

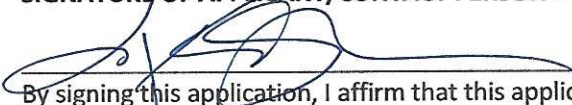
**TOWN OF BLACKSBURG  
CONDITIONAL USE PERMIT APPLICATION**

This application and all accompanying information must be submitted in full before the Conditional Use Permit can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 443-1300 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

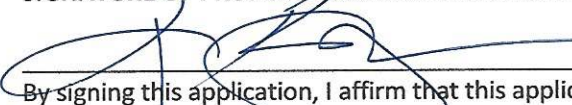
The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, stormwater management areas, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Stormwater Management Concept Plan and calculations
- 4) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 5) Sketch depicting any proposed signage
- 6) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 7) Completed VDOT 527 (Traffic Impact Analysis) Form
- 8) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 9) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** the applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 10) Fee of \$500 for Conditional Use Permit or amendments to existing Conditional (special) Use Permits. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 11) Proof of pre-submittal meeting between Town staff and applicant/agent
- 12) Prior to the initiation of an application for Conditional Use Permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 13) Any applicant for a Conditional Use Permit shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

**SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:**

 \_\_\_\_\_ DATE: 4.01.2020  
 By signing this application, I affirm that this application is complete and all required items are included

**SIGNATURE OF PROPERTY OWNER + PRINTED NAME:**

 \_\_\_\_\_ DATE: 4.01.2020  
 By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Conditional Use Permit:

\_\_\_\_\_

Tax Parcel Number(s): \_\_\_\_\_

Acreage \_\_\_\_\_

Present Zoning District: \_\_\_\_\_

Present Use of Property: \_\_\_\_\_

Proposed Use for the Property \_\_\_\_\_

Conditional Use Requested: \_\_\_\_\_ Code Section \_\_\_\_\_

Is this request for an amendment to an existing Conditional (Special) Use Permit? \_\_\_\_\_

Previous Conditional (Special) Use Permit Number/Resolution Number \_\_\_\_\_

**APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PROPERTY OWNER(s)** (If property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**ENGINEER/ARCHITECT (optional)**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

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Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

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Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation of impacts to achieve the goals.

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Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception

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If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

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**CONDITIONAL USE PERMIT APPLICATION**

**FOR**

**MIDTOWN REDEVELOPMENT  
PARTNERS, LLC**

**MIDTOWN DC PARCEL #5**

**203 Eheart Street NE  
Blacksburg, Virginia**

**TAX PARCELS  
257-A-94 (Portion of)**

**APRIL 1, 2020**

**PREPARED FOR:**  
Midtown Redevelopment Partners, LLC  
P.O. Box 10397  
Blacksburg, VA 24062

**PREPARED BY:**  
BALZER & ASSOCIATES, INC.  
80 College Street, Suite H  
Christiansburg, VA 24073



***Description of Proposed Use:***

The site is located on a portion of the property addressed as 203 Eheart Street within the Midtown Project (Old Blacksburg Middle School) and is owned by Midtown Redevelopment Partners, LLC. This portion of property has been designated Downtown Commercial Parcel #5 (DC 5) in the approved rezoning for the Old Blacksburg Middle School property designated as Ordinance Number 1866. DC 5 will be located at the intersection of the new Church Street extension and Midtown Way. While not directly adjacent to Clay Street, the parcel is visible from Clay Street as well. The proposed use of this DC 5 parcel as provided within the approved rezoning application and Pattern Book is a mixed-use building that may include commercial, office, retail, and residential uses. As the overall site grading and infrastructure work have commenced and detailed building design of DC 5 has progressed, additional building height above the currently allowed 60 feet is required for DC 5.

The Pattern Book approved for the Midtown Development allowed for a maximum height of 60 feet in the proposed Downtown Commercial district. The underlying height requirement in the Downtown Commercial district is also 60 feet. The Town zoning ordinance defines building height as “The vertical distance measured from the adjoining grade at the front entrance of the building or structure to the highest point of the structure. For corner lots, the building height shall be the average of the front height defined above and the building side height adjacent to the street. The building side height shall be defined as the vertical distance measured from the lowest adjoining grade on the side adjacent to the street to the highest point of the structure.” Although this lot is a corner lot, the approved Pattern Book states that building height for DC 5 shall be measured from the Midtown Way street side of the building. This was done knowing that the new Church Street Extension would be dropping in grade to meet Clay Street and that the DC 5 building design would be using that grade drop for a basement like condition for parking underneath the building.

The current building design for DC 5 is a five-story mixed use building over a podium garage. As design was finalized on the building, it was determined that the maximum building height as measured from Midtown Way would be approximately 65 feet, thus 5 feet taller than currently allowed. The request of this Conditional Use Permit is for a maximum building height of 70 feet for DC parcel 5 which does allow from some additional height averaging for the short portion of building along Church Street.

When evaluating an additional height increase in the Downtown Commercial zoning district, the following criteria are reviewed:

*(1) Whether the parcel has frontage on a Major Arterial roadway*

- While the overall Midtown Development does have frontage on major arterial (South Main Street), DC Parcel 5 does not have frontage on South Main Street. South Main Street is the closest Major Arterial and it is approximately 475’ west of the parcel. There are also several proposed future buildings between DC 5 and South Main Street including the proposed DC 2 buildings that front on South Main Street and the Town of Blacksburg Public Safety Building and Parking Garage.

