

OLD BLACKSBURG MIDDLE SCHOOL SITE PATTERN BOOK



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Conceptual Plan

GUIDING ELEMENTS

THE COMMUNITY: AN INTRODUCTION

The Old Blacksburg Middle School project is a visionary concept to be implemented using strong architectural elements, an activated street presence and urban streetscape components. Together these achieve a **unique sense of place**, enhancing the Southern Gateway to downtown Blacksburg.

The plan correlates directly with the objectives of the Town's Comprehensive Plan. This Pattern Book document sets forth the standards that will see that the development of the Old Blacksburg Middle School site addresses the criteria of the Town's vision for a high quality development at the Southern Gateway to its downtown.

An **urban street grid** will unify the site, integrate land uses and link, as appropriate, to the adjacent Blacksburg street grid. No direct linkage is proposed to the street grid system of the historic 16 Squares neighborhood to the north of the site.

The South Main Street frontage expands the public sidewalk sector of the site with **street-front commercial** space and a generous public plaza at the corner of Eheart Street. An expanded sidewalk the length of the South Main Street frontage provides space for public gathering, restaurant outdoor dining and streetscape elements such as street lighting, seating in a variety of forms and extensive landscaping.

The **economic base** of the County and Town will be enhanced with **commercial and retail space** fronting South Main Street and several street frontages within the project. Should the market for commercial space expand such uses can also be accommodated on the street frontage of the commercial and civic components surrounding the Common.

In addition, new apartment, condominium and townhome development at a variety of price points will provide quality housing to meet the Town's desire to attract and retain employees and alumni of Virginia Tech as well as employees of the start-up firms and other local businesses in our community.

GUIDING ELEMENTS

THE COMMUNITY: AN INTRODUCTION

All land uses on the site will be integrated with a system of **interconnected plazas, pedestrian ways and open spaces**. The Midtown Plaza at the southwest corner of the site at Main and Eheart, the visual Southern Gateway to downtown, begins this procession of public spaces, which continues through the Old School Common, a community gathering, celebration and event space. The Common and adjacent spaces will host outdoor seasonal events which may include activities such as craft shows, festivals, community celebrations and related retail activities.

Continuing eastward from the Old School Common, Midtown Way travels the full length of the property past the large central park to the neighborhood open space at the east end of the site. Pedestrian green streets and pocket parks expand the open character of the site providing residents with active and passive recreational spaces.

Integration of civic, commercial and residential use types will occur vertically, in multi-use buildings, as well as horizontally, arranged around the Old School Common and along Church Street. Midtown Way integrates all land uses on the site as it traverses the full east/west length of the site.

Sensitive transition of building scale and use will occur along South Main Street as well as along the Eheart and Clay Street frontages of the site. This will reflect the graduation of uses and densities of the adjacent single family neighborhoods. Commercial uses such

as street front retail and commercial on South Main Street will transition along the north and south site frontages with potential civic, office, commercial and residential uses in progressively reduced building size and height.

Orientation of **intense project components** such as the potential civic, public safety, office and commercial structures, will be along the full frontage on South Main Street, the western - most frontages of Eheart Street SE and Clay Street SE and within the central areas of the site along Church Street and around the Old School Common. The more intense residential uses are anticipated to be mid-site. Frontages on Eheart, east of Church Street, will be residential uses graduating in massing and size and interspersed with pocket parks.

The residential component of the site development will seek to serve the Town's targeted housing market for young professionals, families and retirees. High occupancy student housing will not be provided on the OBMS site. Residential product will include market rate housing in a variety of sizes, types and price points, both rental and for sale, all with the restrictions to discourage purpose-built student housing and transient occupancy. There will not be any purpose-built student housing on the site.

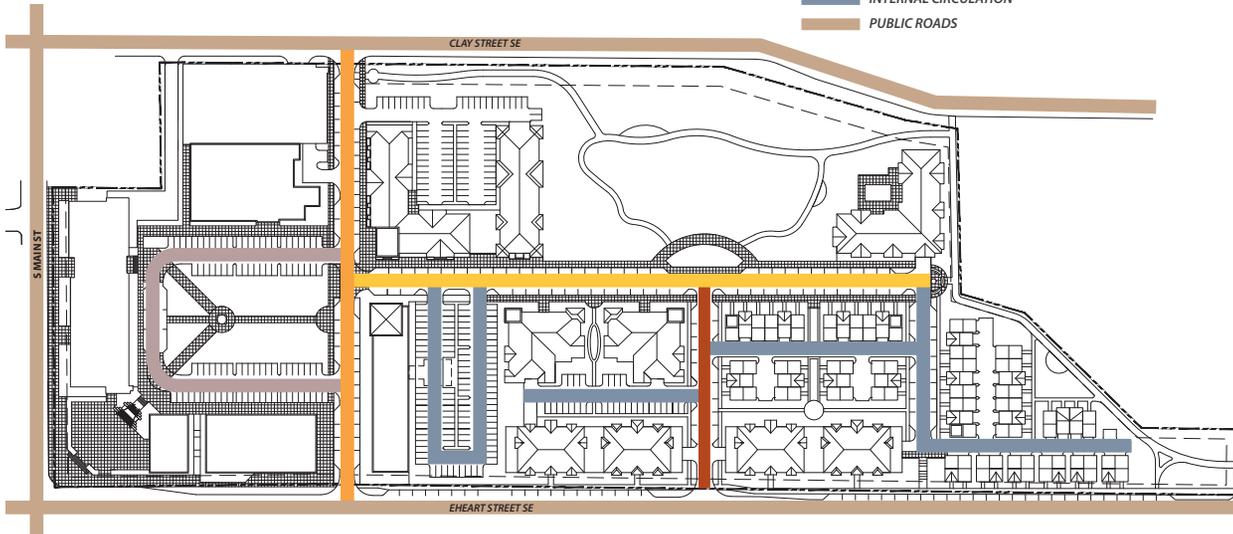
There are two potential opportunities on the OBMS site for **civic components**. Prominent sites within the property have been identified as potential sites for a future new library and for

a new town public safety building. As funding and programming are completed, these facilities can be developed. Should funding sources not be available for these potential civic uses, the identified sites can accommodate alternative multi-use, office and commercial development.

