



BALZER
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August 7, 2020

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

RE: OBMS Rezoning Request – Final Submittals

Dear Anne,

Included with this letter is a final copy of all the rezoning request materials and the CUP request materials for Midtown. This includes the final updated Application text, “Z” Sheet Drawings and Pattern Book. The documents should incorporate all of the revisions and amendments we have worked together on over the last few months. The letter also includes attachments referencing four additional items that are listed below which were brought up at Town Council and Planning Commission on Tuesday August 4, 2020. Those items are:

1) DC 4 Screening Wall and Landscaping

- The shrubs along the screening wall adjacent to Church Street have been revised to be an evergreen shrub instead of a deciduous shrub.
- The Sweetgum trees that were specified along DC 4 have been replaced with a non-fruit producing tree per Town staff recommendation.

2) PRD Building Materials and Allowable Percentages

The materials and percentages for the PRD portion of the project has been revised and clarified to better reflect the planned townhome development architecture. It also includes language that is more consistent with the DC architectural language. This is shown on pages 26 and 28 in the Pattern Book and on Exhibits F, G, H and I of the proffer statement.

3) The Commons Loop Road

Midtown plans to provide five pedestrian walk areas along the loop road of which three will be raised as shown in the revised masterplan and the attached drawing. This will provide for a pedestrian accentuated crossing and also slow traffic around the Commons. Midtown is not specifying as part of the rezoning request what the exact material of those pedestrian walks will be, however they are committed to constructing them out of an alternative material rather than asphalt. Those materials could include concrete, brick, pavers, stamped and/or colored concrete.

4) DC 5 Screen Wall

As discussed with Town Council on Tuesday, the screening wall adjacent to Church Street on DC 5 has been revised to match the new design proposed for DC 4. This will provide continuity of design on both ends of Church Street.



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Thank you and please feel free to contact me with any further questions or comments on these revised materials.

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.

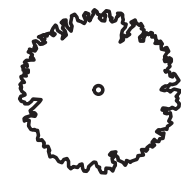
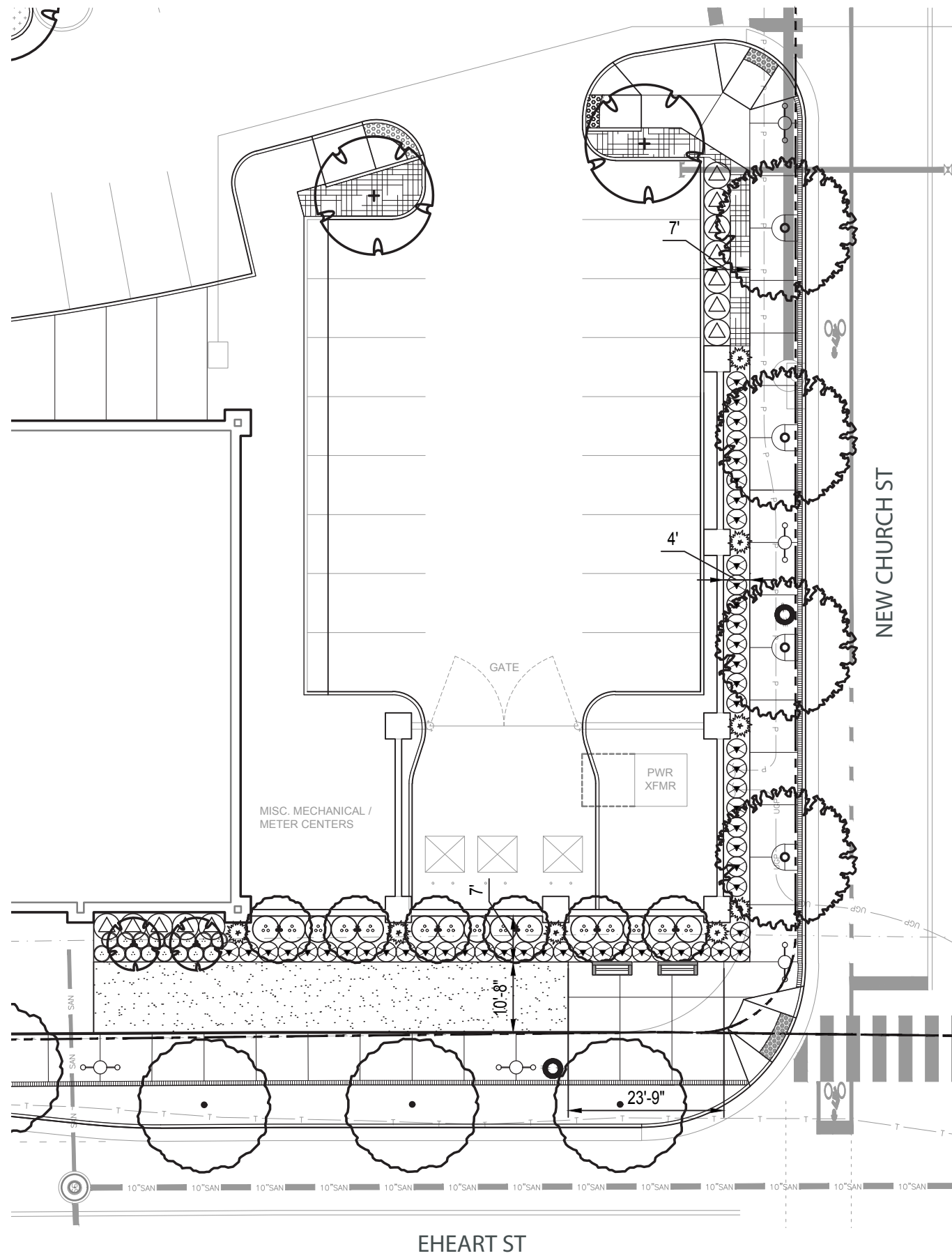
MIDTOWN - DC4

