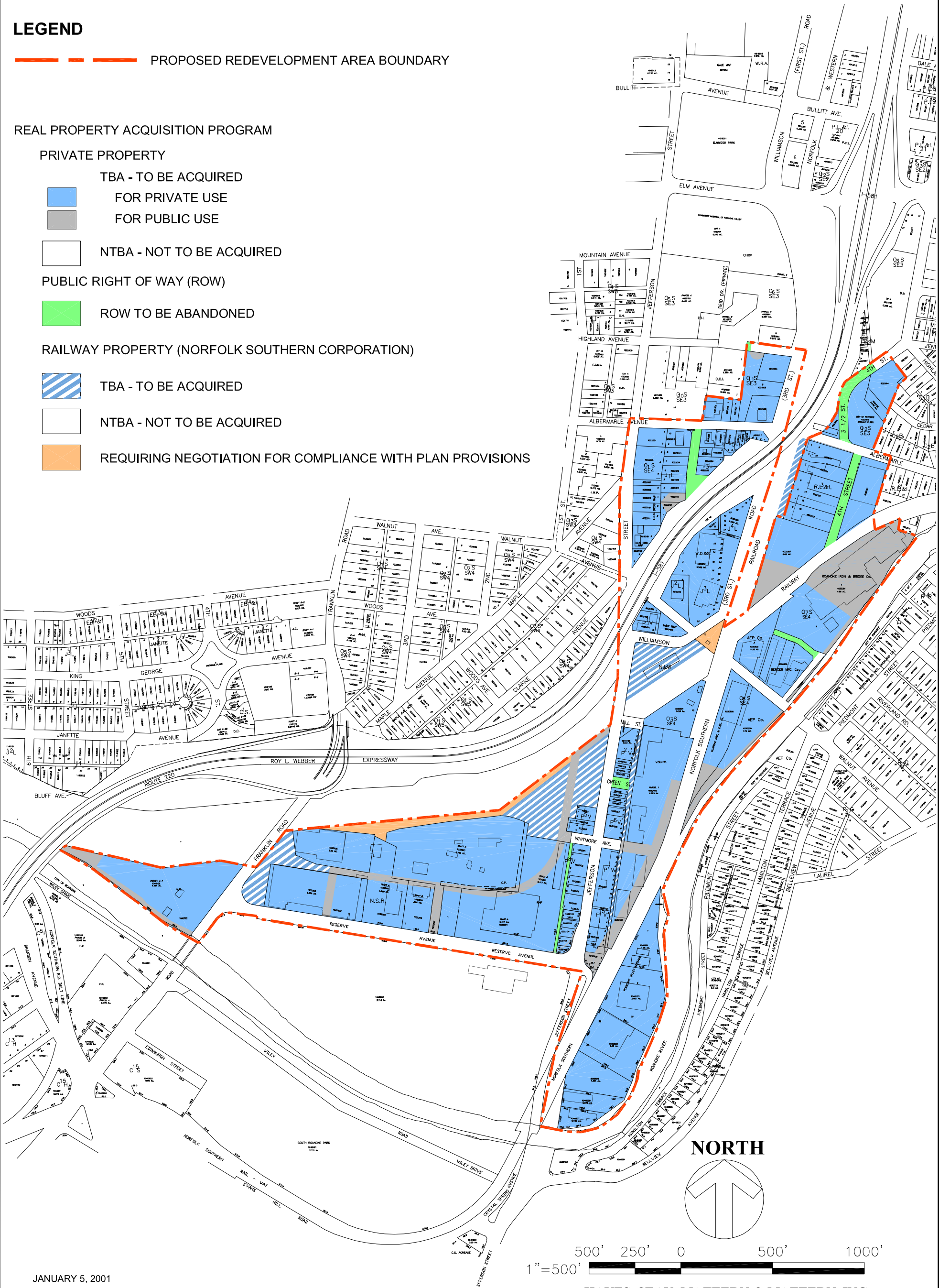
TBA - TO BE ACQUIRED



NTBA - NOT TO BE ACQUIRED



REQUIRING NEGOTIATION FOR COMPLIANCE WITH PLAN PROVISIONS



JANUARY 5, 2001
SOURCE: K.W. POORE & ASSOC., INC.
EXHIBIT 1a

HAYES, SEAY, MATTERN & MATTERN, INC
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HILL STUDIO
WESSEX GROUP

Thence, northerly approximately 1409.5 feet along the western right-of-way line of Jefferson Street to the intersection of said line with the northern right-of-way line of Albermarle Avenue;

Thence, easterly approximately 372.5 feet along the northern right-of-way line of Albermarle Avenue to the intersection of said line with the western right-of-way of the alley closed by ordinance 22087-3375;

Thence, northerly 136.2 feet along said alley right-of-way line to its intersection with the northern property line of Parcel 4021503, City Tax Map;

Thence, westerly approximately 193.6 feet along the northern property lines of Parcels 4021503, 4021508 and 4021507, City Tax Map, to the intersection of said line with the western property line of Parcel 4021505, City Tax Map;

Thence, northerly approximately 270.0 feet along the western property line of Parcel 4021505 to the intersection of said line with the southern right-of-way line of Highland Avenue;

Thence, continuing northerly approximately 50 feet along the western right-of-way line of Highland Avenue to the north right-of-way line of said Avenue;

Thence, easterly approximately 246.5 feet along the northern right-of-way line of Highland Avenue to the intersection of the said right-of-way line with the western right-of-way line of 3RD Street;

Thence, continuing easterly across 3RD Street approximately 50 feet to a point, said point being on the eastern right-of-way-of 3RD Street;

Thence, southerly approximately 1340.6 feet along the eastern right-of-way line of 3RD Street to the intersection of said line with the northern right-of-way line extended of the Norfolk Southern Corporation Railway eastern tracks;

Thence, continuing easterly across the northern right-of-way line extended of the Norfolk Southern Corporation Railway to the intersection of said line with the southern most property boundary point of Parcel 4030307, City Tax Map, on the eastern right-of-way line of the Norfolk Southern Corporation Railway;

Thence, northerly approximately 1152 feet along the eastern right-of-way line of the Norfolk Southern Corporation Railway to the intersection of said line with the southern right-of-way line of Albermarle Avenue;

Thence, continuing northerly approximately 50 feet across Albermarle Avenue to a point at the intersection of the northern right-of-way line of Albermarle Avenue with the western most property boundary point of Parcel 4020920, City Tax Map;