*(2) The parcel is not located within two hundred fifty (250) feet of any parcel zoned R-4, R-5 or OTR*

- As shown on the attached drawing labeled CUP 1, the property is located within 250 feet from R-5 zoned property. These R-5 properties are located across Clay Street from the Midtown Development.

*(3) Relationship of building to the street*

- The building sits on a corner lot and addresses both Midtown Way (approximately 266' building length) and the new Church Street extension (approximately 98' building length). Downtown Commercial buildings are intended to be placed closer to the street but still provide adequate pedestrian facilities. The proposed building has varying setbacks from the edge of the proposed roads from 19 feet – 29 feet due to the building articulation. The Based on these factors, the additional 5-10 feet of proposed building height do not negatively impact the building to street relationship.

*(4) Building mass, scale, architectural features, which should include expression lines or other horizontal building articulation, and step backs for stories above sixty (60) feet in height.*

- The majority of the building mass is located along Midtown Way and the central park area. The building has always been situated on the site to front Midtown Way and not have tall building mass along the frontage of Clay Street. Only a short section of the end of one leg of the building is near Clay Street and the portion of the building is 76 feet from the Clay Street right of way. The building also has several different materials proposed that break up the façade of the building both horizontally and vertically. The scale and height of the building itself is in keeping with the other multi-use buildings, hotel and public safety building proposed within Midtown in both architectural character and materiality as well as height.

*(5) Building setbacks*

- The building setbacks were determined and specified as part of the rezoning application and accompanying Pattern Book. Minimum required building setback from Midtown Way for DC zoned parcels is 0 feet, however the proposed building is setback between 7 feet and 16 feet from the right of way line. Minimum required building setback from New Church Street is 12 feet from the curb line and the proposed building face is setback 19 feet. Minimum required building setback from the north and east exterior property lines is 0 feet. The proposed building is setback 56 feet from the north property line and between 0.8 feet and 6.5 feet from the east property line.

*(6) Width of sidewalk*

- The sidewalks along the street frontages of DC 5 are very wide based on the approved Pattern Book. A minimum sidewalk width of 10 feet was proposed along Midtown Way in the Pattern Book but the current design is proposing a 13 foot wide sidewalk between the curb and the right of way line with an additional 7 feet of concrete sidewalk beyond the right of way line to the face of the building. This creates a 20-foot pedestrian area between the street and the building. A minimum sidewalk width of 12 feet was proposed along New Church Street in the Pattern Book and the current design is proposing a 12-foot wide sidewalk. There is also an additional 5-foot sidewalk adjacent to the 12-foot sidewalk for approximately 45 feet to access the Clay Street side

of the building. Sidewalks which are internal to the site, and private, range between 5 feet and 8 feet in width.

*(7) Impact on pedestrian environment*

- Wide sidewalks as described above, dedicated bike lanes and adjacent multi-use paths provide a variety of pedestrian and bike travel ways. The minimal additional height requested with this CUP does not negatively impact the pedestrian environment of the Midtown Development.

*(8) Impact on adjacent land uses.*

- The Midtown Development is a mixed use development that has commercial, residential, hotel, restaurant and public use buildings and uses proposed for the site. All uses onsite in the DC district are proposed for a 60' height. However, the Town is currently in the process of requesting a CUP for additional height on their proposed Public Safety building and Parking Garage that is directly across new Church Street from DC 5. The Town request is for a maximum height of 86 feet. Midtown Redevelopment Partners find no adverse impact to the overall Midtown Development with the Town's additional height request. As the DC 5 request is for only 70 feet and is primarily located along Midtown Way and internal to the overall project site, no negative impact on adjacent land uses are anticipated with this request.

***Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed:***

The proposed use has been envisioned on the parcel throughout the rezoning process. Mixed use development is a guiding feature of Midtown and this DC 5 building addresses those goals. There are also housing goals that have been expressed by the Town of Blacksburg over the years to provide new housing opportunities in the Downtown Commercial District. As now proposed, the height increase that is requested allows for 91 well-appointed residential units that are designed and marketed for long term, permanent residents and not "gameday condos" or student housing. These residential units will provide owners/tenants with the ability to walk to shopping and restaurants downtown and potentially their places of business. The Downtown Blacksburg Housing Market Study prepared by Development Strategies in July 2015 also stated that professional/graduate housing and mid-career housing can be achieved with density and higher rent commercial space. The additional 10-foot height increase that is being requested does not in any way detract from or alter the overall development patterns or design intent of Midtown or the Downtown Commercial District.

***Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety or general welfare, and show the measures to be taken to achieve such goal:***

As stated above, no adverse impact to the surrounding neighborhood is anticipated with the additional 10 feet of height proposed on DC 5. Wide, pedestrian friendly sidewalks are planned along the street frontages and the building itself is situated primarily to the internal side of the property and fronts on Midtown Way. The portion of the building closest to an existing residential neighborhood is setback approximately 76 feet from the Clay Street right of way and

is approximately 127 feet from an existing structure across Clay Street. The façade of the building in this area is only 65 feet in width as the majority of the building area is along Midtown Way. There will also be a trail and greenspace located between the Clay Street right of way and the proposed DC 5 rear parking lot. This open area will be approximately 30 feet in width and will be landscaped with trees and shrubs. The existing vegetation along Clay Street in this area that can be saved will also aid in providing natural screening.

***Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception.:***

No modifications or exceptions to Use and Design Standards or Development Standards are requested.

***If the application is an amendment to an existing approved CUP, provide an identification of any proposed changes requested below and on a plan, and strike-through and italic edit of any conditions proposed to be changed:***

This application is not amending an existing approved CUP.



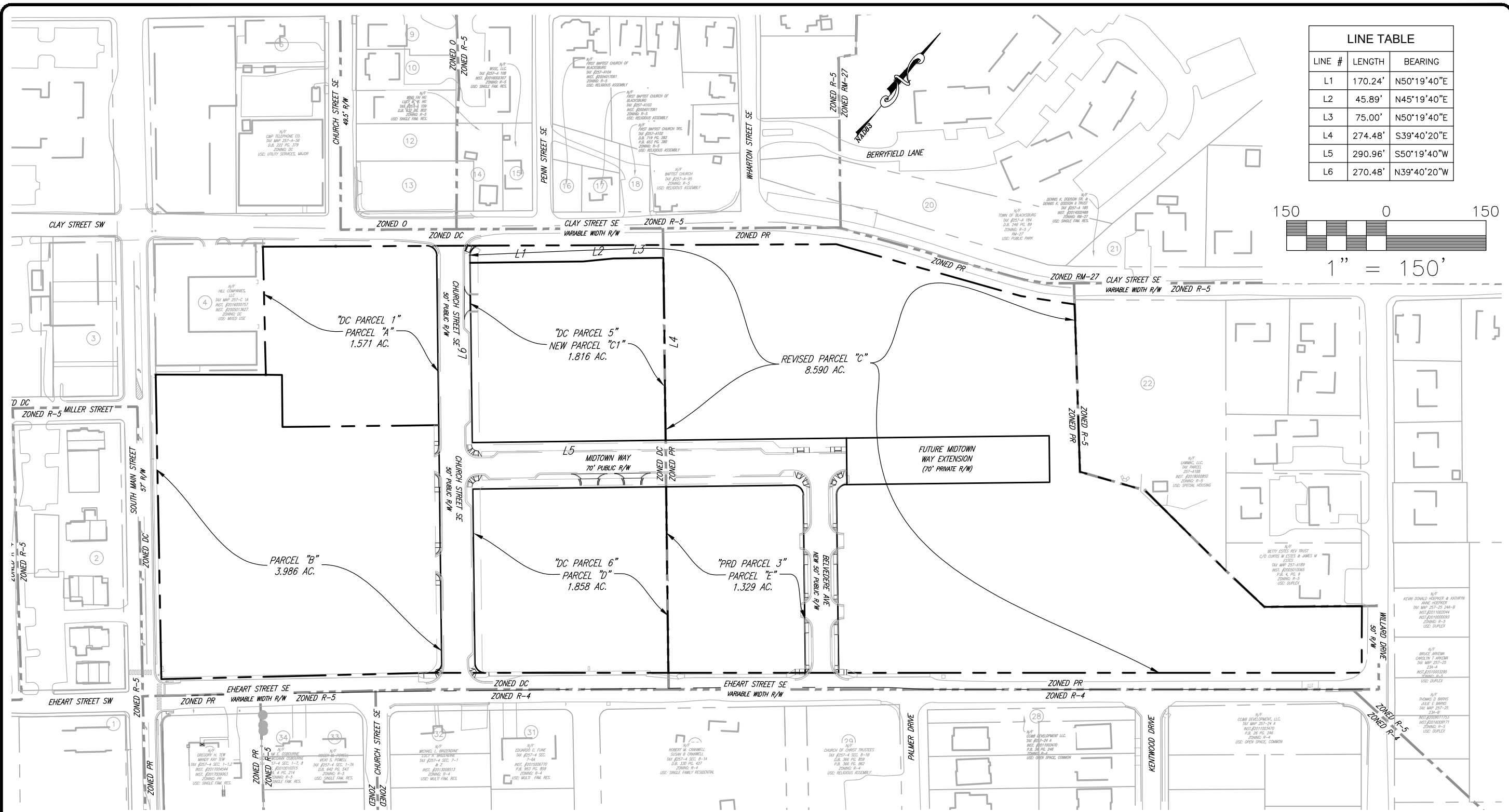
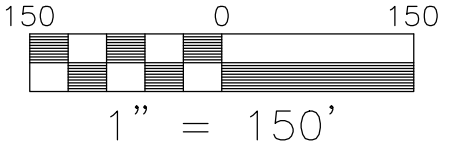
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New River Valley / Staunton  
Harrisonburg / Lynchburg

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80 College Street  
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540.381.4290

LINE TABLE		
LINE #	LENGTH	BEARING
L1	170.24'	N50°19'40"E
L2	45.89'	N45°19'40"E
L3	75.00'	N50°19'40"E
L4	274.48'	S39°40'20"E
L5	290.96'	S50°19'40"W
L6	270.48'	N39°40'20"W