BLACKSBURG, VA

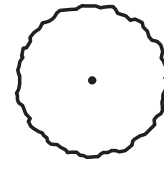
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AUGUST 07, 2020 | MU190386.00

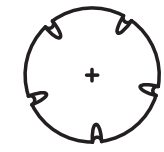




NYSSA SYLVATICA 'DAVID ODOM'
AFTERBURNER BLACK TUPELO



LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
FRUITLESS SWEETGUM



CLADASTRIS KENTUCKEA
YELLOWWOOD



SMALL ACCENT TREE



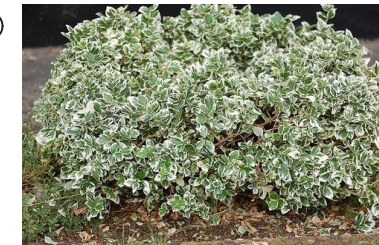
SMALL ACCENT TREE



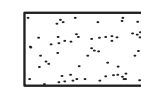
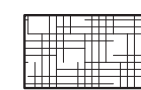
DECIDUOUS SHRUBS



EVERGREEN SHRUBS



EVERGREEN GROUNDCOVER



TURF

PRD BUILDING MATERIALS

Façade Materials: All building fronts, and any building corner-side that faces a public street, shall be masonry which shall be brick veneer, stone veneer or hard-coat stucco. 50% of the remaining building facades shall be constructed with materials that include brick, stucco, synthetic stone, fiber cement panel system or cement composite siding. In the PRD area, synthetic stone may be used on buildings for up to 35% of the elevation area on each side of any one or more buildings. Synthetic stone shall be a minimum 1 ½” thickness as approved by the Town.

Alternative Materials: The remaining 50% of façade materials on the non-masonry sides may include cast materials, glass, metal, smooth finished concrete or equivalents as approved by the town. A maximum of 20% of each floor facade can be EIFS used as accent panels. No EIFS may be used on any floor that has direct access to an exterior ground level entry. Minor architectural detailing such as window trim may be vinyl and shall be permitted on any façade.