Thence, northerly approximately 211.0 feet along said western property line of Parcel 4020920, City Tax Map, to its intersection with the southwestern right-of-way line of 4TH Street;

Thence, continuing north approximately 427.7 feet to a point along the northern right-of-way line of 4TH Street;

Thence, southeasterly approximately 50 feet across 4TH Street to a point at the intersection of the southern right-of-way line of 4TH Street and the northern property line of Parcel 4021914, City Tax Map;

Thence, southeasterly approximately 110 feet along the northern property line of Parcel 4021914, City Tax Map, to the intersection with the eastern property line of said Parcel;

Thence, southerly approximately 440.3 feet along the eastern property lines of Parcels 4021914, 4021934, and 4021915, City Tax Map, to the intersection of said line with the northern right-of-way line of Albermarle Avenue;

Thence, easterly approximately 94.9 feet along the northern right-of way line of Albermarle Avenue to the intersection of said line with the eastern property line of Parcel 4021925, City Tax Map;

Thence, southerly approximately 50 feet across Albermarle Avenue to point at the intersection of the southern right-of-way line of Albermarle Avenue and the western property boundary line of Parcel 4022211, City Tax Map;

Thence, southerly approximately 282 feet along the western property lines of Parcels 4022211 and 402223, City Tax Map, to the intersection of said western property line with the northern right-of-way line of the Norfolk Southern Corporation Railway;

Thence, southerly approximately 87 feet across the Norfolk Southern Corporation Railway to a point along the southern right-of-way line of the Norfolk Southern Corporation Railway;

Thence, northeasterly approximately 217.6 feet along the southern right-of-way line of the Norfolk Southern Corporation Railway;

Thence, southeasterly approximately 19.6 feet along the southern right-of-way line of the Norfolk Southern Corporation Railway to the intersection of said line with the northern property line of Parcel 4030301, City Tax Map;

Thence, southerly approximately 40 feet along the northern property line of Parcel 4030301, City Tax Map;

Thence, easterly approximately 100 feet along said northern property line to the eastern most property line of Parcel 4030301, City Tax Map;

Thence, southwesterly approximately 428 feet along the eastern property line of Parcel 4030301, City Tax Map, to its intersection with the eastern right-of-way line of the Walnut Bridge On-Ramp Access Road;

Thence, southwesterly approximately 12 feet along the eastern right-of-way line of the Walnut Bridge On-Ramp Access Road to its intersection with the most southeasterly property boundary of Parcel 4030304, City Tax Map;

Thence, continuing southwesterly approximately 320 feet along the southeasterly property line of Parcel 4030304, City Tax Map, to said lines intersection with the northern right-of-way line of Walnut Avenue.

Thence, continuing southwesterly approximately 55 feet across Walnut Avenue to the intersection of said Avenue and the southeast corner of Parcel 4030306, City Tax Map;

Thence, southwesterly approximately 482 feet along the eastern property line of Parcel 4030306 to the intersection of said line with the eastern right-of-way line of the Norfolk Southern Corporation Railway;

Thence, southerly approximately 258.5 feet along the eastern right-of-way line of the Norfolk Southern Corporation Railway to its intersection with the northern property line of Parcel 4040501, City Tax Map;

Thence, southerly approximately 1453.5 feet along the east property lines of Parcels 4040501, 4040503, 4040506, 4040502, 4040508 and 4040507, City Tax Map, to the intersection of said line with the southwest corner of Parcel 4040507, City Tax Map and the eastern right-of-way line of South Jefferson Street;

Thence, westerly approximately 93 feet across South Jefferson Street to a point at the intersection of the eastern right-of-way line of the Norfolk Southern Corporation Railway and the eastern right-of-way of South Jefferson Street; ;

Thence, northerly approximately 875 feet along the eastern right-of-way line of Jefferson Street to a point at the intersection of said eastern right-of-way line and the southern right-of-way line extended of Reserve Avenue;

Thence, westerly approximately 1970.4 feet along the southern right-of way line of Reserve Avenue to its intersection with the eastern right-of-way line of Franklin Road;

Thence, southwesterly approximately 134.9 feet along the eastern right-of-way line of Franklin Road to a point at the intersection of said eastern right-of-way and the southern property line of Parcel 1040102, City Tax Map, extended;

Thence, westerly approximately 56 feet across Franklin Road to a point at the intersection of the western right-of-way line of Franklin Road and the southern property line of Parcel 1040102, City Tax Map;

Thence, westerly approximately 850.8 feet along the southern property line of Parcel 1040102, City Tax Map, to the POINT OF BEGINNING.

C. CONDITIONS REQUIRING REDEVELOPMENT

The Virginia General Assembly has determined that there exist in many communities in the Commonwealth areas which due to their physical condition may impair economic values and tax revenues and constitute a threat to the health, safety, morals or welfare of the community's residents, and where conditions such as diverse ownership and outdated layout may prevent property development of the land. Such areas are deemed proper subjects for the expenditure of public money and the acquisition of private property, either by negotiation or by use of the power of eminent domain.

The South Jefferson Redevelopment area has been determined to be such an area for the following reasons:

1. Economic Conditions

An economic analysis of the Redevelopment Area reflects a pattern of stagnation over the five-year period ending in 1999 for which Roanoke City economic statistics are available. During that period, total employment in the Redevelopment Area has fallen from 388 to 327 (a 15.6% reduction); wage distributions have decreased at an average annual rate of 1.08% while wages for the City as a whole have increased by 4.77% annually; and personal income has fallen by 1.65% each year in the area while increasing by 0.65% each year throughout the City.

The analysis of the overall economic impact of the Redevelopment Area on the City's economy paints a similar picture (the sum of direct, indirect and induced effects). Total receipts of all businesses effected show an increase of only 0.80% in the 5-year period, the value of output has decreased 3.31%, wages, salaries and bonuses paid by effected businesses declined by (1.85%), and employment is 7.86% lower.

Statistics show these decreasing economic returns for the City and its residents, and therefore a growing burden of an outdated commercial area to the City's economic condition.

2. Flooding

81.99% of the land in the Redevelopment Area lies within either the floodway or the floodplain of the Roanoke River and is subject to serious flood impacts. Of the 60 buildings in the area, 51 (comprising 41 businesses), or 85%, would be flooded in a 100-year flood, at depths ranging from .23 feet to 17.29 feet above the elevations of the lowest floor levels or lowest adjacent grades. A significant majority of the 51 buildings including outside business storage areas subject to flooding do not meet the City of

Roanoke's requirements for floodplain development (which are designed to permit investment in flood hazard areas while minimizing the damage expected from flood events). Thus, all are likely to sustain flood damage and many with catastrophic damage in a flood. This fact alone may in large part explain the economic stagnation and the evidences of disinvestment which characterize the Area.