Ground floor restaurant and commercial space will front on South Main Street with widened sidewalks to accommodate the outdoor activities of potential tenants. As the market for commercial space expands such uses can be accommodated on the street frontages of the site designated for Downtown Commercial Zoning.

Landscape and hardscape design for the OBMS site will be based upon the **principles of low impact design** with careful consideration of sustainability in the implementation of storm water control, pervious surfaces and the integration of appropriate landscaping materials. Opportunities for the incorporation of **facets of the history of Blacksburg and prior uses on the OBMS site** will be manifest in place names, signage, public art in the landscape and the educational potential of permanent displays such as time capsules, kiosks and historic plaques.

- CHURCH STREET
- MIDTOWN WAY
- BELVEDERE STREET
- COMMON LOOP ROAD
- INTERNAL CIRCULATION
- PUBLIC ROADS



CIRCULATION & STREETScape DESIGN

Circulation diagram



View looking East on Midtown Way

GUIDING ELEMENTS

MIDTOWN WAY

Midtown Way is the central pedestrian and vehicular spine that will run through the site from West to East from the Old School Common.

- **Midtown Way**, a 42' paved street, will provide two way traffic with parallel parking on both sides. A 10' sidewalk with street trees in grates on both sides of Midtown Way links the Common with the open space at the east end of the OBMS site.
- A 10' building setback will include urban style landscaping on Midtown Way in the PRD zone, with no setback required in the Downtown Commercial zone. To activate the pedestrian activities on the streetscape, buildings and

individual residential units fronting on both sides of Midtown Way at street level will have direct access to the sidewalk where practical.

- Streetscape treatment will include a full complement of street furniture, site amenities, curb extensions and landscaping for a strongly pedestrian-friendly public experience.

CHURCH STREET

- **Church Street**, a public street linking Clay and Eheart Streets, will provide one travel lane in each direction with parallel parking on both sides. The Old School Common / Midtown Way sidewalks and the pedestrian crosswalk linking them across Church Street will be surfaced in complementary paving materials. This will bring continuity to public pedestrian spaces and contribute to pedestrian safety at street crossings. A full complement of street furniture, site amenities, curb extensions, potential public art and landscaping will provide a strongly pedestrian-friendly public experience.

PUBLIC OPEN SPACE



South Main Street festival image



South Main streetscape character image



Suggested Midtown Plaza character

GUIDING ELEMENTS

GENERAL

- To create a pleasant pedestrian experience on the street frontage, garages and parking will be located primarily behind and under the buildings. When located adjacent to the street, it shall be screened with an architectural screen or heavy landscaping.
- In future site layouts alternative garage entry locations may be used.
- Porches and stoops will front the streets creating a safe and active pedestrian environment.
- Traffic calming devices will be incorporated, including narrowed streets, on street parking and bulb-outs at the street intersections.
- Street and pedestrian lighting will be designed to promote secure and safe streets.
- Alley design will keep speeds slow and accommodate trash and recycling in a clean and efficient manner.
- The open space will be an integrated system of interconnected plazas, pedestrian ways, and parks and open spaces.

MIDTOWN PLAZA

A generous public plaza at the southwest corner of the OBMS site serves as the symbolic South Main Street gateway to downtown Blacksburg. Fronted by multi-use buildings with street front restaurants and commercial space, the plaza may feature a fountain, public seating, lighting, landscaping and public art.

An ADA code standard accessible ramp from Eheart Street, or lift or similar accommodation will provide access to the Old School Common.

PUBLIC OPEN SPACE



Old School Common character image

GUIDING ELEMENTS

OLD SCHOOL COMMON

This civic event space will provide a public gathering and celebration area for the town. A community gathering space, it will be the vibrant “heart” of the Midtown community with regular programming and an easement for public use. It will be defined on the west by the multi-use building fronting on South Main Street and the Old School Common, on the north by proposed public safety building, on the east by Church Street and on the south by a potential library and a multi-use building.



Central Park character image

CENTRAL PARK

A large open space, Central Park, will be located along Midtown Way, in the heart of the residential neighborhood. The park will be the focus for outdoor passive recreation for residents. A system of pedestrian green streets and pocket parks will connect the community to Central Park. View corridors will make the park visible from both Eheart Street to the south and Clay Street on the north. Belvedere Avenue, the central north/south street moving north from Eheart Street, will intersect Midtown Way with a belvedere overlooking the park. Central Park will provide space for landscaped storm water quality measures and also function as a buffer between the OBMS site and the historic 16 Squares neighborhood.



Pedestrian green street

NEIGHBORHOOD PARKS

Pedestrian Green Streets/view sheds will bisect the two primary residential blocks and connect with Central Park. These landscaped quiet areas will provide pedestrian access to many of the apartment buildings and townhomes, and will add to the pleasant pedestrian-friendly character of the neighborhood. They will be complemented by several pocket parks along Eheart Street including one at the corner of Eheart and Willard Drive SE.

