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80 College Street
Suite H
Christiansburg VA 24073
540.381.4290
www.balzer.cc

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July 29, 2020

Anne McClung, Planning and Building Director
Town of Blacksburg
300 South Main Street
Blacksburg, VA 24060

RE: OBMS Rezoning Request – Supplemental Documents

Dear Anne,

Included in and attached to this letter is supplemental information and drawings to address the additional concerns we heard from our Planning Commission Work Session meeting on July 21, 2020. A description of each item is included below.

1) DC 4 Screening Wall and Landscaping

- **Height:** The attached rendering now includes dimensions of the screening wall at different locations to demonstrate the varying heights.
- **Landscape Area:** Dimensions have been added to the plan drawing showing the depth of each planting area to confirm that landscaping can be planted and can grow effectively.
- **Corner Seating Area:** Dimensions have been added to the plan drawing showing the area with the two benches.

2) Building Materials and Allowable Percentages

Discussion on the revisions to the building materials planned for Midtown continued at the last Planning Commission meeting. Additional clarification and language for each section has been provided with this letter.

- **Why:** Through the design process for the site and buildings for the Midtown Development, the material palette has been an integral part of bringing new vibrancy to the Main Street corridor. At the onset of this rezoning process, there was little visibility on who would be occupying the buildings within the development. Their needs are one of the key ingredients to determining the massing, proportion, windows, etc. for a viable project.

Now that the development team has made significant progress in securing the potential mix of “who” for key locations in the Midtown development, we have been able to hone in on the exterior design to respond with more honesty to the buildings and their function. One result of this, was a response to tenant requests that we increase the amount of windows (glazing) on each face of these buildings, specifically on the DC2 and DC4 parcels. With this increase, the office/retail/commercial functions are becoming a more desired location for prospective tenants. Obviously, the more there is glass on the facades, there is less remaining surface area for other building materials (brick, stucco, EIFS, fiber cement panel, metal panel, etc.).



The current designs for DC2 and DC4 now have approximately 25% glass on all facades, so we decided that a minimum of half (37.5% of total exterior material) of the remaining facade would be masonry (brick, stone, stucco) and to allow the remaining material to be alternate materials (fiber cement panel system, metal panel, EIFS, etc.). In addition, we decided to include limits on both Fiber Cement Lap siding (prohibiting this on DC2 or DC4) as well as EIFS (not allowed at ground levels facing any street or the Commons).

We are confident that through this design process, we have created a unique and desirable space for future office/retail/commercial tenants, as well as a phenomenal addition to the Main Street fabric.

- **DC 2 and DC 4:** The following language will replace the proffered elements for Façade Materials and Alternative Materials of page 20 in the Midtown Rezoning Pattern Book...

Facade Materials: Buildings shall be constructed with quality materials throughout. A minimum of 25% and a maximum of 40% of all facades shall be 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. A maximum of 20% of each floor façade can be EIFS, but EIFS is only permitted to be an accent material and is not permitted on Ground Level facades fronting South Main Street, Eheart Street, or the Commons.

- **DC 5:** The following language will be added to the proffered elements for Façade Materials and Alternative Materials of page 24 in the Midtown Rezoning Pattern Book and will reference parcel DC 5 specifically...

Facade Materials: Buildings shall be constructed with quality materials throughout. A minimum of 25% and a maximum of 40% of all facades shall be 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. A maximum of 20% of each floor façade can be EIFS, but EIFS is only permitted to be an accent material and is not permitted on Ground Level facades fronting Midtown Way, Church Street, Clay Street, or the Central Park.



- **DC 6:** The hotel parcel will maintain the same architectural proffered elements regarding Façade Materials and Alternative Materials as stated on page 24 in the May 13, 2019 approved Midtown rezoning Pattern Book.
- **PRD:** The PRD parcels will maintain the same architectural proffered elements regarding Façade Materials and Alternative Materials as stated on pages 26 and 28 in the April 1, 2020 Midtown rezoning Pattern Book amendment request.
- **Specified Material Percentages:** The applicant has confirmed that the building material percentages stated above to be included in the Pattern Book and proffer statement do indeed match the building elevation packages that have been provided to staff and Town Council for this application amendment.
- **Specific Building Materials:** Below is information on the specific building materials which have been referenced in the building architectural packages.
 - o “STO System” was questioned on whether it was true Stucco or EIFS. STO provides a variety of building finishes including both Stucco and EIFS. The applicant spec was referencing the Stucco finish. A brochure of that system is attached to this letter. The website for this product is https://www.stocorp.com/sto_systems/sto-powerwall-extraseal/.
 - o Fiber-Cement Illumination Panel is shown at the website below. <https://www.nichiha.com/product/illumination>
 - o Railing Perforated Metal is shown at the website below. <https://www.mcnichols.com/perforated-metal/slotted-hole/carbon-steel-cs-16890016?rbl=1673284232&cId=104>
 - o Meridian Brick is shown at the website below. <https://www.meridianbrick.com/>

3) DC 5 Perspective Renderings

As requested, an additional perspective of DC 5 has been provided. This perspective is taken from the lots directly across Clay Street from the DC 5 building leg closet to Clay Street. This also shows the proposed retaining wall and landscaping.

