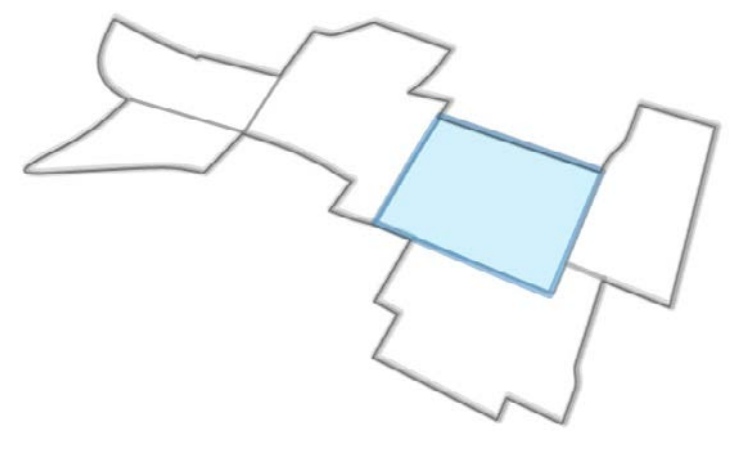
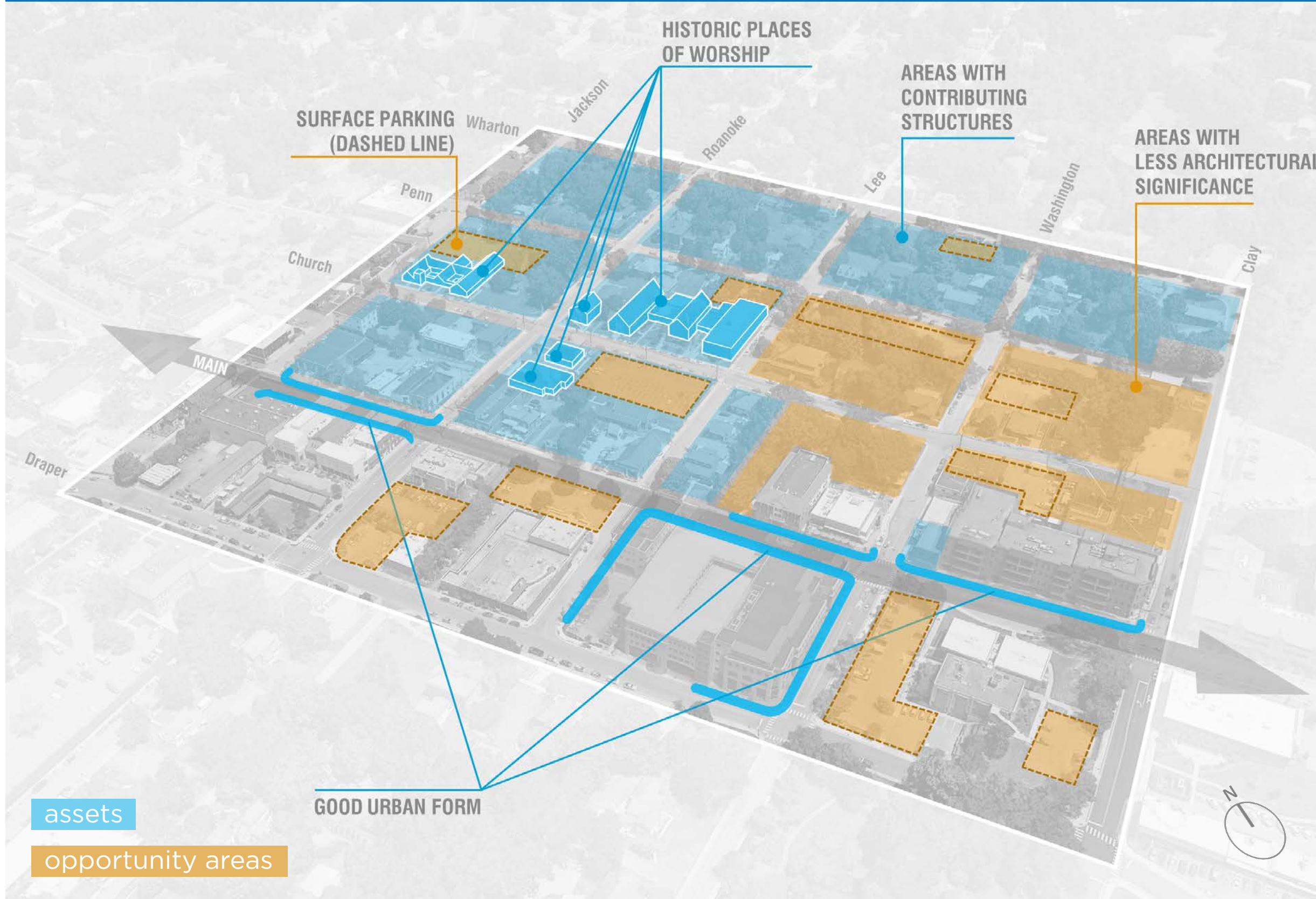