Note: Additional detail on the Public Spaces and their development is included in the proposed Performance Agreement.

ARCHITECTURAL DESIGN



Use of high quality materials



Entries located above the pedestrian way to provide privacy



Vertical & horizontal building articulation

GUIDING ELEMENTS

ARCHITECTURAL ELEMENTS

- All buildings on the Old Blacksburg Middle School site will have strong architectural elements, an active street presence, and an urban character, creating a unique sense of place while enhancing the South Main Street gateway to downtown.
- A diversity of building types will create a multi-use neighborhood with civic, commercial/retail and a variety of housing types including apartments, condominiums and townhomes.
- Variety in building scale and density through the neighborhood will generate visual interest and a strong urban character.
- Portions of the property have been identified potential for a new library and for a public safety building. The civic uses are anticipated to be located around the Old School Common, along Clay Street, Church Street and Eheart Street. The architectural design of these uses will identify the buildings as civic icons for the Town of Blacksburg.
- Residential product will include a variety of housing sizes, types and price points, both for lease and for sale.
- High quality materials will be used with an emphasis on brick and masonry composite.

GUIDING ELEMENTS

MULTI USE COMMUNITY

Along with the commercial/retail/restaurant uses, there will be a variety of housing types. These homes will provide a variety of price points and will provide quality housing to meet the town's needs.

CIVIC USE

Certain parcels on the property have been identified for possible civic use such as a new public safety building and a future library. The civic buildings are planned to be located on Clay Street, Eheart Street and Church Street. The civic uses will front on The Old School Common.

**SOUTH MAIN STREET/
RETAIL/OFFICE/
RESTAURANT**

South Main pedestrian realm will provide an expanded sidewalk and an active urban space for public gatherings, with street lighting and seating. Commercial and Office uses along South Main and in some interior locations will add to the economic base for the Town.

MIDTOWN PLAZA

The plaza, which enhances the South Main Street gateway to downtown Blacksburg, is envisioned for this prominent corner. Strong architectural elements, a fountain, amphitheater style steps, extensive landscaping and seating for outdoor dining with active street presence will create a welcoming sense of arrival to the Town.

STREETSCAPE

Porches and stoops will front the streets and peripheral lanes, creating a safe and active pedestrian environment. Streetscape along Eheart will be designed with the adjoining neighborhood in mind.

**MIDTOWN WAY
PEDESTRIAN WALK**

A central pedestrian/vehicular spine will run through the site from Church Street to the east end of the site. The design of Midtown Way will create a safe urban pedestrian experience through the site.

PARKING

Vehicles are parked in garages and podium parked beneath multi-family buildings, with surface parking kept as low as possible while still accommodating user needs.

CONNECTIVITY

The uses on the site will be integrated with a system of connected pedestrian ways and open spaces from the Midtown Plaza, and the Old School Common to the east end open space.

CENTRAL PARK

This neighborhood park will be the focus for passive recreation as well as a unifying feature for residents and patrons of the site.

PROJECT VISION

**COMMUNITY FOCAL POINT
TRAIL CONNECTION**

A landscaped area and small plaza will provide a focal point and seating area at end of Midtown Way. There will be a pedestrian link between Midtown Way and the corner pocket park at Eheart and Willard.



INTEGRATION OF USES

Integration of uses will occur both vertically in multiuse buildings and horizontally arranged around the Common, South Main and Church Street.

TRANSITION OF BUILDING SCALE

Building scale and density along Eheart will reflect the graduation of uses and densities transitioning to adjoining single family neighborhoods.

CIVIC, OFFICE & MULTI-USE

The location of parcel 4A and 4B can be reversed or combined as civic, office or multi-use commercial and may also include residential.

PEDESTRIAN CONNECTION

A strong pedestrian access will be provided from Midtown Plaza to Old School Common.

RESIDENTIAL

The residential neighborhood will seek to serve the Town's targeted housing market for young professionals and/or retirees. Residential product will include market rate housing in a variety of sizes, types and price points, both rental and for sale.

**PEDESTRIAN GREEN STREETS
AND POCKET PARKS**

These provide landscaped sites for recreation and access to all parks of the residential neighborhood.

PARCEL INFORMATION

DOWNTOWN COMMERCIAL PARCELS

Parcel 1 -
Civic or Multi-Use Commercial



Parcel 2 -
Multi-Use Commercial



Parcel 3 -
Community Open Space



Parcel 4A - Civic, Office,
Multi-Use Commercial



Parcel 4B - Civic, Office,
Multi-Use Commercial



Parcel 5 - Multi-Use
Commercial and Residential



Parcel 6 - Multi-Use
Commercial/ Hotel



PLANNED RESIDENTIAL PARCELS

Parcel 1 -
Multi-Family Residential



Parcel 2 -
Community Open Space



Parcel 3 -
Multi-Family Residential



Parcel 4 - Multi-Family
Residential and Townhomes



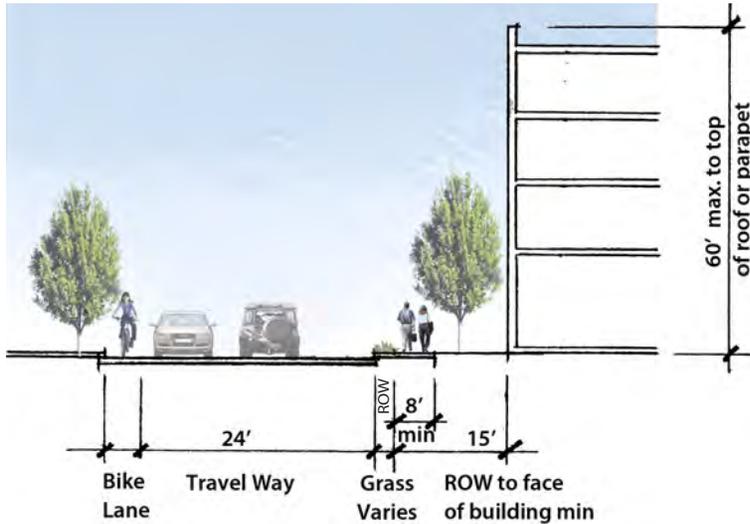
Parcel 5 - Multi-Family
Residential and Townhomes