3. Environmental Hazards

Ten (10) businesses operating on parcels comprising 28.6 percent of the Redevelopment Area's 110.5 total acres store and handle hazardous chemicals on their premises. All are located within the 100-year floodplain of the Roanoke River. Their presence within the flood hazard area materially increases the risk that there will be releases of hazardous materials in the environment during a flood event. Indeed, during the 1985 flood, hazardous materials were released from businesses in the Redevelopment Area to such a degree that extensive cleanup operations were required.

In addition, known, quantified environmental contamination, exceeding human health risk-based screening criteria established by USEPA, exists on four (4) parcels, and on an additional ten (10) parcels previous activities involving the handling of hazardous materials or the presence of underground storage tanks suggest the need for further environmental investigation.

That so many parcels in an area immediately adjacent to the downtown core of the City are, or in the past have been, used for the handling and storage of environmentally hazardous materials illustrates the degree to which the Redevelopment Area has failed to be developed in a manner appropriate to its location and potential for the economy of the City and the region.

4. Structural Conditions

Seven (7) of the 60 buildings located within the Redevelopment Area, occupying parcels totaling 13.5 acres, have major structural deficiencies warranting demolition and clearance, and another 41, occupying 42.4 acres, reflect deficiencies that indicate deferred maintenance and consequent deterioration. Dilapidation and deterioration of structures exist on 81.4 percent of all private property (exclusive of Norfolk Southern Corporation Railroad).

5. Other Conditions

Other conditions likewise explain the extent of blight and deterioration and the failure of the Redevelopment Area to make a contribution to the City's economy that its residents must be able to expect from one of its core commercial areas. Twelve percent (12%) of the parcels in the Redevelopment Area are either entirely vacant or improved only with structures that are essentially unused. One of the largest parcels is only minimally improved. The scrapyard now occupies some of the City's most centrally located and environmentally sensitive Roanoke River frontage. Much of the surface area that is not occupied by buildings is unpaved, unlandscaped, and poorly maintained. Many of the

streets are narrow and deteriorating, while sidewalks and curb and gutter range generally from poor to nonexistent.

IN SUMMARY, 74.4% of the total land area, comprising 77.8% of the tax parcels, in the South Jefferson Redevelopment Area is for one of the reasons set forth in the applicable statutes either blighted and deteriorated or improperly developed, or both. All remaining areas are adversely affected by these conditions. The result is that one of the most strategically located areas of the City, lying between the downtown core commercial area to the north and the region's major medical complex and a prominent residential area to the south, is stagnant and under-productive, and no longer meets the economic and social needs of the modern Roanoke.

D. STATEMENT OF GOALS AND OBJECTIVES

The goals set forth below for the redevelopment of the South Jefferson Redevelopment Area are general in nature and establish the parameters for the subsequent review of development proposals by the Roanoke Redevelopment and Housing Authority for the private reuse of real property and/or buildings within the Redevelopment Area. The Authority in cooperation with the City has identified the South Jefferson Redevelopment Area as a high priority area owing to its economic decline, level of blight, vacancy, land use patterns, deteriorating infrastructure, environmental deficiencies and potential economic impact of floods and associated health and safety risk.

The primary goal of the Redevelopment Plan is to provide for private reinvestment and economic growth through redevelopment by private enterprise. The project will serve to foster positive economic development through a staged process of public/private redevelopment and/or rehabilitation throughout the entire area and along key corridors connecting to the downtown. Also, the project will provide for an urban development pattern that mitigates environmental risk, one that is compatible with the surrounding commercial and residential districts.

The objectives address appropriate land use patterns, economic growth and development, removal of blight and blighting influences, public street and utility improvements and flood control. The following redevelopment goals shall serve as a basis for redevelopment regulations and controls placed on the land.

Goal: Eliminate blight, blighting influences, deterioration and deleterious land use through redevelopment and clearance, rehabilitation and relocation assistance.

Objectives:

- Eliminate structural dilapidation, deterioration, and blighting influences through clearance and redevelopment, rehabilitation, adaptive reuses and capital improvements.
- Acquire property where the conditions of title, diverse ownership of property to be assembled, lot layouts, and/or other conditions prevent a proper development of the land and where such acquisition is necessary to carry out the objectives of the Redevelopment Plan.
- Require owners of existing properties not to be acquired to extend the structure's useful life through reconstruction and/or rehabilitation, replace deteriorated and obsolete buildings, provide for flood mitigation and hazard remediation and compatible property uses with the Redevelopment Plan.

- Provide displaced affected businesses with relocation assistance, minimizing disruption of existing operations, and where appropriate, assist in identifying property around the Redevelopment Area or other appropriately zoned areas for business relocation.
- Provide for flood impact reduction and environmental hazard remediation through physical improvements within the public space, development contracts, and mitigation and remediation requirements for private development.

Goal: Improve business activity and generate additional economic value for the City of Roanoke through redevelopment of land for biotechnology and related uses.

Objectives:

- Strengthen economic and employment growth in the Redevelopment Area targeting growth industries/businesses that can enhance tax revenues for the City of Roanoke and provide job opportunities to benefit the overall community.
- Eliminate blighted properties and blighting influences constituting obstacles to direct and indirect public initiatives and private reinvestments in the area.
- Encourage a dynamic mix of new land uses within the Redevelopment Area which reflect and accentuate a more complete and viable urban environment.
- Capitalize on the physical proximity of the area with the major hospital corporations and associated institutions to foster the use of shared resources and make medical and professional service development more feasible.
- Market both an entrepreneurial and corporate environment for biomedical, technology research, medical, office development and related medical services.
- Incorporate technology infrastructure which is fully capable of competing with other suburban office parks and medical center locations.

Goal: Make best use of the area's location and urban character to provide for an orderly development framework.

Objectives:

- Capitalize on the area's location relative to Jefferson Street, Franklin Road, and I-581, recognizing opportunities to establish a more vital and attractive southern gateway into downtown Roanoke.
- Ensure greater compatibility and connectivity of the Redevelopment Area's developments with the surrounding neighborhoods.
- Provide for improved public enjoyment of the Roanoke River and greater associated leisure space.
- Lessen negative automobile impact with strategically placed parking structures and parking lots providing convenient, direct access from the interstate and key access routes. Encourage alternative modes of travel through pedestrian amenities and transient service.