# THE ORIGINAL 16

The Original 16 blocks are the historic center of Blacksburg. But the public realm and historic homes in some parts of the district are in deteriorating condition. Rehabilitating and enhancing the historic fabric, alongside infill and moderate density development on select blocks, will restore this area to a place of prominence in Downtown.

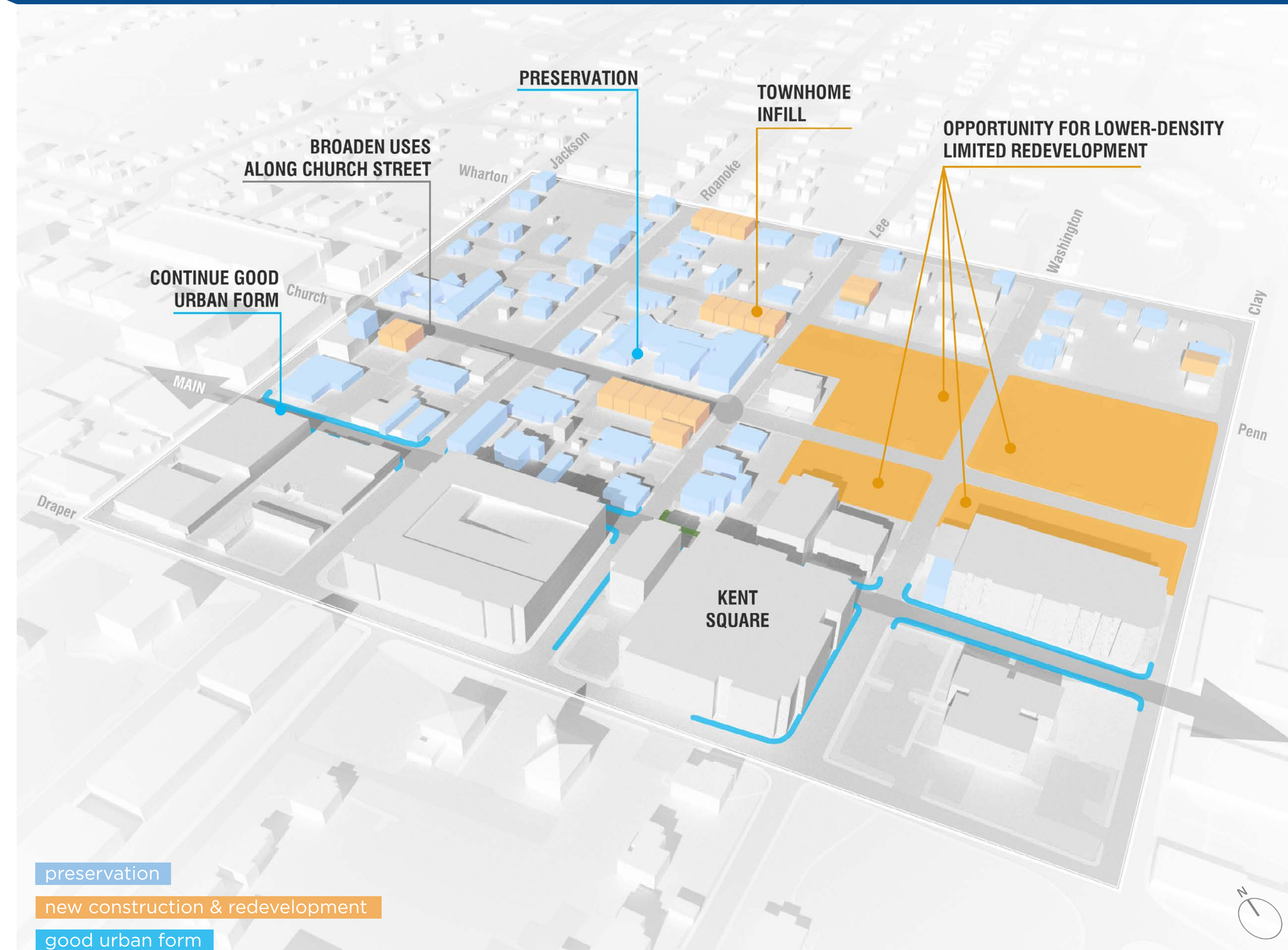


## THE ORIGINAL 16 TODAY



<b>MARKET</b>	» High demand for housing and office
	» Low-density single family and townhome infill is economically challenging
<b>PLACE</b>	» Historic Church Street an asset
	» Poor street/pedestrian network conditions
<b>ECONOMY</b>	» Fair to poor building conditions in some areas
	» Many historic structures
<b>POLICY</b>	» Original 16 important to town identity

## 20-YEAR ILLUSTRATIVE VISION



## POTENTIAL CATALYST



### CATALYST DEVELOPMENT SUMMARY

30 units Mid-Career Apartments	9,500 sq. ft. Ground-Floor Retail
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### EXISTING CONDITIONS

The Original 16 holds a special place in the collective identity of Blacksburg. Church Street has several **historic places of worship**. Significant **streetscape improvements** have greatly improved Main Street's **walkability**.

However, there is much room for improvement in the public realm east of Main Street, where sidewalks are narrow, in fair condition, or non-existent. Several buildings are in fair to poor condition. The large, **grid-shaped blocks** lend themselves to downtown-scale development; it is generally not desired that this scale be replicated in many places east of Main Street.



### CHARACTER & IDENTITY

- » Preservation-forward