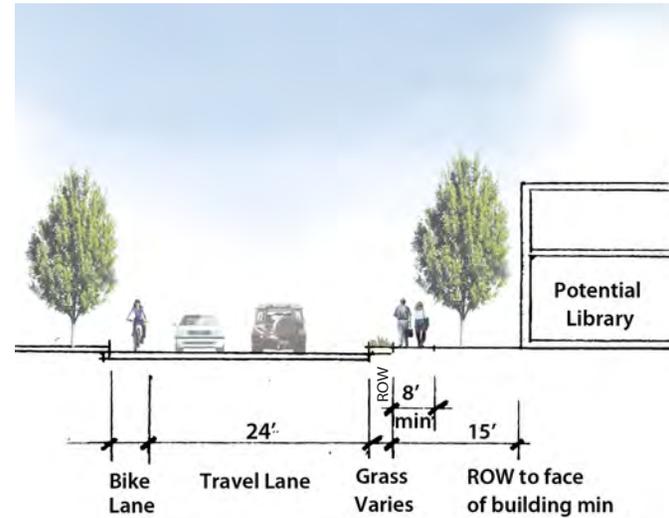
Parcel 6 -
Townhomes and Duplex



EHEART STREET



Section - Multi-use commercial
Downtown Commercial - Parcel 4A



Section Alternative- Civic or Multi-use commercial
Downtown Commercial - Parcel 4B

PROFFERED ELEMENTS

BUILDING MASS

Building Height

Downtown Commercial

60' maximum from grade at building to top of roof or parapet

Planned Residential District

40' maximum from grade at building to top of parapet or midpoint of the slope of a pitched roof.

Parcel 4 - Maximum 4 stories along Eheart Street

Parcel 5 - Maximum 3 stories along Eheart Street

Parcel 6 - Maximum 2 stories along Eheart Street

Height Definition: 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.

SETBACKS

Front

**Porch may encroach into setback 5'
 Steps may encroach into setback as required*

Downtown Commercial

Parcel 4A, 4B & 6 - ROW to face of building 15' min.

Planned Residential District

Parcels 4, 5 & 6- ROW to face of building 15' min.

Side & Corner

10' min.

Rear

Alley ROW to face of garage 4' min.

Overhangs

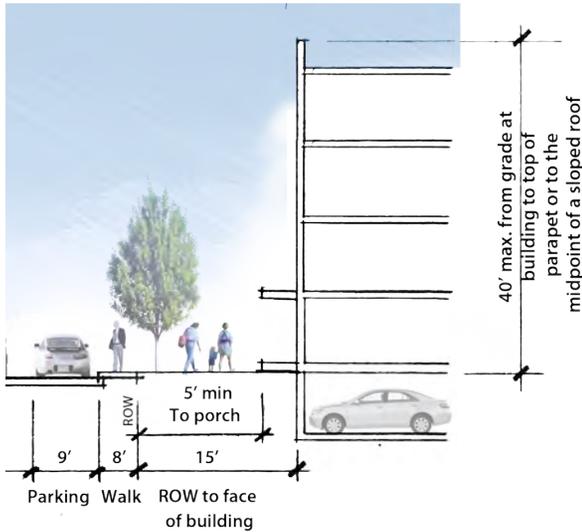
Overhangs may extend into setbacks max. of 48"

HVAC

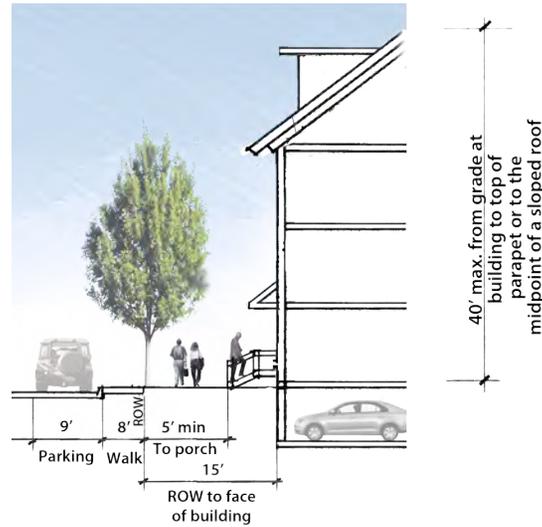
Mechanical equipment such as HVAC units can be placed on roof, in side and rear setbacks and must be screened. Hotel HVAC must be located on the roof.