- Provide sufficient parking incorporated as part of the area's architecture, appropriately screened.
- Provide a strong physical focus along the Jefferson Street corridor by encouraging an urban scale and action-oriented uses that attract workers and visitors, promote pedestrian traffic, and nurture a viable, economic environment. (Discourage development which features wasted space, blank walls, or uses that front away from the street.)
- Incorporate lighting features, pedestrian systems, signage and other streetscape improvements along primary street corridors to create a consistent and compatible transition with the downtown.

Goal: *Provide for a versatile mix of complimentary land uses within the Redevelopment Area.*

Objectives:

- Create a vibrant place for work, leisure/recreation, urban living and other support functions through the development of multiple land uses (institutional, commercial, residential) including compatible mixed use developments.
- Provide land for private redevelopment which will support and strengthen the area's emerging economic base, particularly biotechnology, medical research, business service uses with a supporting commercial core along Jefferson Street.
- Encourage visual contributions to the arts (i.e. sculpture, water features, etc.) as part of the proposed development plans for property reuse.
- Use a variety of amenities as subtle reminders of the area's uniformity, and influence their design and placement with urban forms within and surrounding the Redevelopment Area. (A strong visual image is encouraged at key activity centers through the use of building facades/architecture, open space and landscape treatment of a consistently high quality.)
- Provide public improvements to complement and serve the area, including needed utilities, storm drainage/flood control, public parks, internal street improvements, landscaping and lighting, vehicular and pedestrian circulation, parking facilities and improved ingress and egress with the Redevelopment Area.
- Provide for on-street parking, where appropriate, in keeping with a viable urban environment.
- Provide for strategically located and screened off-street parking that will offer sufficient spaces distributed throughout the Redevelopment Area, create opportunities for businesses and serve to complement business activity.

E. GENERAL LAND USE PLAN

1. Proposed Land Use Map

The Proposed Land Use Map (Exhibit 10a), dated January 5, 2001, sets forth the following:

- a. The vision for the Redevelopment Area as three (3) distinct development districts:
 - *Campus and Institutional Area* - Inner focused campus design and environment characterized by identifiable institutional and related structures of a more traditional design in a landscape setting with setbacks, quadrangles and courtyards, and strong pedestrian movement.
 - *Jefferson Street Corridor* - Serving as the central artery extending the urban pattern of downtown, anchored by the St. Andrews compound and Roanoke Memorial Hospital.
 - *The Crossing* - A village at the crossroads of transportation systems and transportation oriented structures, utilizing the architecture of warehouses and historical structures for loft space and flex development, a counter point for the more refined campus and the traditional downtown.
- b. The proposed redevelopment of the **South Jefferson Redevelopment Area** target area including the specific land use for the respective development districts for which land use provisions and density regulations are identified herein.
- c. The location of all lands proposed for public use and development and lands proposed for private use and development.
- d. References to mixed use indicates that one or more or a combination of uses is appropriate as the predominant land use type in a particular block, partial block or individual building.
- e. For purposes of this Redevelopment Plan, references to the word Authority and RHA shall mean the Roanoke Redevelopment and Housing Authority, and to the Project Area Plan or Redevelopment Plan shall mean the South Jefferson Redevelopment Area Plan.

2. Land Use Provisions and Density Regulations

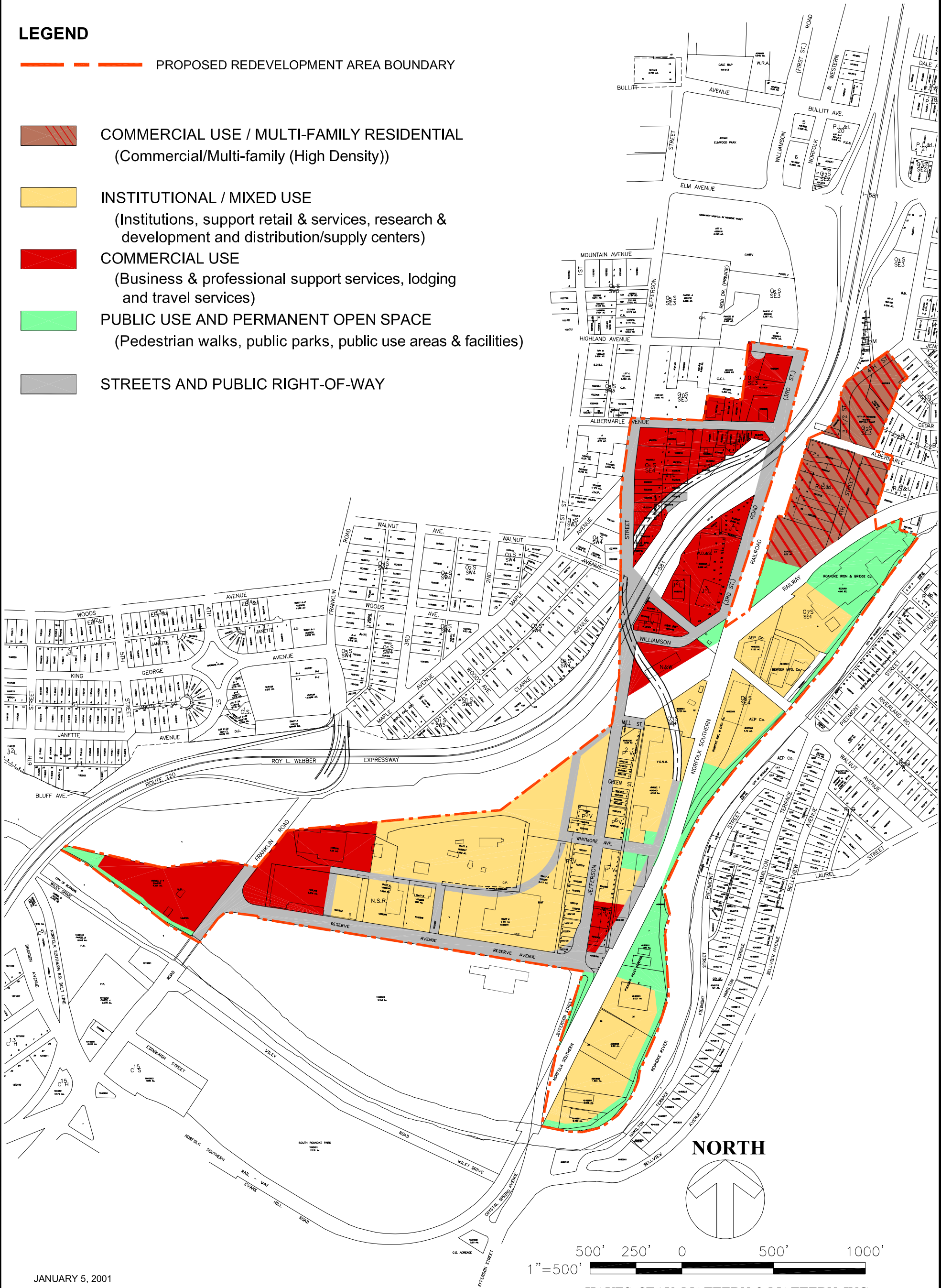
The following subsections: a. GENERAL PROVISIONS AND REGULATIONS; b. INSTITUTIONAL/MIXED USE REGULATIONS; c. COMMERCIAL REGULATIONS; d. MULTIFAMILY RESIDENTIAL/COMMERCIAL USE REGULATIONS; and, e. PUBLIC USE REGULATIONS shall apply to the land use areas identified on the Proposed Land Use map dated January 5, 2001 and shall be incorporated as covenants in appropriate disposition documents of land acquired for redevelopment by reference to a written declaration thereof recorded simultaneously with the new plat(s) of the South Jefferson Redevelopment Area. These covenants are to run with the land and shall be binding on all parties and persons making claims under them for the period of time this Redevelopment Plan is in effect. The permitted use of disposal parcels and of such parcels improved with Authority funds shall be limited to uses specified for the land use area in which each parcel is located and further subject to other