Thank you and please feel free to contact me with any questions you may have or if there are other items you believe we should incorporate into this revision package.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President



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DC 4 SCREEN WALL AND LANDSCAPING



VIEW 4 - AT EHEART STREET SE AND NEW CHURCH STREET

MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

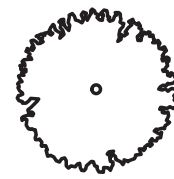
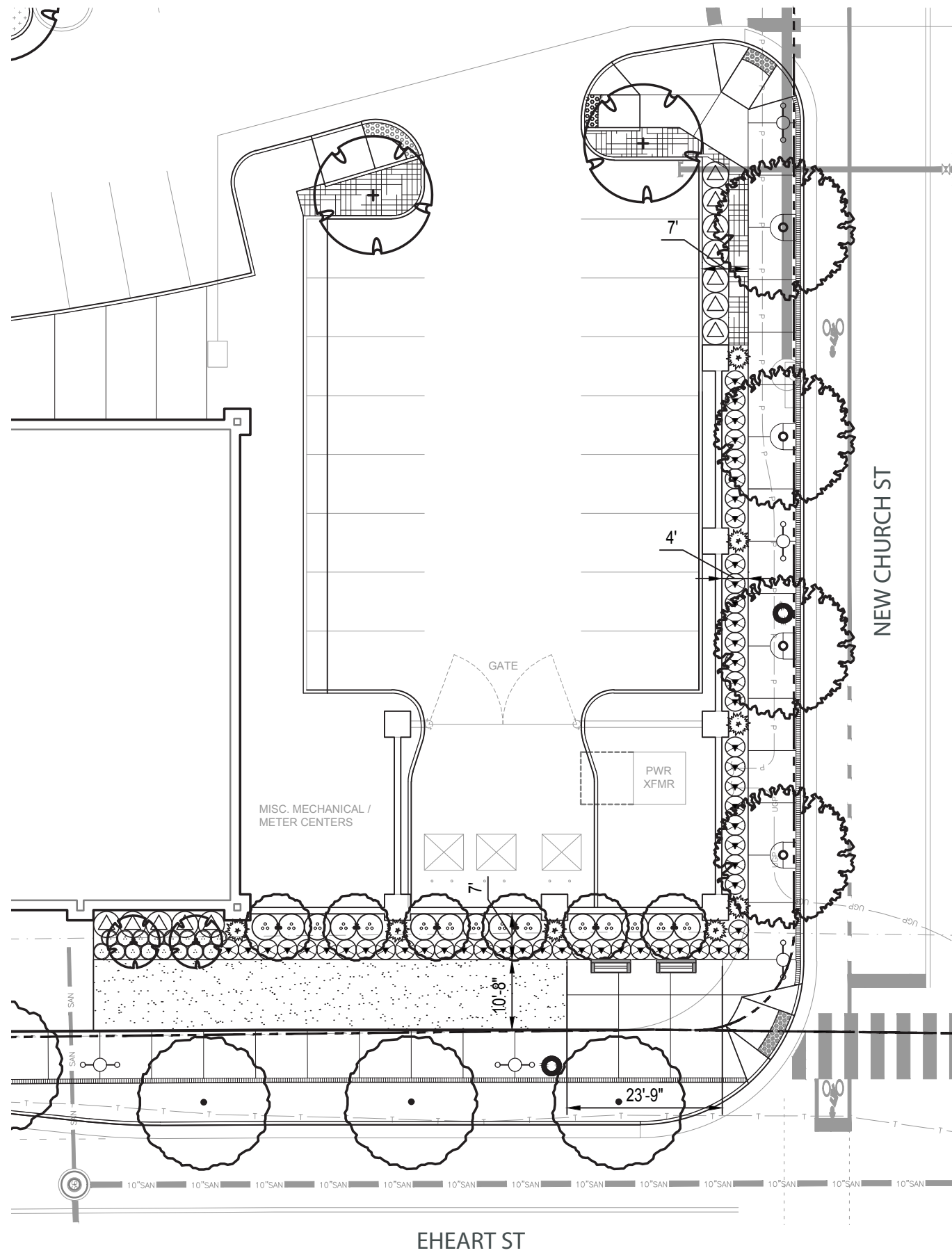
MIDTOWN - DC4