- ADJACENT PROPERTY OWNERS:**
- 1 N/F EPSILON HEXAGON ALUMNI FOUNDATION  
C/O JOE JAROB  
TAX #257-3 SEC. 3 - 1-4  
D.B. 029 PG. 059  
P.B. 400 PG. 215  
ZONING: R-5  
USE: SPECIAL HOUSING
  - 2 N/F SOUTH MAIN 500 OWNERS ASSOC.  
TAX #257-B - 1 C  
D.B. 13 PG. 127  
P.B. 13 PG. 127  
ZONING: R-5  
USE: GENERAL OFFICE
  - 3 N/F TOWN OF BLACKSBURG  
TAX #257-3 SEC. 1 - A-F  
INST. #2017003989  
P.B. 27 PG. 118  
ZONING: DC  
USE: ADMINISTRATIVE SERVICES
  - 4 N/F HILL COMPANIES LLC  
TAX #257-C-1 C  
INST. #2016000757  
INST. #2006003788  
ZONING: DC  
USE: COMMON AREA
  - 5 N/F C&P TELEPHONE CO.  
TAX #257-A-56  
D.B. 222 PG. 379  
ZONING: DC  
USE: PUB UTIL. PER PROP OTHER THAN RRS
  - 6 N/F KOONITZ, THOMAS A. & BECKY M.  
TAX #257-A-55  
D.B. 1237 PG. 207  
P.B. 98 PG. 502  
ZONING: DC  
USE: OTHER COMMERCIAL STRUCTURES
  - 7 N/F JOHNN P. SUTPHIN, ETAL  
TAX #257-A-51  
INST. #2006014034  
P.B. 16 PG. 392  
ZONING: DC  
USE: APARTMENTS
  - 8 N/F JSJ LLC  
TAX #257-A-115  
INST. #2018004173  
ZONING: DC  
USE: OTHER COMMERCIAL STRUCTURES
  - 9 N/F BASSBURG ENTERPRISES LLC  
TAX #257-11-1  
INST. #2014005787  
P.B. 16 PG. 392  
ZONING: DC  
USE: OTHER COMMERCIAL STRUCTURES
  - 10 N/F SLAGEL, ZACHARY T. & LOU ANN  
TAX #257-11-2  
INST. #2014002259  
P.B. 16 PG. 392  
ZONING: DC  
USE: OTHER COMMERCIAL STRUCTURES
  - 11 N/F DUNAY, ROBERT & DONNA  
TAX #257-A-112  
INST. #2017002941  
ZONING: DC  
USE: SINGLE FAMILY RES URBAN
  - 12 N/F DUNAY, ROBERT & DONNA  
TAX #257-A-111  
INST. #2017002941  
P.B. 773 PG. 719  
ZONING: DC  
USE: SINGLE FAMILY RES URBAN
  - 13 N/F SLICE PROPERTIES LLC  
TAX #257-11-10  
INST. #2016004689  
ZONING: DC  
USE: SINGLE FAMILY RES URBAN
  - 14 N/F NG, WING FAI & LUCY M W  
TAX #257-A-109  
D.B. 632 PG. 802  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 15 N/F WSSE LLC  
C/O ROBERT & DONNA DUNAY  
TAX #257-11-109  
INST. #2016002307  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 16 N/F FIRST BAPTIST CHURCH OF BLACKSBURG  
TAX #257-A-104  
INST. #2004017061  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 17 N/F FIRST BAPTIST CHURCH OF BLACKSBURG  
TAX #257-A-103  
INST. #2004017061  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 18 N/F FIRST BAPTIST CHURCH TRS.  
TAX #257-A-102  
D.B. 719 PG. 282  
P.B. 653 PG. 380  
ZONING: R-5  
USE: RELIGIOUS
  - 19 N/F BAPTIST CHURCH  
TAX #257-A-95  
ZONING: R-5  
USE: RELIGIOUS
  - 20 N/F TOWN OF BLACKSBURG  
TAX #257-A-184  
D.B. 246 PG. 89  
ZONING: RM-27  
USE: LOCAL GOVERNMENT
  - 21 N/F DENNIS K. DODSON SR. & DENNIS K.  
DODSON II TRUST  
TAX #257-A-185  
INST. #2014002469  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 22 N/F LAMMAC LLC  
TAX #257-A-188  
INST. #2018000850  
ZONING: R-5  
USE: MULTI-FAMILY RESIDENTIAL
  - 23 N/F CMEJME LLC  
TAX #257-A-189  
INST. #2017004928  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 24 N/F RUSSELL, KENNETH RAY JR. & MARY FOR  
TAX #257-25 24 A-B  
INST. #2017006227  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 25 N/F JERCHERN LIN  
TAX #257-25 23 A-A  
INST. #2015006367  
INST. #2010003295  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 26 N/F BARKS, THOMAS D. & JULIE E.  
TAX #257-A-184  
INST. #2016009171  
INST. #2009011753  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 27 N/F VILLAS AT FIDDLERS GREEN HOA INC  
TAX #257-25 23 A-B  
INST. #2018006878  
ZONING: R-5  
USE: COMMON AREA
  - 28 N/F VILLAS AT FIDDLERS GREEN HOA INC  
TAX #257-25 23 A-A  
INST. #2018006878  
ZONING: R-4  
USE: COMMON AREA
  - 29 N/F CHURCH OF CHRIST  
TAX #257-ASEC B 1  
ZONING: R-4  
USE: RELIGIOUS
  - 30 N/F CRANWELL, ROBERT M. & SUSAN B.  
TAX #257-ASEC B 1A  
D.B. 133 PG. 427  
ZONING: R-4  
USE: SINGLE FAMILY RES URBAN
  - 31 N/F EDUARDO C. FLINE  
TAX #257-ASEC 7 6A\*  
INST. #2015006770  
P.B. 953 PG. 859  
ZONING: R-4  
USE: SINGLE FAMILY RES URBAN
  - 32 N/F BRIZENDINE, MICHAEL L. & LUCY A.  
TAX #257-ASEC 7 1A2  
INST. #2013008513  
ZONING: R-4  
USE: MULTI-FAMILY RES
  - 33 N/F POWELL, ROGER M. & VICKI S.  
TAX #257-ASEC 7 7A\*  
INST. #2016009171  
INST. #2009011753  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 34 N/F OSBORNE, WILLIAM E. & SUZAN MCGAWN  
TAX #257-ASEC 1 7,B  
INST. #2010010315  
P.B. 4 PG. 214  
ZONING: R-5  
USE: SINGLE FAMILY RES URBAN
  - 35 N/F EHEART LLC  
TAX #257-ASEC 1 1,2  
INST. #2019000366  
INST. #2017009063  
ZONING: R-5  
USE: RESIDENTIAL