PROPOSED LAND USE MAP

SOUTH JEFFERSON REDEVELOPMENT AREA
ROANOKE REDEVELOPMENT & HOUSING AUTHORITY

LEGEND

- PROPOSED REDEVELOPMENT AREA BOUNDARY
- COMMERCIAL USE / MULTI-FAMILY RESIDENTIAL
(Commercial/Multi-family (High Density))
- INSTITUTIONAL / MIXED USE
(Institutions, support retail & services, research & development and distribution/supply centers)
- COMMERCIAL USE
(Business & professional support services, lodging and travel services)
- PUBLIC USE AND PERMANENT OPEN SPACE
(Pedestrian walks, public parks, public use areas & facilities)
- STREETS AND PUBLIC RIGHT-OF-WAY



JANUARY 5, 2001
SOURCE: K.W. POORE & ASSOC., INC.
EXHIBIT 10a

HAYES, SEAY, MATTERN & MATTERN, INC
K.W. POORE & ASSOC. INC
HILL STUDIO
WESSEX GROUP

regulations specified herein. Design Guidelines for the South Jefferson Redevelopment Area shall be approved by RHA and used as guidelines for the review of all development proposals.

a. GENERAL PROVISIONS AND REGULATIONS

- 1) A redeveloper shall devote all land only to those uses specified in this Plan. In general, the predominant land uses indicated by the Redevelopment Plan are Institutional/Mixed Uses including traditional institutional uses with support retail and related commercial services, research and development facilities, and distribution/supply centers as permitted under current C-3 (Central Business District) zoning regulations. In addition to the predominant uses indicated on the Proposed Land Use Map, other types of compatible mixed use development which meet City regulations, may be considered and deemed appropriate by the Roanoke Redevelopment and Housing Authority.
- 2) Density
Future development that occurs in this area shall predominantly reflect a higher density urban environment as opposed to a suburban environment. To the greatest extent practicable, compact development patterns and human scale design principles shall be incorporated into building facades/architecture, streetscape and site development plans.
- 3) Orientation of Buildings
The front elevation of all buildings and main entrances shall be oriented to the street whether public or private. Zero lot lines are permitted on primary streets with appropriate minimum/maximum setbacks in accordance with City zoning districts regulations. No surface parking is permitted along the frontages of primary streets unless parking is located under buildings, screened and developed as part of the building architecture.
- 4) Landscape Treatment
All common open space areas, public and private, including those for pedestrians and parking, shall be landscaped with plantings, walks, grass or similar features. Landscaping shall include a variety of trees and shrubs of varying degrees of maturity to provide a variety of seasonal interest. A plan for landscaped areas shall be submitted and approved by the Roanoke Redevelopment and Housing Authority.
- 5) Property Maintenance
All redeveloped property within the designated area shall be maintained so as to ensure a state of good repair. All building facades and exterior finished surfaces shall be maintained to prevent flaking, peeling, blistering and excess weathering. No abandoned vehicles, accumulated rubbish or debris shall be permitted to remain on any real property, public or private.
- 6) Off-Street Parking and Loading Regulations
Off-street parking and loading space, size and number required shall be determined at the time of review of development proposals and shall not be less than those required by zoning regulations for the City of Roanoke. In general, off-street parking should be limited to the minimum amount necessary to prevent unnecessary paved areas. Shared parking facilities are strongly encouraged. Reserve or future parking areas may be designated on proposed site plans in order to meet minimum parking requirements set

forth in the zoning ordinance. Such areas shall be kept as landscaped open space until additional parking demand can be documented.

All surface parking lots except for parking under buildings shall be located to the side or rear of the building to permit orientation of the front facade to the street. All surface parking lots shall be paved with an all-weather dust free surface and all parking spaces clearly delineated and identified. Parking areas should have both interior and perimeter landscaping with appropriate screening or berms along streets. A minimum ratio of tree canopy to paved parking area is set forth in the *Design Guidelines for the South Jefferson Redevelopment Area*.

7) Lighting Requirements

Outdoor lighting when provided as accessory to any use or when used to illuminate any sign shall be located, directed and shielded so as not to shine directly on adjoining properties. The placement, number, type and intensity of all exterior lighting equipment must be approved by the Authority.

8) Signage

Individual signs shall have a unified design to express a common theme while allowing flexibility for expression of company identity. Directional and informational signage shall also have a unified design. Signage guidelines and suggested design concepts are specified in the *Design Guidelines Standards*. All signage outside public right-of-way should be of monument design rather than pylon or monopole designs.

9) Building Materials

In general, buildings shall be compatible with surrounding architecture in terms of materials, placement of buildings and architecture features. Design shall consider bulk, massing, height and roof lines. Large buildings shall have multiple masses and avoid a continuous warehouse type of appearance. Large unbroken expanses of windowless exterior walls are prohibited. Color and materials may vary, but shall be compatible and reflect the vernacular palette specified in the *Design Guidelines Standards*.