BLACKSBURG, VA

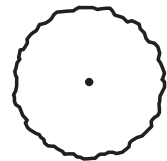
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

JULY 16, 2020 | MU190386.00

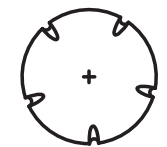




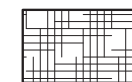
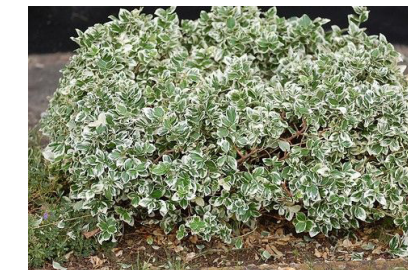
NYSSA SYLVATICA 'DAVID ODOM'
AFTERBURNER BLACK TUPELO



LIQUIDAMBAR STYRACIFLUA
AMERICAN SWEET GUM



CLADASTRIS KENTUCKEA
YELLOWWOOD



TURF



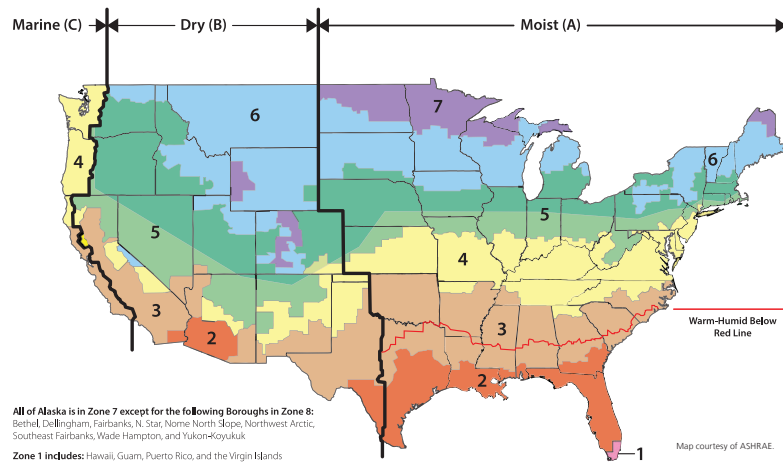
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BUILDING MATERIALS

Hgyvtrqbj #irp rurz /#E hvfj qbj #trgd | #

Applicable In All U.S. Climate Zones

StoPowerwall® Systems are designed to comply with energy and durability standards across every U.S. climate zone.



Visit www.StoPowerwall.com for more information and a complete list of product specifications.

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StoPowerwall® Stucco Systems



Obtain the Proven Power of Smarter Stucco Walls



StoPowerwall® Systems

StoPowerwall Systems combine portland cement stucco with a fluid-applied air and moisture barrier, advanced cavity wall design, continuous insulation (where applicable and required by code), and Sto® high-performance finishes. StoPowerwall System components include:

- StoGuard® Air and Moisture Barrier
- Sto DrainScreen™ Drainage Mat
- StoPowerwall Stucco (includes stucco produced by Sto's strategic manufacturing partners)
- StoPowerwall and Sto Powerflex® High Performance Textured Finishes (and primers as applicable)

When required by code, Dow STYROFOAM™ Type IV XPS rigid insulation—backed by Dow Chemical's 50-year thermal performance warranty—serves as the continuous insulation (ci) component.

When combined with other building-code-compliant materials—metal lath, building paper, wood, metal frame, or CMU back-up wall construction—and properly integrated into wall construction, StoPowerwall Systems provide lasting beauty and protection.



StoPowerwall comes in three distinct systems for different applications:

StoPowerwall ci

Offers superior thermal, air and moisture control by integrating StoGuard Air and Moisture Barrier with Dow STYROFOAM™ Type IV extruded polystyrene (XPS) rigid continuous insulation, an advanced cavity wall component, Sto DrainScreen, and Sto high-performance textured finishes.