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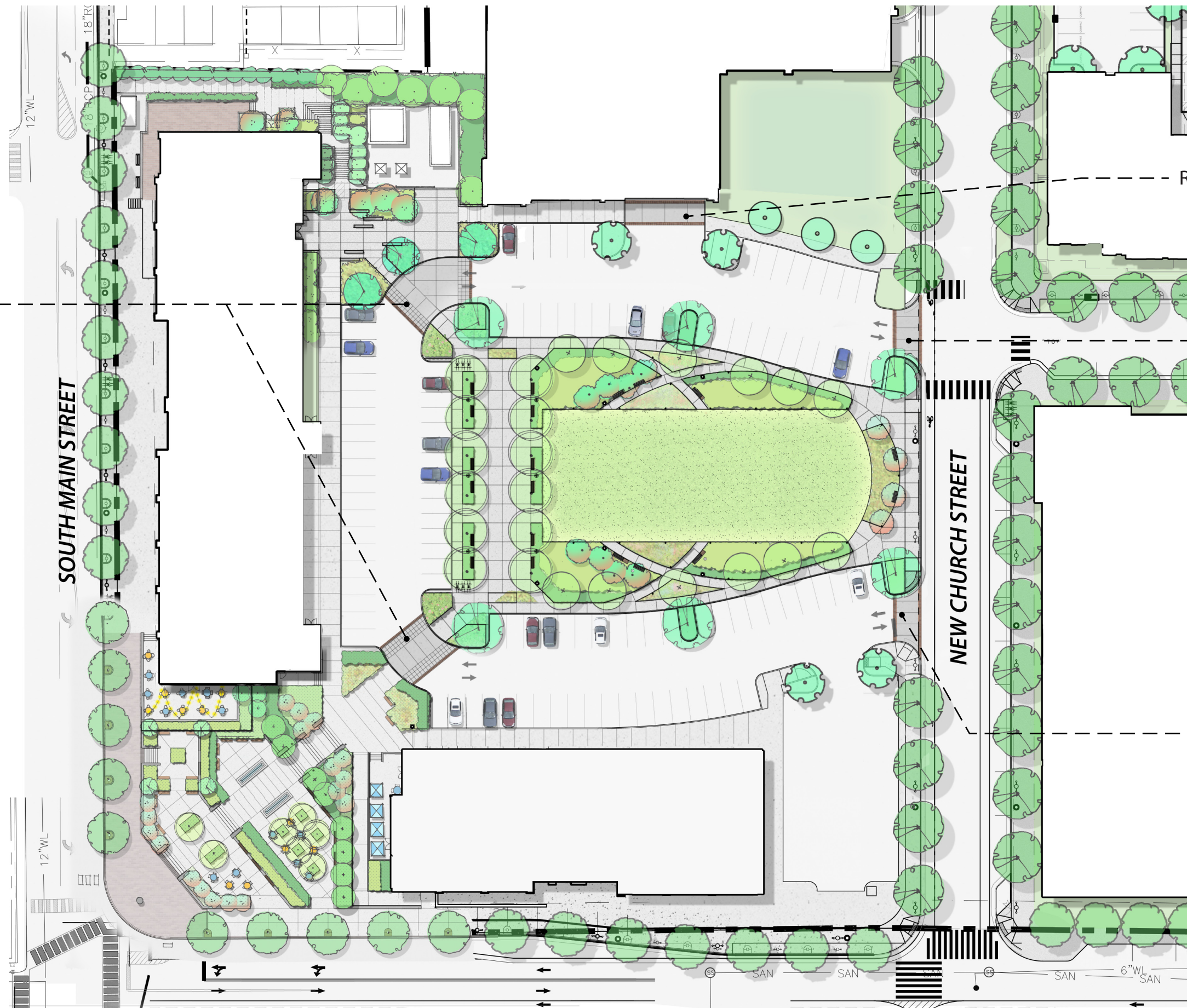
Envisioning Tomorrow, Designing Today



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THE COMMONS LOOP ROAD

Raised pedestrian walk



SOUTH MAIN STREET

NEW CHURCH STREET

Raised pedestrian walk

Pedestrian walk

Pedestrian walk



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DC 5 SCREENING WALL



DC5

DC4

DC1

DC2

CLAY COURT

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MIDTOWN REDEVELOPMENT PARTNERS, LLC

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MIDTOWN - DC5

BLACKSBURG, VA

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