10) Connectivity

Development plans shall contribute to an interconnected pedestrian and vehicular transportation system with multiple ingress and egress and with consideration for the surrounding commercial district and historic neighborhoods. Improved connectivity to neighborhoods by private development interests shall be established through streetscape design, landscaping and by integrating master planned pedestrian and bicycle paths into individual site plans.

11) Refuse Storage Regulation

Outdoor storage areas and loading areas, if permitted under the applicable zoning regulations, shall be provided on the lot or parcel, located to the rear of buildings and well screened from public view. Such storage and collection facilities shall be of a type that is dog, cat, rodent and vermin proof.

12) Preservation of Easements

Easements shall be specifically reserved over and through all front, side, rear, and interior lot lines and at all corners.

13) Utilities

All utility service fixtures, attachments, supports, conduits and appliances shall be placed underground for those lots and parcels which are located outside of floodplain areas and to extent feasible for such improvements within floodplains when flood damage protection can be assured. All outdoor heating, ventilation and air conditioning equipment shall be screened from public view including rooftops.

14) Standards and Procedures for Evaluating Development Proposals

Proposals for the redevelopment and/or rehabilitation of specific parcels for any use shall be evaluated by the Roanoke Redevelopment and Housing Authority based on the following criteria:

- a) The degree to which the proposed development meets Redevelopment Plan, physical and financial goals and objectives, including conformity with Design Guidelines Standards which suggest the type and character of the proposed development.
- b) The quality of the specific site and building design and overall harmony of design within the Redevelopment Area considering such factors as urban scale and character, building masses, heights, pedestrian space and circulation, integrated use of space, and compatible building materials.
- c) Adequacy of open space, vehicular access, circulation and off-street parking and loading, and flood impact reduction measures.
- d) Financial capability and responsibility of the developer.
- e) Time schedule for completion and development.

15) Reservation of the Right of Review

- a) The Roanoke Redevelopment and Housing Authority specifically reserves the right to review and approve all detailed plans and specifications, including signs, with respect to their conformance with the provisions of the Redevelopment Plan and such design controls as may be promulgated and made a part of disposition procedures by said Authority. Preliminary sketch drawings of site plans, access, parking, landscape treatment and building plans, elevations and other improvements shall be submitted to the aforementioned Authority for review and its approval gained before final plans are made. Final schematic drawings shall be submitted to the aforementioned Authority for review and its approval prior to conveyance of the parcel to the redeveloper.
- b) In the exercise of its right of review of proposals, the Authority may retain the services of professionals experienced in land planning, architecture, landscape architecture and urban redevelopment. At RHA's request the City or other professionals may review proposals and set forth their comment and opinions for use by the Authority in the selection and/or approval of a specific proposal.
- c) The permitted use of disposition parcels shall be limited to the uses specified herein. All disposition instruments shall contain a provision requiring that property in the

South Jefferson Redevelopment Area be developed and used in conformance with the regulations of the Redevelopment Plan and the Design Guidelines Standards.

b. INSTITUTIONAL/MIXED USE AREA REGULATIONS

Use Regulations: Land or building uses shall be in accordance with the City of Roanoke Zoning Ordinance regulations and those specifically designated on the Proposed Land Use Map, dated January 5, 2001. Emphasis will be placed on harmonious development of institutional uses, supporting retail and related commercial services, professional offices, research and development facilities and distribution/supply center developments that offer creative, versatile forms of development within an urban context. The institutional/mixed use and supplementary regulations shall be no less than what is set forth in the current zoning regulations for the respective uses, or whatever zoning is applicable at that time of RHA review of development proposals for the South Jefferson Redevelopment Area.

Building Location: Setbacks of buildings from property lines of a specific lot or parcel shall be determined at the time of review of development proposals.

Building Height Regulations: There shall be no maximum height of structures.

Open Space: The minimum open space requirement shall be ten (10) percent of the lot area and will be unencumbered by driveways or parking. The open space area may include open pedestrian plazas and/or decks over structures which are not more than twenty (20) feet above the average ground level.

c. COMMERCIAL AREA REGULATIONS

Use Regulations: Land or building uses shall be in accordance with the City of Roanoke Zoning Ordinance regulations and those specifically designated on the Proposed Land Use Map, dated January 5, 2001. These uses shall serve both the community and surrounding market area in accordance with these regulations in a manner which shall not create or become a nuisance or hazard. An emphasis shall be placed on permitting professional and business service uses as well as lodging and travel service development. The commercial uses and supplemental regulations shall be no less than what is set forth in the current C-3 (Central Business District) zoning regulations, or whatever zoning is applicable at the time of RHA review of the development proposal for the South Jefferson Redevelopment Area.

Building Location: Setbacks of buildings from property lines of a specific lot or parcel shall be determined at the time of review of development proposals.

Building Height Regulations: There shall be no maximum height of structures.

Open Space: The minimum open space requirement shall be ten (10) percent of the lot area.

Lighting Regulations: Lighting of property shall not cause visual glare toward adjoining property or motor vehicle operators. Lamp standards shall not exceed fifteen (15) feet, except for parking lot lighting and shall not visually expose the lamps to any residential area.

Landscaping: Use of natural vegetation and trees shall be required to buffer general commercial uses, especially auto related uses, from adjacent uses and to improve appearances of the parcel from the roadway.

d. COMMERCIAL/MULTIFAMILY RESIDENTIAL USE AREA REGULATIONS

A primary objective of the mixed use classification is to save those buildings in the designated area that are suitable for an adaptive residential or commercial reuse, “Suitable for Rehabilitation” and contribute to the architectural heritage and preservation objectives of the City. Two (2) warehouse structures are initially considered of this type in this targeted area.

Use Regulations: Land or building uses designated Commercial/Multifamily Residential on the Proposed Land Use Map, dated January 5, 2001 may be used for either multifamily dwellings and accessory uses where such development is in keeping with the surrounding neighborhood and/or commercial uses set forth in the designated institutional or commercial areas. The multi-family residential/commercial use and parking regulations shall be no less than what is set forth in the current RM-4 (Residential Multifamily High Density) and C-3 (Central Business District) zoning regulations, or whatever zoning is applicable at the time of RHA review of development proposals for the South Jefferson Redevelopment Area.