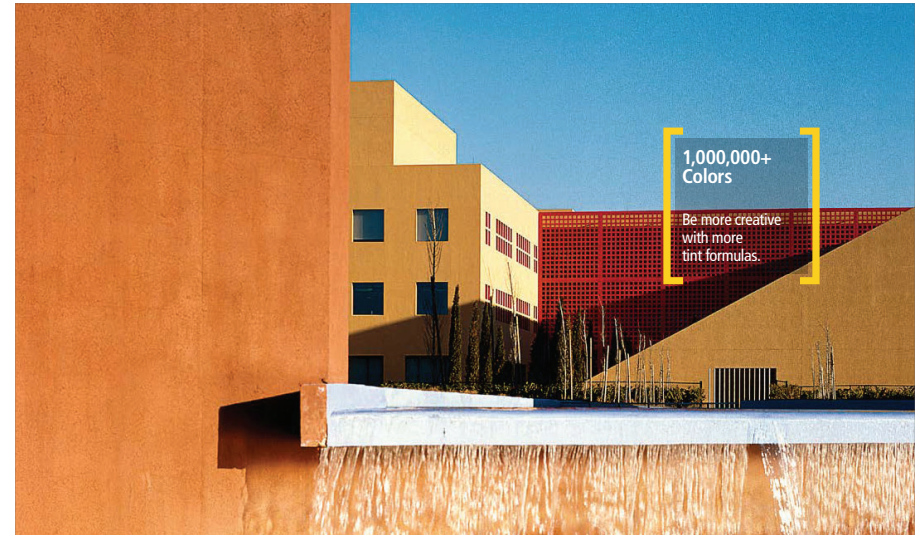
StoPowerwall DrainScreen

Offers superior air and moisture control by integrating StoGuard Air and Moisture Barrier with Sto DrainScreen advanced cavity wall component and Sto high-performance textured finishes.

StoPowerwall ExtraSeal®

Provides a single-component, trowel-applied air barrier compatible with StoPowerwall Stucco (ICC ESR 2323) for direct applications to CMU wall construction, and the protection of Sto high-performance textured finishes.

Create Lasting Impressions



To create highly attractive stucco walls that boost curb appeal, StoPowerwall puts more custom finish options, coatings, colors, and textures at your fingertips. Select Sto high-performance finishes in a wide array of tint choices designed for excellent color uniformity.

Sto finishes provide a strong, flexible outer skin that protects building exteriors while keeping them looking like new for longer.

To reduce cracks in stucco, select one of two options:

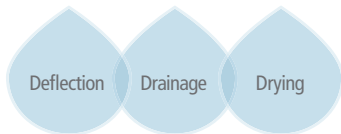
- StoPowerflex Elastomeric Finishes – flexible elastomeric finishes cover hairline cracks in stucco.
- Sto Armor Guard – uses Sto woven glass fiber reinforcing mesh with Sto base coat to add strength to the outer wall surface and resist cracking in stucco walls.

Controlling cracks in stucco walls means fewer callbacks, lower maintenance, and enhanced curb appeal.

Moisture Protection Outside

Three elements of moisture management:

Controlling moisture is the key to minimizing maintenance and preserving the curb appeal of exterior stucco walls. StoPowerwall® Systems are engineered for superior moisture management by implementing three design principles important to any exterior cladding: Deflection, Drainage and Drying. Deflection is the most important and effective strategy to prevent water entry into walls and minimize the risk of water damage.



Deflect

Sto® high-performance coatings and finishes provide a strong, flexible outer skin that protects stucco buildings from moisture by deflecting water off the face of the cladding. They work by:

- Creating a more durable, easier-to-maintain surface with excellent weatherability.
- Resisting wind-driven rain and UV light degradation.
- Resisting algae, mildew, and mold growth.

For example, Stolit® Lotusan® with Lotus-Effect® Technology offers a super-hydrophobic, high-performance finish that provides unprecedented water repellence.

Sto high-performance coatings and finishes, when combined with sound design and construction practices (such as the proper use of metal coping at parapets, flashing with drip edges beneath windows and doors to direct water to the exterior, and flashing at other locations such as sills, projecting features, deck attachments, and roof/wall intersections), as well as proper sealing around penetrations (such as doors, windows, and fixture attachments), can reduce maintenance and increase durability of the wall assembly.

High-Performance Finishes

Preserves surface integrity and appearance.

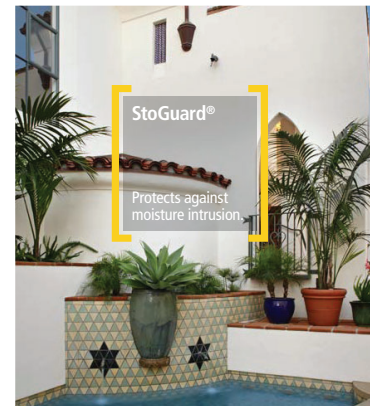


Advanced Cavity Wall Design Inside



Drain

Placing a Sto DrainScreen™ drainage mat between the cladding and the StoGuard® seamless air and moisture barrier protects the wall assembly. It works by creating an air gap that promotes drainage. In the event water penetrates the exterior cladding, it can drain down and out of the wall cavity when properly integrated with flashing.