ENTRIES

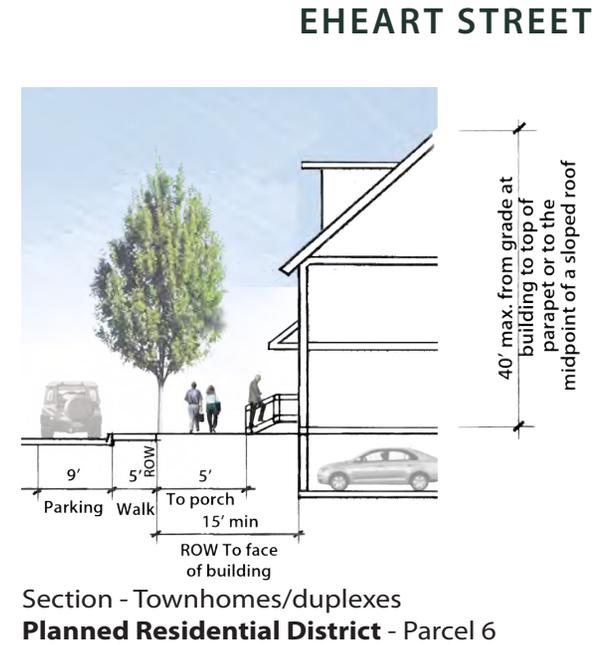
- Front doors must face the street or common open space
- A covered porch or stoop is required
- Stoop minimum size: 4' x 4'
- Entrances in the Planned Residential District shall be a minimum of 12" above finished grade.



Section - Multi-family residential over podium parking
Planned Residential District - Parcel 4



Section - Townhomes
Planned Residential District - Parcel 5



Section - Townhomes/duplexes
Planned Residential District - Parcel 6

PROFFERED ELEMENTS

PARKING

Parking / Garages

- Private garages and parking lots shall not be visible from Eheart Street.
- Commercial uses may have parking visible from Eheart Street. The parking areas must be screened with a continuous screen of evergreen shrubs, 24" in height at the time of installation.
- A minimum of 65% of all private parking on site will be covered.

Multi-Family:

Parking shall be located within, under or behind the building.

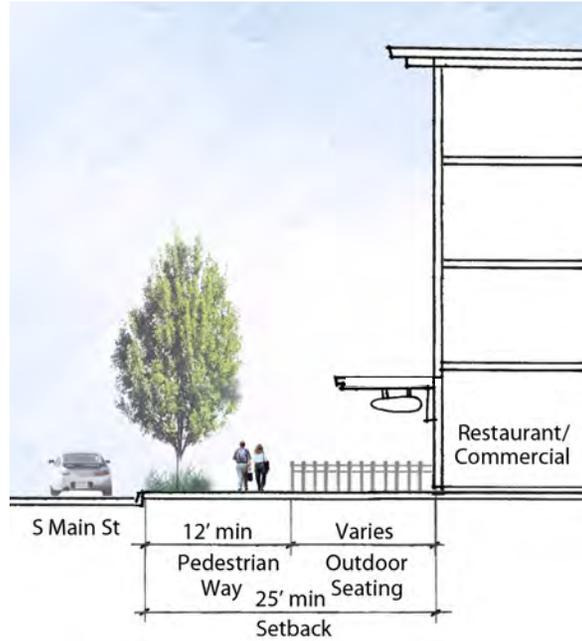
Townhomes:

Parking shall be tucked under the building accessed from the alley. Front loaded garages are not allowed on Eheart Street but may occur on internal circulation streets.

Parking Required

- 1 bedroom unit 1 stall per unit
- 2 and 3 bedroom units 2 stalls per unit
- Tandem stalls are allowed
- Public parking is provided on Eheart Street east of Church Street in parallel parking spaces on the OBMS side of the street.

SOUTH MAIN STREET



Street Section



South Main Street character

PROFFERED ELEMENTS

BUILDING MASS

Building Height

- Maximum 5 stories over parking
- 60' to top of roof or top of parapet, maximum

Height Definition: 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.

SETBACKS

Front

ROW to face of building 25' min.
 ROW to outdoor eating 12' min.

Side

10' min.

Corner

South corner opens to Midtown Plaza

Overhangs

Street facing overhangs may extend into setbacks max. of 48"

HVAC

Mechanical equipment such as HVAC units can be placed on roof, in side and rear setbacks and must be screened

ENTRIES

- Front doors must face the street or common open space and provide access directly to a public sidewalk.
- Any ground floor uses shall have entries that face South Main Street.
- Entries shall be covered to provide weather protection for pedestrians.

Note: Signage must meet the requirements as shown on pages 37-38.

SOUTH MAIN STREET



Outdoor seating



Building modulation



Outdoor dining on South Main Street

PROFFERED ELEMENTS

PARKING

Parking / Garages

Garage and parking will not be visible from South Main Street.

Parking for uses fronting on South Main Street will share the parking structure with the public safety building, be located under the building or be surrounding the Common.

Drop-off and perpendicular parking for the Main Street building shall be provided in the Common.

- **Multi-Family:** Parking will be located under or behind the building or in shared parking structure
- **Commercial:** Parking will be in the shared parking structure or in the surface parking lot and accessed from Church Street.

Parking Required Office

- General office 1 stall per 300 sf
- Medical Office 1 stall per 200 sf

Commercial

- Restaurant- General 1 stall for 400 sf serving area
1 stall for 50 sf seating area
- Restaurant- Fast food 1 stall for 400 sf serving area
1 stall for 40 sf seating area

- Retail 1 stall for 250 sf

Residential

- 1 bedroom units 1 stall per unit
- 2 and 3 bedroom units 2 stalls per unit
- Shared parking allowed
- Private garage and parking shall not be visible from South Main Street.
- A minimum of 65% of all parking will be covered or located within the shared structured parking facility.

MIDTOWN WAY



Private space for units along Midtown Way



Consistent building setback



Entrances above the sidewalk

PROFFERED ELEMENTS

BUILDING MASS

Building Height

- Maximum 5 stories over parking
- 60' to top of roof or top of parapet, maximum

Height Definition: 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.