Building Location: Setbacks of buildings from property lines of a specific lot or parcel shall be in accordance with the following:

- 1) Front Yard: There shall be no minimum depth of front yards. New buildings shall be set back from the streetline the average distance of existing buildings on adjoining lots
- 2) Side Yard: A minimum distance of eight (8) feet from the property line
- 3) Rear Yard: A minimum distance of twenty-five (25) feet from the rear property line

Building Height Regulations: There shall be no maximum height of structures, but any building within the multifamily residential/commercial area which is on a lot adjoining a single family residential lot shall have a maximum height of forty-five (45) feet

Open Space: There shall be one hundred square feet of open space for every dwelling unit on the lot.

e. PUBLIC USE AREA REGULATIONS

Use Regulations: All lands designated permanent open space on the Proposed Land Use Map, dated January 5, 2001, shall be used only for open space and no buildings shall be constructed thereon, except for lands designated for public parks, where public buildings and appurtenances related to the operation and maintenance of such facilities shall be permitted upon approval by the Roanoke Redevelopment and Housing Authority. Where such lands constitute floodplain areas, as prescribed in Section 36.1-362 of the City of Roanoke Zoning Ordinance, the floodplain regulations shall be no less than what is set forth in the current Floodplain Zone zoning regulations, or whatever zoning is applicable at the time of RHA review of development proposals for the South Jefferson Redevelopment Area.

Pedestrian Walkway Regulations: Public pedestrian walkways developed throughout the Redevelopment Area shall be hard surfaced, landscaped and shall provide occasional sitting and small gathering areas.

Open Space Landscaping Regulations: Landscaping of common open space areas, shall include a variety of trees and shrubs of varying degrees of maturity to provide a variety of seasonal interest. All unpaved areas shall be sodded, grassed or planted with trees, shrubs or groundcovers.

f. TIME REGULATIONS TO BE IN EFFECT

The above regulations and land use provisions, including any amendments thereto, shall be in full force and effect for a period of thirty calendar years from the date of approval thereof by the Roanoke Redevelopment and Housing Authority.

g. APPLICABILITY OF REGULATIONS

The provisions and requirements set forth herein are to apply to all real property within the South Jefferson Redevelopment Area boundaries acquired by the Roanoke Redevelopment and Housing Authority and/or improvements to said property financed in whole or part by the Authority. Such regulations and land use provisions shall be made applicable to other real property not to be acquired whenever the owner thereof acquired any Redevelopment Area land; provided, such not to be acquired property is not developed so as to preclude compliance with such regulations and controls.

F. REDEVELOPMENT TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

Because of the extent of blight and deterioration that exists throughout the area and the limits by which corrective measures are available to provide for the proper development of the land, redevelopment of the area will require the acquisition of all real property, relocation of businesses, and clearance of improvements. Adaptive reuse and the rehabilitation of acquired structures will depend on those structures identified as "Suitable for Rehabilitation". Public utilities, streets and drainage will be improved by the City of Roanoke. All property to be acquired is identified on the Boundary and Acquisition Map, dated January 5, 2001.

1. Acquisition/Relocation and Clearance of Real Property

All real property identified "to be acquired" is scheduled for acquisition by purchase, donation, the power of eminent domain (within the limitation of Section 36-50 and 36.50.1, Code of Virginia, 1950 as amended) or otherwise. Acquisition will be administered by the Roanoke Redevelopment and Housing Authority.

Real property within the South Jefferson Redevelopment Area shall be acquired and cleared for the following purposes:

- a. To remove blight and blighting influences. Within the total area, 74.4 percent of the land is blighted or deteriorated by reason of dilapidation and other blighting factors. The structure (layout) and conditions of the area and the nature of environmental deficiencies are such that an improvement of these deficiencies is possible only through the acquisition/clearance of certain parcels and the redesign and improvement of the entire area.
- b. To expand commercial uses and compatible housing resources in the area in accordance with the Redevelopment Plan objectives.

Relocation assistance and payments to commercial occupants of property acquired by the Authority will be initiated immediately following property acquisition. All relocation activities are to be

administered by the Roanoke Redevelopment and Housing Authority under Virginia's Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1972, as amended (hereinafter referred to as the "Act") and the related sections of the Virginia Administrative Code (hereafter referred to as "the Code") for business and nonprofit organizations that are to be displaced as a result of redevelopment activities.

2. Adaptive Reuse/Rehabilitation

The Authority may provide assistance in the adaptive reuse and renovation and/or rehabilitation of buildings (abandoned commercial/residential structures) to expand housing opportunities and/or provide for commercial reuse. Adaptive reuse and rehabilitation will only be accomplished in partnership with private investors, and if the property can be brought up to local building codes and minimum rehabilitation standards.

3. Public Facilities and Improvements

New street and drainage improvements will be constructed in accordance with specific improvements identified in the City's Capital Improvement Program. These improvements involve the reconstruction of deteriorating sidewalks, streets, curbs and gutters, water and sewer improvements, new street construction, flood reduction measures, provision of landscaped open space and general aesthetic improvements in the area.

Where there are street deficiencies, they will be resurfaced and/or widened. Curb and gutter and sidewalks and storm drainage ditches and piping will be provided to improve circulation and correct drainage problems and erosion. Utilities will be improved as needed throughout the project area.

4. Private Redevelopment of NTBA Parcels

All real property is to be acquired by the Roanoke Redevelopment and Housing Authority except the Authority may consider a plan of development by an existing property owner for said owners properties if the proposed development plan complies with the provisions and intent of the South Jefferson Redevelopment Area Plan. The Authority may choose not to acquire the property but instead proceed in a contractual relationship with the owner to ensure a sound and wholesome development in accordance with the Redevelopment Plan.

5. Redeveloper's Obligations

The redeveloper will be subject to the following conditions which shall be implemented by appropriate covenants running with the land or other provisions in disposition instruments or loan documents.

- a. The redeveloper shall begin and complete the development or rehabilitation of Redevelopment Area property within the time specified in the disposition instruments or rehabilitation loan documents.
- b. The redeveloper shall retain all interest acquired in the property until the completion of improvements, construction and development of the property so acquired or property to be rehabilitated, pursuant to the Redevelopment Plan and shall not sell, lease or transfer the interest acquired or any part thereof prior to such completion of improvements, construction and development without the consent of the RHA.

G. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL LAW

The Redevelopment Plan is based on the following conditions pursuant to provisions of Virginia law and regulations of the City of Roanoke.

