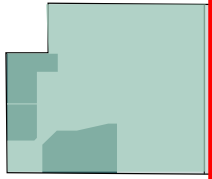


BUILDING TYPE: MULTI-USE

GUIDING ELEMENTS

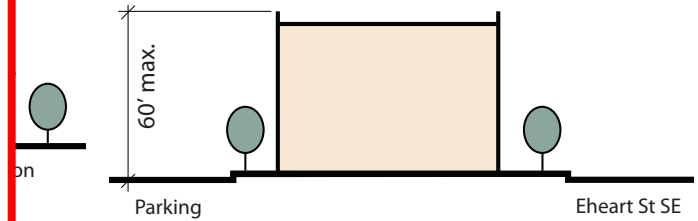
Downtown Commercial
Parcels 2 & 4A



Site
Building Locations

Facade Materials: Buildings shall be constructed with quality materials throughout. A minimum of 25% of all facades shall be glazing (windows and/or storefront). A minimum of 37.5% shall be masonry (brick veneer, stone veneer or hard-coat stucco). A maximum of 37.5% shall be Alternative Materials described below.

Alternative Materials: The alternative materials may consist of cast materials, metal siding, fiber cement panel siding, EIFS, smooth finished concrete or equivalents as approved by the town. Fiber cement lap siding is not permitted in the DC portion of the development and no EIFS is permitted on Ground Level facades fronting South Main Street, Eheart Street, or the Commons.



Commercial Section at Eheart Street SE
Parcel 4A

GUIDING ELEMENTS

These multi-use parcels front South Main Street, Eheart Street, New Church Street and the Old School Common. Uses may include, but are not limited to office, hotel, retail, restaurant and residential functions. In all cases the developed buildings shall meet the following design criteria:

Buildings in the Downtown Commercial district shall reflect the design principles in Resolution 7-D-15, dated July 14, 2015.

Building entries, whether commercial, office, hospitality or residential, shall be prominent in design, face the respective street and/or Common and provide access directly from the public sidewalk.

Building massing will typically be two to four floor levels over ground level commercial space. The massing shall be consistent with existing urban downtown core.

Roof forms shall bring visual interest through the varied use of pitched, gable or flat architectural forms.

Building articulation shall be achieved through the incorporation of a tripartite vertical definition: base, mid-section and top, in order to articulate the various levels within the structure. Horizontal

articulation shall include building bays and offsets. Such vertical and horizontal definition shall be visually characterized by differing materials and textures, or the use of the same material incorporating changes in color, texture and/or pattern.

Building corners at intersections on South Main Street, Eheart Street SE, Midtown Way or New Church Street shall be articulated with significant architectural features such as a tower element, recessed corner entries or other such design techniques to give the intersection memorable character and to celebrate the role of the building as a form-giver to the intersection.

South Main Street, New Church Street, Eheart Street and Old School Common facades shall be typified by prominent entries, windows with of transparent glass and dramatized by building offsets, awnings, marquees and appropriate signage which meets the signage code of the Town of Blacksburg. Windows and entries shall be proportionate to the building and appropriate to a pedestrian oriented downtown streetscape.

Office, commercial and hospitality building facades shall present a street friendly presence emphasizing entries and windows.

PROFFERED ELEMENTS

Facade Materials: Buildings shall be constructed with a minimum of 50% quality materials such as brick, stucco or fiber cement panel system. Fiber cement panel systems shall only account for 50% of the proposed facade materials.

Alternative Materials: The remaining 50% of facade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or equivalents as approved by the town. Fiber cement lap siding is not permitted in the DC portion of the development. A maximum of 20% of each floor facade can be EIFS used as accent panels. No EIFS may be used on first floor on both the South Main Street and Common portions of the buildings.

Foundations: Foundations shall be monolithic slab or basement construction. All foundations visible on the exterior of the building shall be faced with brick, smooth finished concrete surfacing or parged/painted concrete.

Vinyl siding is not permitted.