SETBACKS

Front

PRD Zone: Buildings will have a consistent 10' setback from the pedestrian sidewalk to building facade except for Parcel 1 which does not require a setback.

DC Zone: No setback required from pedestrian way.

Side	Between buildings	2-3 story - 10' min. > 3 story - 20' min.
Corner	Corner to parking /drive	10' min.

Rear

Multi-Floor: Buildings may abut alley	
Townhomes: Garage door to alley	4' min.

Overhangs

Street facing overhangs may extend into setbacks a maximum of 48"

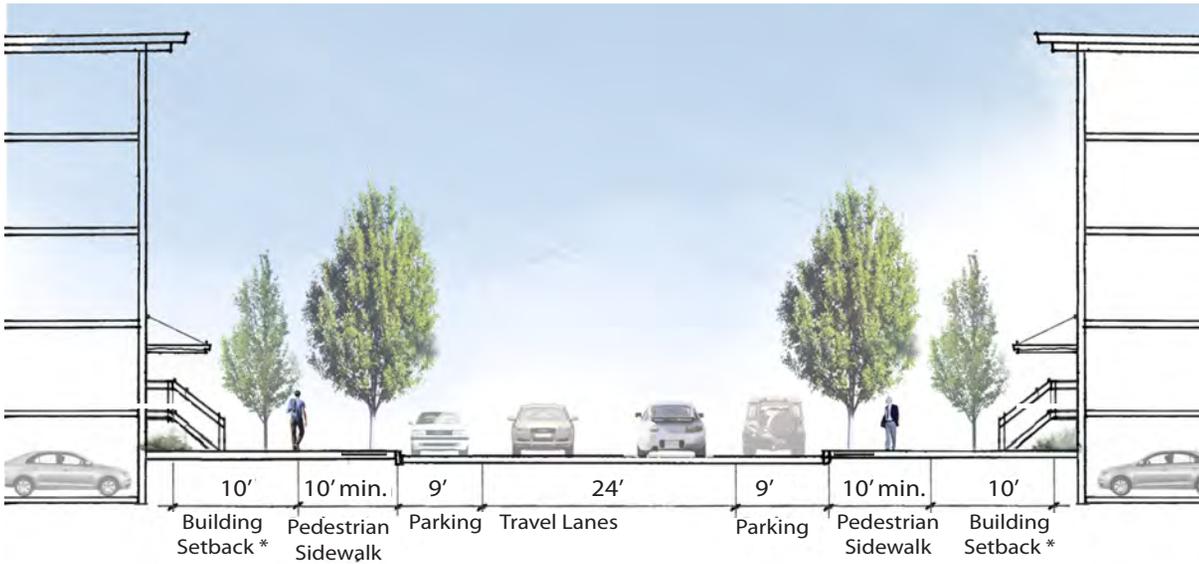
HVAC

Mechanical equipment such as HVAC units can be placed on roof, in side and rear setbacks and must be screened.

ENTRIES

- Front doors must face the street or common open space and provide access from the public sidewalk
- Entries shall feature weather protection for pedestrians
- Private unit entrances in the PRD zoned shall be a minimum of 12" above finished grade.
- Entries such as porches, stoops or private terraces may project into the front setback in the PRD zone.
- Entry porches and terraces may project within 5' of the pedestrian sidewalk in the PRD zone.

MIDTOWN WAY



Street cross section looking east in PRD zone

* 10' setback not required for PRD - Parcel 1



Parking accessed from the alley

PROFFERED ELEMENTS

PARKING

Parking / Garages

- Garages and parking lots for the residential uses, shall not be visible from Midtown Way. Where entries to parking lots are visible they, should be screened with an architectural screen or heavily landscaped. The parking for the hotel may be visible from Midtown Way, but shall be screened with a continuous screen of evergreen shrubs, 18" in height at time of installation.
- A minimum of 65% of all private parking will be covered.
- Front loaded garages are not allowed on Midtown Way but may occur on internal circulation streets.

- **Multi-family:** Parking shall be located within, under and behind the building
- **Townhomes:** Parking shall be tucked under the building and accessed from the alley.
 - 1 bedroom unit 1 stall per unit
 - 2 and 3 bedroom units 2 stalls per unit
- Tandem stalls are allowed
- Parking garage and parking lots shall be screened from Midtown Way with a landscaped buffer or architectural screen.
- Public parking is provided the length of Midtown

CHURCH STREET



Articulated building mass



East side of Church Street character



Multi-use buildings along Church Street

PROFFERED ELEMENTS

BUILDING MASS

Building Height

- Maximum 5 stories over parking
- 60' to top of roof or parapet roof, maximum

Height Definition: 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.

SETBACKS

Front

All buildings on Church Street will have the following setback from the curb to face of structure.

- East side of street 12' min.
- West side of street 8' min.

Side

Between buildings 10' min.

Corner

Corner to parking /drive 5' min.