**MIDTOWN DC PARCEL 5**  
CONDITIONAL USE PERMIT APPLICATION  
PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT, MONTGOMERY COUNTY  
TOWN OF BLACKSBURG, VIRGINIA

DATE 04/16/2020  
SCALE 1" = 150'  
REVISIONS

**CUP1**

PROJECT NO 24200033.00



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley / Staunton  
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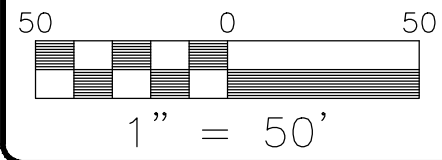
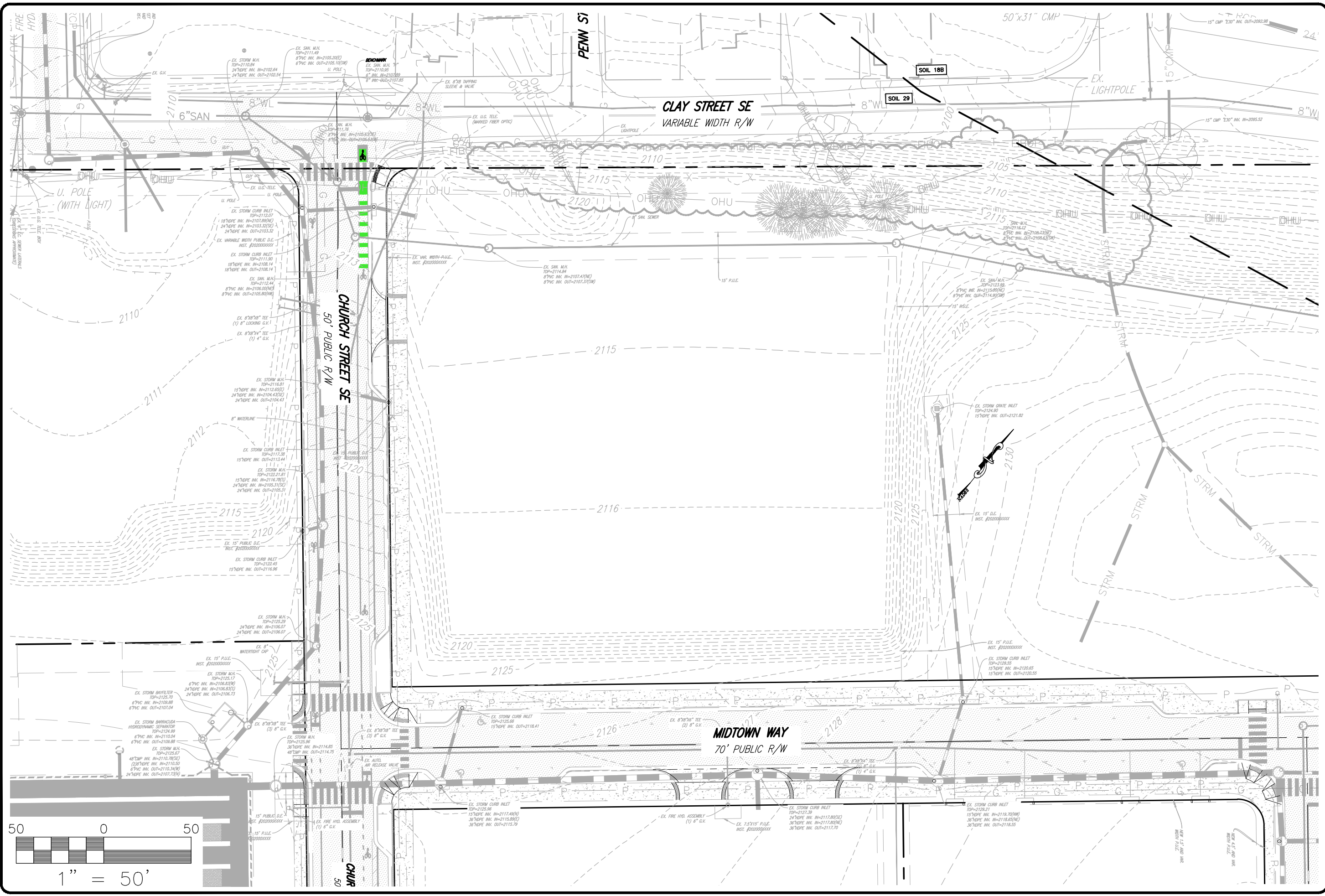
**MIDTOWN DC PARCEL 5**  
 CONDITIONAL USE PERMIT APPLICATION  
 EXISTING CONDITIONS