- » Small-town character
- » Select infill projects
- » Sidewalk/streetscape improvements
- » Branding/celebrate the 16
- » Rehab policy/programs
- » Zoning refinement

### VISION

The vision for the Original 16 is that it serves as an important reminder of Blacksburg's **small-town history**. Reinvestments in the street environment will provide **sidewalks and well-maintained streets** throughout the district. Street furniture, lighting, and banners will reinforce the historic and small-town feel. Incentives and partnerships will be leveraged to **improve the conditions of existing historic homes**. New development should be **sensitive to the architectural context of this district's historic character**. A broader mix of commercial uses—such as **dining, retail, and office**—could be permitted on Church Street, but not encouraged moving farther east toward Penn and Wharton Streets.

### CATALYST

The intent of a catalyst in the Original 16 is to selectively replace development that is not **sensitive to context and character** with development that is, and leverage revenue to **improve the public realm** and invest in the **preservation of historic structures**.

An **enhanced street, streetscape, and pedestrian environment** will greatly improve the area's livability, walkability, and intrinsic charm.

Lower-density **townhome infill** is preferred along Wharton and Penn Street, though the economic viability of this development may be limited. A larger-scale project with **apartments, office, or mixed use development** could take on a scale of three to four stories, transitioning to lower-scale townhomes along Penn Street and Lee Street.