Rear

Multi-Floor: Buildings may abut alley 4' min.
Townhome: Garage door to alley

Overhangs

Overhangs may extend into street-facing setbacks max. of 48"

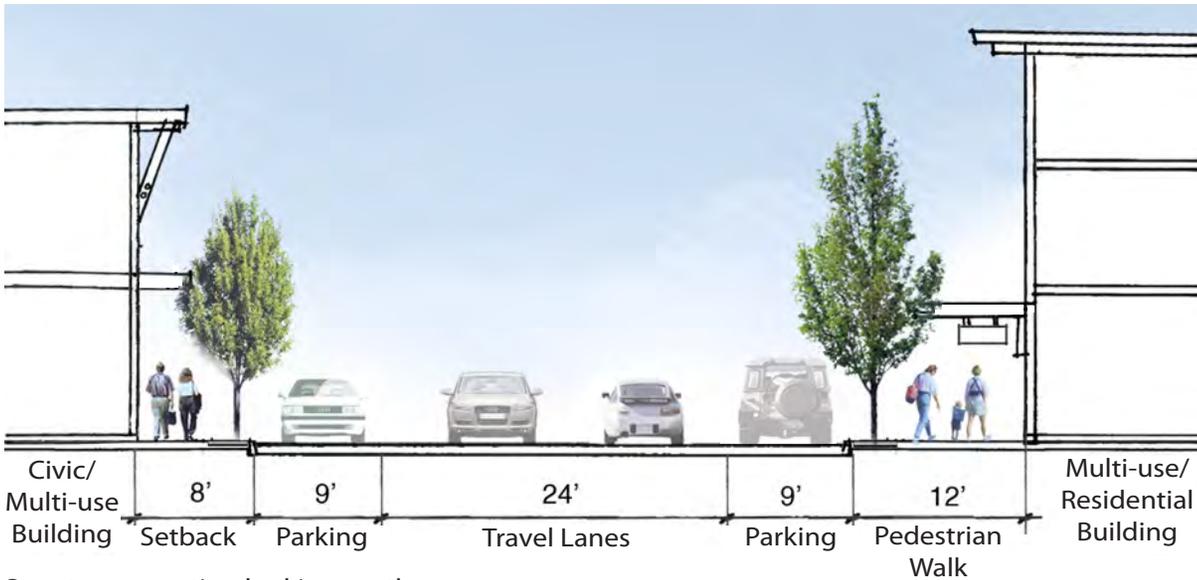
HVAC

Mechanical equipment such as HVAC units can be placed on roof, in side and rear setbacks and must be screened.

ENTRIES

- Front doors must face the street or Old School Common and provide access from the public sidewalk.
- Entries shall feature weather protection for pedestrians.
- Private residential unit entrances shall be 12" above grade of the sidewalk.

CHURCH STREET



Street character

PROFFERED ELEMENTS

PARKING

Parking / Garages

- Garage and parking lots shall not be visible from Church Street
- **Old School Commons:** There will be surface parking surrounding the commons. This parking will be visible from Church Street and will be landscaped with trees and shrubs.
- **Multi-family:** Parking shall be located within, under and behind the building.
- **Townhomes:** Parking shall be tucked under the building and accessed from an alley. Front loaded garages are not allowed on Church Street but may occur on internal circulation streets.

- **Civic/ Public Safety Building:** Parking shall be located with parking structure. The parking structure shall be heavily landscaped along Church Street.

- A minimum of 50% of all private parking will be covered.

Parking Required

Civic/ Public Safety Building: 1 stall per 300 sf

Commercial

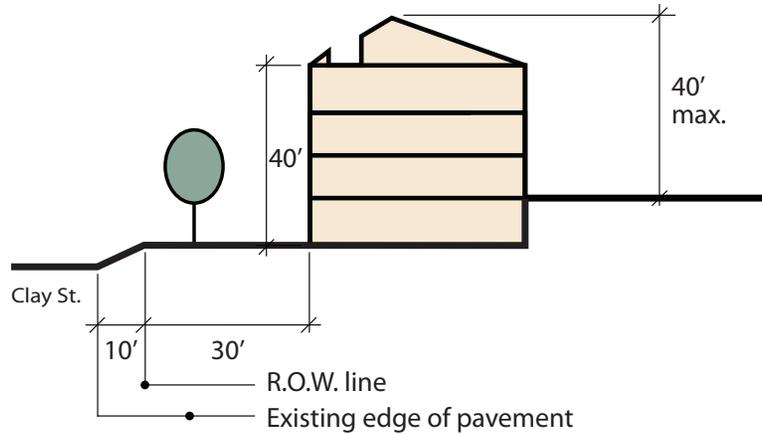
- Restaurant- General 1 stall for 400 sf serving area
- 1 stall for 50 sf of

- Restaurant- Fast Food 1 stall for 400 sf serving area
- 1 stall for 50 sf of seating area
- Retail 1 stall for 250 sf

Residential

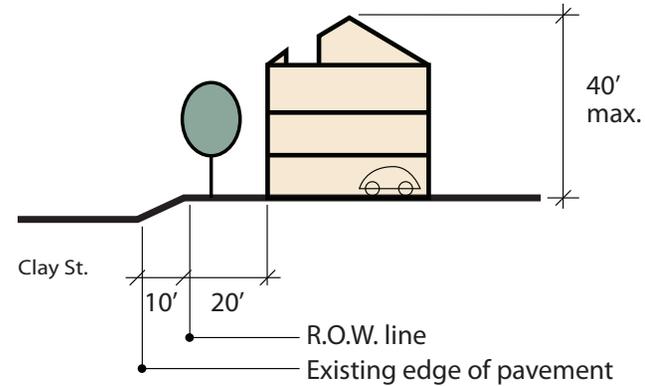
- 1 bedroom units 1 stall per unit
- 2 and 3 bedroom units 2 stalls per unit
- Shared parking allowed
- Parking garage and parking lots shall be located behind or under the buildings along Church Street.