MOUNT TABOR MAGISTERIAL DISTRICT, MONTGOMERY COUNTY  
 TOWN OF BLACKSBURG, VIRGINIA

DATE 04/16/2020  
 SCALE 1" = 50'  
 REVISIONS

**CUP2**

PROJECT NO 24200033.00







**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley / Staunton  
 Harrisonburg / Lynchburg

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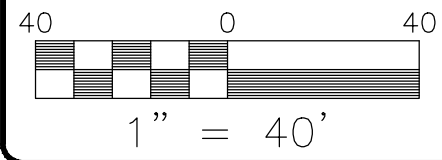
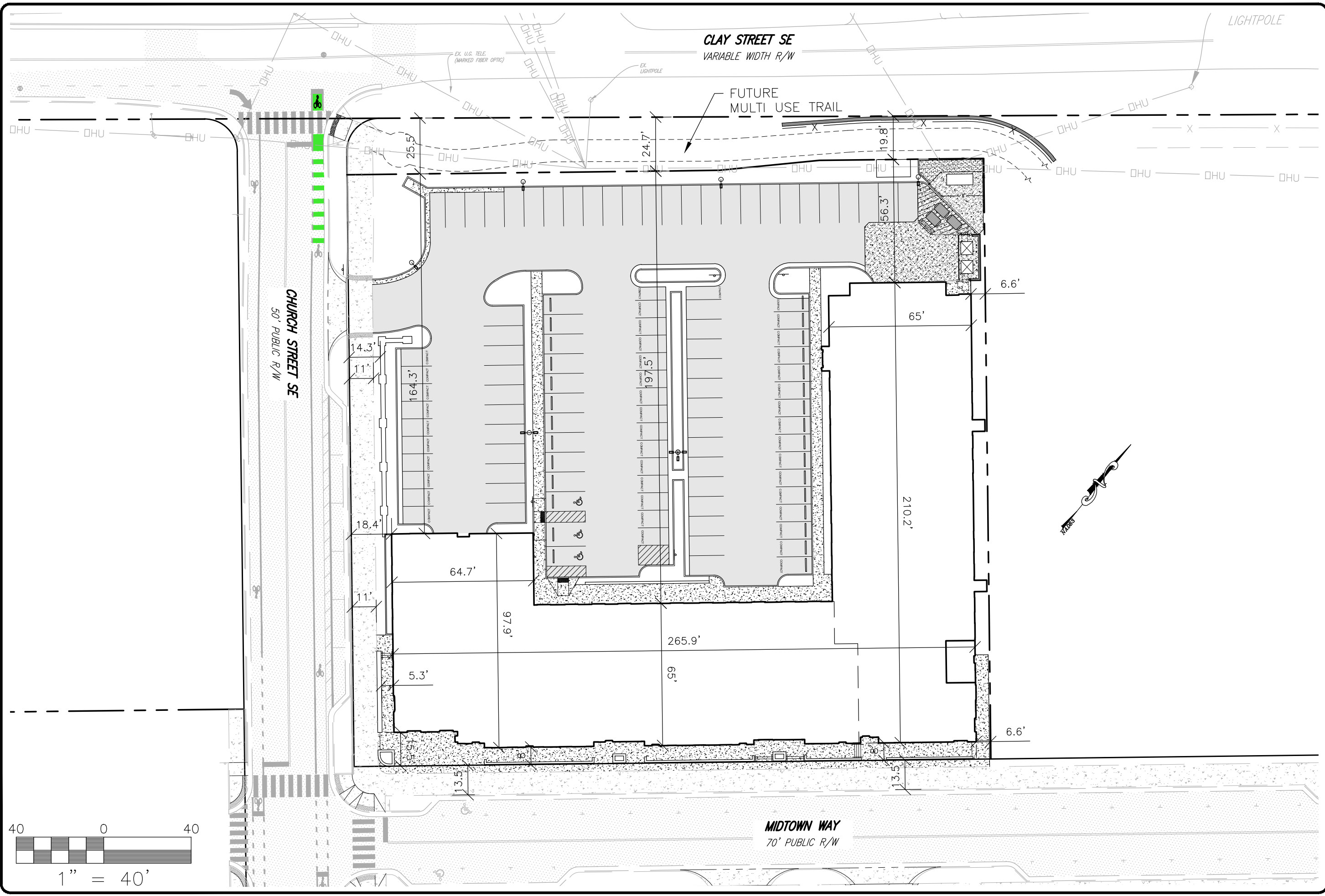
**MIDTOWN DC PARCEL 5**  
 CONDITIONAL USE PERMIT APPLICATION  
 SITE PLAN