Dry

StoPowerwall ci and StoPowerwall DrainScreen Systems include an air gap by incorporating Sto DrainScreen in the assemblies to promote not only drainage, but faster drying. This feature is especially important in moist and marine climate zones. Sto DrainScreen operates in conjunction with a seamless, fluid-applied StoGuard air and moisture barrier, which protects the substrate, and resists moisture intrusion, while helping to prevent growth of mold and mildew.

Building Code Compliant Wall Assemblies

StoPowerwall® Systems incorporate stucco products produced by Sto® or its manufacturing partners that comply with ICC Acceptance Criteria for Cementitious Exterior Wall Coverings (AC 11) and/or ASTM C 926.

Energy efficiency

For meeting energy codes, StoPowerwall ci incorporates up to two inches of Dow STYROFOAM™ Type IV extruded polystyrene (XPS) rigid foam insulation providing an R-value of up to 10. StoPowerwall ci complies with regulatory requirements for continuous insulation over steel and wood framing, including ASHRAE Standard 90.1-2013, the new IGCC/IECC energy code requirements for continuous insulation, and the Title 24 requirements for energy efficiency.

Water management

For water management, StoPowerall ci and StoPowerwall DrainScreen™ Systems incorporate advanced cavity wall design with Sto Drainage Mat and a continuous fluid-applied, vapor-permeable air and moisture barrier, Sto EmeraldCoat®, both listed components in ICC-ESR 1233.

Fire testing compliance

For fire safety, StoPowerall ci and StoPowerwall DrainScreen Systems have been tested in accordance with NFPA 285 and meet acceptance criteria for use on noncombustible construction (Types I-IV) and combustible construction (Type V) as described in ICC-ESR 1233.



Three Premium Systems



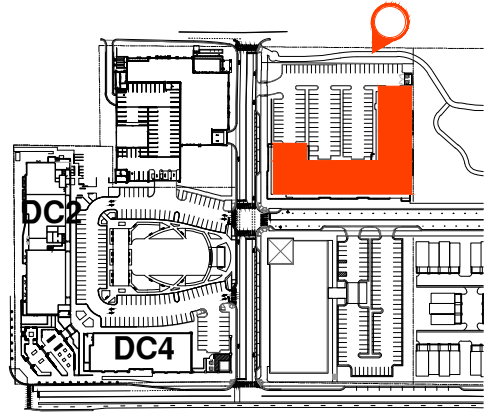
	StoPowerwall ci	StoPowerwall DrainScreen	StoPowerwall ExtraSeal®
Substrate Type	Wood, Gypsum sheathing	Wood, Gypsum sheathing	Masonry, Concrete
Air and Moisture Barrier Protection	Uses StoGuard® fluid-applied air and moisture barrier to provide superior protection against water penetration and air leakage. StoGuard EmeraldCoat provides a vapor permeable fluid-applied air and moisture barrier.		Uses Sto ExtraSeal, a single component air barrier barrier and scratch coat for CMU beneath ASTM C 926 stucco brown coats. ¹
Drainage and Drying		Incorporates Sto DrainScreen, a drainage mat that creates an air gap to facilitate drainage and faster drying.	Barrier wall design.
Continuous Insulation	Up to two inches of Dow STYROFOAM™ Type IV XPS (extruded polystyrene) insulation board installed inbound or outbound of sheathing for R-values of 5.0-10.0.	None	None
Stucco	Sto listed stucco (ICC ESR 2323) and stucco produced by Sto's manufacturing partners.		
Finish	Sto Powerflex® Silco: A ready-mixed silicone enhanced elastomeric textured wall finish for covering hairline cracks and enhanced water repellency. Sto Powerflex: A ready-mixed elastomeric textured wall finish for covering hairline cracks. Sto Powerwall: A ready-mixed flexible acrylic textured wall finish with high water vapor permeability. All finishes use marble aggregate—not quartz—for cleanest, most vivid colors.		
Other Components	Sto Armor Guard: Uses woven glass fiber Sto Mesh embedded in Sto base coat to resist cracking.		

1. Only applies to stucco brown coats evaluated for this application by Sto Corp., StoPowerwall Stucco (ICC-ESR 1233) and Quikrete 1200 Stucco (ICC ESR 1240).



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DC 5 PERSPECTIVE RENDERING



VIEW FROM CLAY STREET NEAR PENN STREET

MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

NOTE: ADDITIONAL STREET LIGHTS AND TREES MAY BE ADDED BY THE TOWN AT A LATER TIME
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.
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MIDTOWN - DC5

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