1. The South Jefferson Redevelopment Area is substandard by reason of dilapidation, obsolescence, deterioration of structures, flood hazards and other conditions detrimental to public health, safety, morals or welfare of the citizens of Roanoke and in addition, the area suffers from inadequate original design layout, diverse ownership and excessive land coverage, which have contributed to its overall deterioration by inhibiting development, economic growth and improvements necessary to meet the requirements of present day life.
2. The South Jefferson Redevelopment Area is appropriate for clearance, redevelopment and rehabilitation treatment by the necessity to remove, prevent and reduce existing blight, blighting influences and other causes of blight.
3. Proposed land uses within the Redevelopment Area have a definite relationship with local objectives as to the appropriate land uses and transportation, public utilities, recreation, and community facilities and other improvements.
4. The Redevelopment Plan indicates to the maximum extent possible the real property to be made available for redevelopment and rehabilitation by private enterprise and public agency.
5. The Redevelopment Plan clearly indicates the proposed land uses, building and rehabilitation requirements in the Redevelopment Area.
6. An area is eligible for clearance and redevelopment under Virginia Statutes (Article 7, Section 36-49) when the area as a whole (interpreted to mean at least 51 percent of the total area) is blighted and deteriorated and the remaining property either suffers from factors causing blight or from conditions which prevent property development to implement the redevelopment plan. The South Jefferson Redevelopment Area Plan provides for the realization of local objectives with respect to health, safety, morals and welfare of the City, including:
 - a. To remove, reduce or prevent blight or blighting factors.

The area meets the Virginia eligibility requirements because 74.4 percent of the land found in the area is blighted or deteriorated by reason of dilapidation and significant environmental deficiencies (lack of ventilation, light, sanitary facilities, overcrowding, flooding, deleterious land use and faulty arrangement or design) and is detrimental to public health, safety or welfare. The area contains 108 privately owned or leased parcels of which 84 (77.8% percent) are blighted by virtue of dilapidation or environmental deficiencies. All remaining areas are adversely affected by factors causing blight and prevent the proper development of property.
 - b. To protect economic values and tax revenue by the upgrading of a blighted and economically depressed area of the City of Roanoke, Virginia.

The area is considered depressed because of declining employment and depressed wages in comparison to City business overall. The area also suffers from an inability to generate economic growth and value output demonstrated with declining revenues and declining labor income and employment over the past six years. The effects have contributed to business closings, relocations from the area and/or lower gross revenues over an extended period.

The elimination of blighted properties and provision of both direct and indirect public incentives for private reinvestment in the Redevelopment Area will promote economic and employment growth and enhance tax revenues for the City of Roanoke for the overall benefit of the community.

- c. To facilitate the development of land inhibited by diverse ownership.

Small individual property ownership and railroad property that transverses the area has made it difficult for private enterprise to assemble sufficient parcels for redevelopment and to overcome basic problems of blight and deterioration in the area.

- d. To make land available for sound wholesome development by private enterprise in accordance with the Redevelopment Plan and consistent with:

1) Definite Local Objectives As To:

- a) Appropriate Land Uses

The Redevelopment Plan has a definite relationship with local objectives as to appropriate land uses and transportation, public utilities, recreation, and community facilities and other improvements.

- b) Improved Streets and Internal Circulation

Improved bridges, road alignments, property access, widths and roadway surfaces throughout the area will eliminate street deficiencies and improve circulation, ingress and egress for the area, connectivity with adjoining neighborhoods such as Old Southwest, Downtown Roanoke and Belmont. Improved connectivity to neighborhood can be enhanced through streetscape design, landscaping, signage and by integrating planned pedestrian and bicycle paths with individual site plans.

- c) Public Utilities

Improved utilities will assure that the area will be provided with adequate sewers and water service, storm drainage, power and advanced technology-telecommunication systems.

- d) Flood Impact Reduction

Application of the City's floodplain regulations for new developments, adaptive reuses, and rehabilitation will reduce flood damage and mitigate flood problems within existing buildings. The U.S. Corps of Engineers flood improvements will alleviate flooding for 10-year occurrences along the Roanoke River.

- e) Community Facilities and Other Public Improvements

Aesthetic and functional improvements will include public open space and parks, improved sidewalks, bicycle and jogging paths and related enhancements such as street trees, lighting and landscaping. Landscaping and lighting requirements are also directly associated with private redevelopment efforts to improve the overall aesthetic nature and character of area properties.

- 2) Conditions and Limitations on Property Acquisition
The power of eminent domain shall be exercised in accordance with the Code of Virginia. An agreement shall be executed between the RHA and owners of any not be acquired properties to ensure compliance of development proposals with the Redevelopment Plan.
- 3) Proposed Land Uses for Acquired Property:
Land uses proposed for property to be acquired are set forth in Section E.2. Land Use Provisions and Building Requirements of this Plan and shown on the Proposed Land Use Map, dated January 5, 2001.
- 4) Conditions and Limitation Including Time, Under Which Property Shall be Made Available:

At the time property is made available for rehabilitation or redevelopment by public or private enterprise the Authority shall stipulate in disposition instruments that such rehabilitation or redevelopment treatment shall be completed within a reasonable time. (Reasonable time is under normal circumstances construed to mean not more than one year from the date of conveyance of property.) Other conditions and limitations are set forth in Section E.2 of this Plan.

- 5) Standards of Design, Construction, Maintenance, Use and Other Measures to Eliminate and Prevent Blight:

Such standards are embodied in Section E and F of the Redevelopment Plan and Design Guidelines for the South Jefferson Redevelopment Area. Clearance is proposed in order to assure removal of existing physical and environmental causes of blight and to provide for the public improvements required to serve the area and prevent the recurrence of blighting conditions resulting from adverse environmental factors.

- 6) Relocation Assistance Plan for Displaced Businesses and Non-Profit Organizations

The City of Roanoke Redevelopment and Housing Authority will offer relocation assistance and services as required under Virginia's Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1972, as amended (hereafter referred to as "the Act"), and the related sections of the Virginia Administrative Code, (hereafter referred to as "the Code") to businesses and nonprofit organizations that are to be displaced as a result of approved redevelopment activities. The Act and the Code are the basis for this relocation plan and where this plan is in conflict with the Act or the Code, the Act or the Code shall govern.

H. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Redevelopment Plan may be amended from time to time upon compliance with the requirements of law and outstanding covenant rights, provided that prior to the passage of any resolution amending the Redevelopment Plan the owner of any land in the Redevelopment Area previously disposed of by the Roanoke Redevelopment and Housing Authority for use in accordance with the Redevelopment Plan shall receive, at least thirty (30) days prior to the consideration of any such resolution by City Council, written notice of the time and place of such Council meeting, where a copy of the proposed amendment and a precise description of the proposed changes may be inspected.