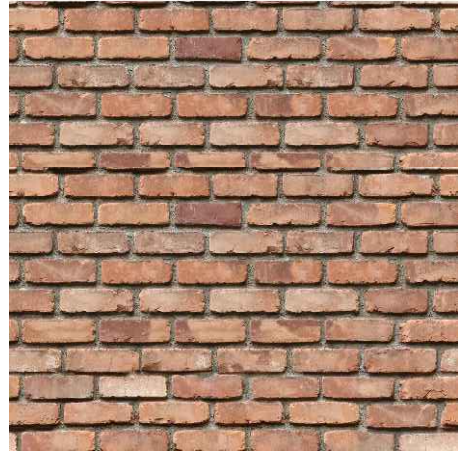
MOUNT TABOR MAGISTERIAL DISTRICT, MONTGOMERY COUNTY  
 TOWN OF BLACKSBURG, VIRGINIA

DATE 04/16/2020  
 SCALE 1" = 40'  
 REVISIONS

**CUP3**

PROJECT NO 24200033.00





**MASONRY / BRICK 3**  
26%



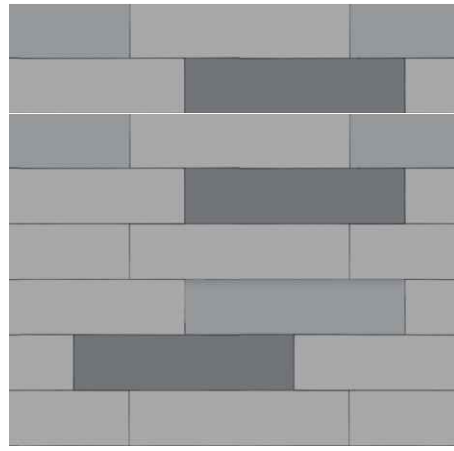
**BREAK METAL - 1**  
0.5%



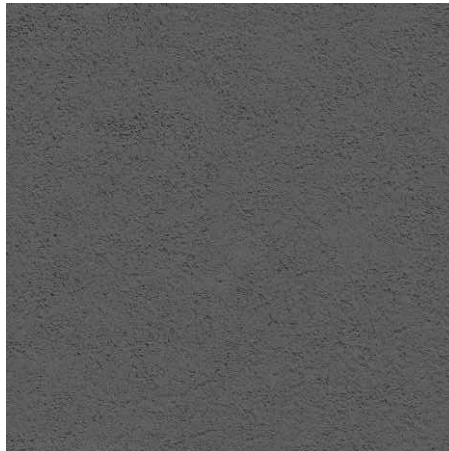
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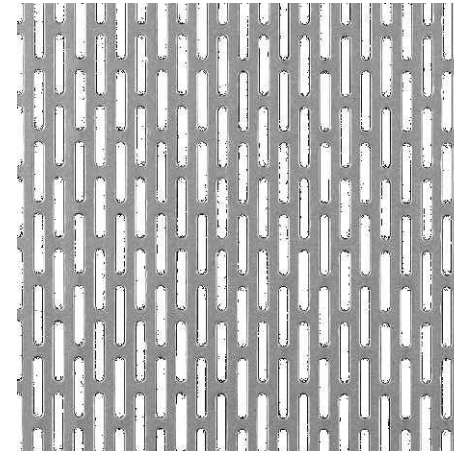
**MASONRY / BRICK 2**  
7%



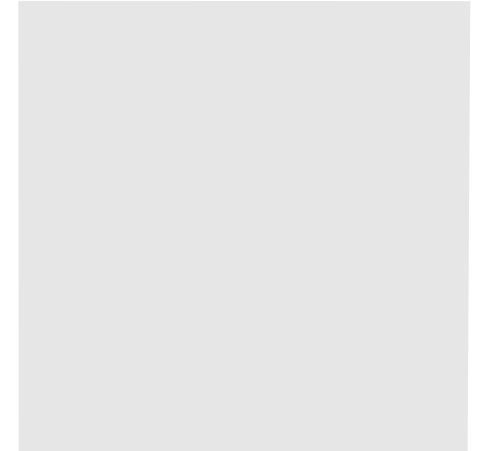
**MASONRY / FIBER CEMENT**  
21%




**MASONRY / 3 COAT STUCCO 2**  
10%



**PERFORATED MESH**  
6%



**BREAK METAL 3**  
5%

 1/21/2020 MIDTOWN <b>DC 5 - BUILDING ELEVATIONS MATERIAL BREAKDOWN</b>			
ELEVATION	MASONRY (BRICK, STUCCO & FIBER CEMENT)	METAL PANEL	OPENINGS
(1) MIDTOWN WAY	59%	14%	27%
(2) PARK VIEW	56%	20%	23%
(3) NEW CHURCH	68%	11%	22%
(4) CLAY STREET VIEW	69%	9%	22%
<b>TOTAL BUILDING MATERIAL PERCENTAGES</b>	<b>64%</b>	<b>13%</b>	<b>23%</b>

NOTE: NO MORE THAN 50% OF THE GROUND FLOOR MAY BE OFFICE SPACE.  
 NOTE: THERE WILL BE A SIGNAL ON SOUTH MAIN STREET, AND THE PLAZA DESIGN MAY CHANGE.  
 NOTE: ALL SIGNAGE WILL BE DESIGNED AND APPROVED IN A SEPARATE PACKAGE.

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**MIDTOWN - DC5**


BLACKSBURG, VA

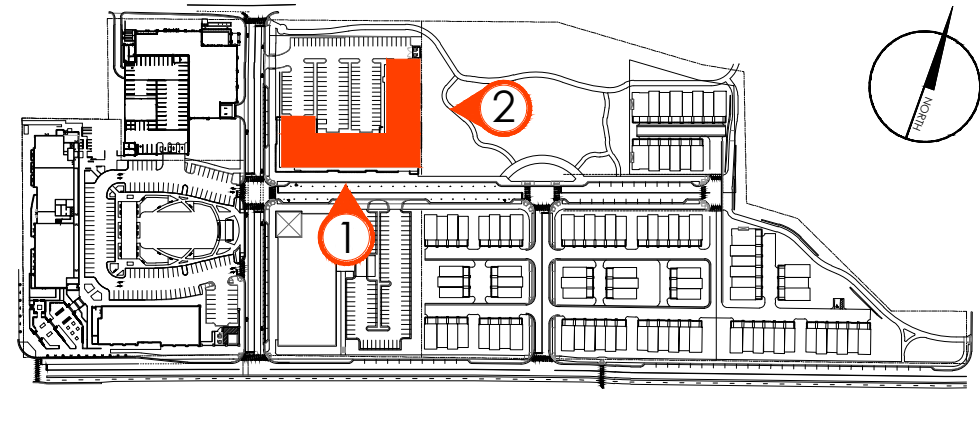
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1/21/2020			
MIDTOWN			
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(4) CLAY STREET VIEW	69%	9%	22%
TOTAL BUILDING MATERIAL PERCENTAGES	64%	13%	23%



② DC5 BUILDING ELEVATION - PARK VIEW  
SCALE: 1/8"=1'-0"



① DC5 BUILDING ELEVATION - MIDTOWN WAY VIEW  
SCALE: 1/8"=1'-0"

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BLACKSBURG, VA

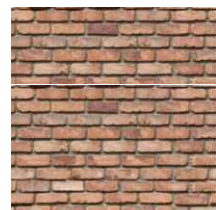
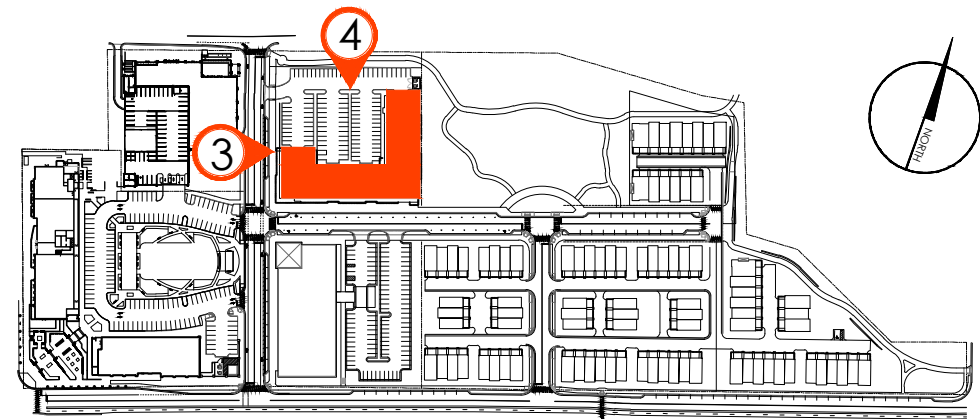
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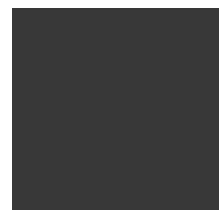
			
1/21/2020			
MIDTOWN			
DC 5 - BUILDING ELEVATIONS MATERIAL BREAKDOWN			
ELEVATION	MASONRY (BRICK, STUCCO & FIBER CEMENT)	METAL PANEL	OPENINGS
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(3) NEW CHURCH	68%	11%	22%
(4) CLAY STREET VIEW	69%	9%	22%
TOTAL BUILDING MATERIAL PERCENTAGES	64%	13%	23%



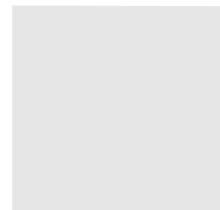
**MASONRY / BRICK 3**  
26%



**BREAK METAL - 1**  
0.5%



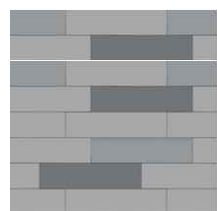
**BREAK METAL - 2**  
1.5%



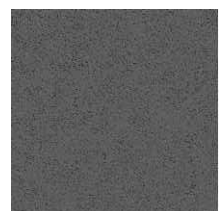
**BREAK METAL - 3**  
5%



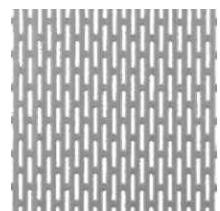
**MASONRY / BRICK 2**  
7%



**MASONRY / FIBER CEMENT**  
21%



**MASONRY / 3 COAT STUCCO 2**  
10%



**PERFORATED MESH**  
6%



**DC5 BUILDING ELEVATION - CLAY STREET VIEW**  
SCALE: 1/8"=1'-0"



**DC5 BUILDING ELEVATION - NEW CHURCH VIEW**  
SCALE: 1/8"=1'-0"

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