CLAY STREET



Multi-story Residential at east end of Clay Street Frontage

PRD Parcel #3



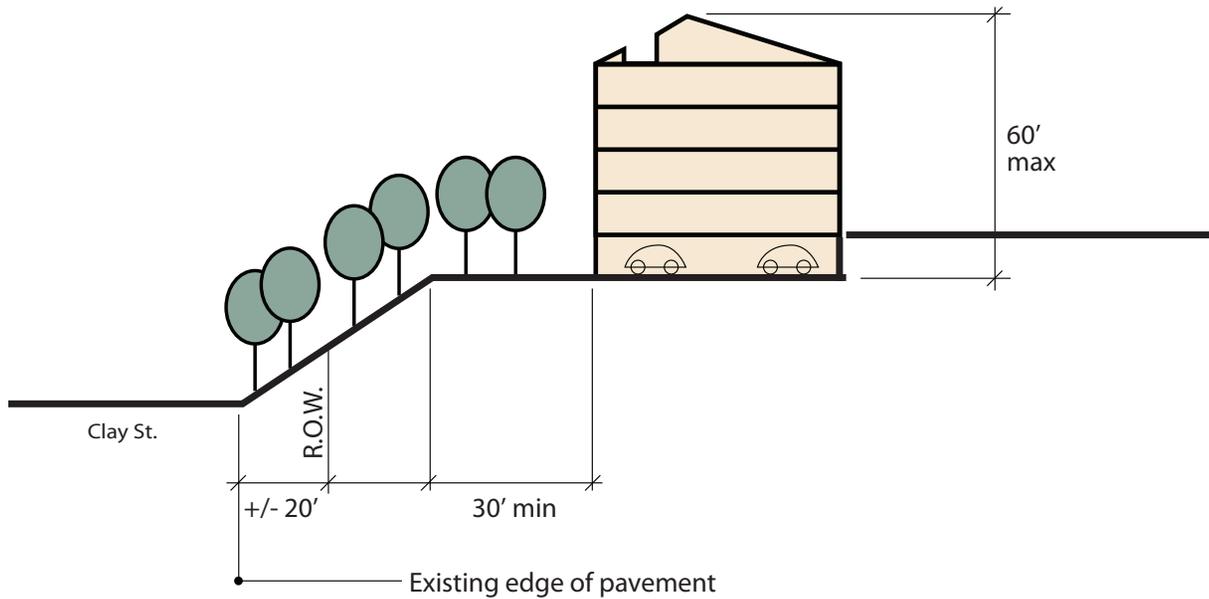
Townhomes at east end of Clay Street Frontage

PRD Parcel #3

PROFFERED ELEMENTS

BUILDING MASS	SETBACKS	ENTRIES
<p>Building Height</p> <ul style="list-style-type: none"> Maximum 5 stories over parking Townhomes: 40' to the top of the roof, or parapet wall, maximum Multi-Family: <ul style="list-style-type: none"> < 80' to Clay ROW: 40' to the top of the roof or parapet, maximum > 80' to Clay ROW: 60' to the top of the roof or parapet, maximum <p>Height Definition: 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.</p>	<p>Setbacks will vary by product type along Clay Street.</p> <ul style="list-style-type: none"> Townhomes 20' from R.O.W. minimum Multi-Family 30' from R.O.W. minimum <p>Overhangs</p> <p>Overhangs can extend into street facing setbacks max. of 48"</p> <p>HVAC</p> <p>Mechanical equipment such as HVAC units can be placed on roof in side and rear setbacks, and must be screened.</p>	<ul style="list-style-type: none"> Multi-Family Neither building entries nor driveways will be allowed access from Clay Street. Townhomes Unit entries may face Clay Street.

CLAY STREET



Multi-story Residential North of Church Street

DC Parcel #5, PRD Parcel #1

PROFFERED ELEMENTS

PARKING

Parking / Garages

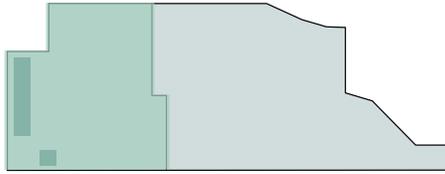
- Private garage and parking shall be screened from Clay Street.
- A minimum of 50% of all private parking will be covered.
- **Multi-Family:** Parking shall be located within, under and behind the building.
- **Townhomes:** Parking shall be tucked under the building and accessed from an alley or parking court.

Parking Required

- 1 bedroom unit 1 stall per unit
- 2 and 3 bedroom units 2 stalls per unit
- Tandem stalls are allowed

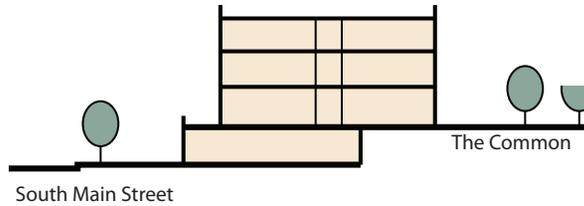
BUILDING TYPE: COMMERCIAL

Downtown Commercial Parcels 2 & 4



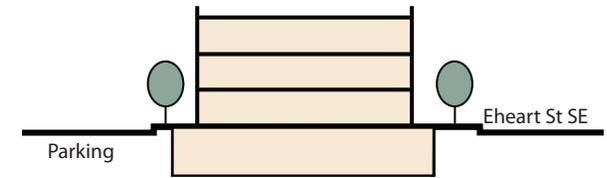
Site

Building Locations



Typical Building Section at South Main Street

Parcel 2



Commercial Section at Eheart Street SE

Parcel 4A

ARCHITECTURAL CHARACTER

GUIDING ELEMENTS

These multi-use parcels front South Main Street, Eheart Street, 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.

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 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, 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.

PROFFERED ELEMENTS

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

Residential floor facades shall feature balconies, terraces to differentiate the buildings as residential usage.

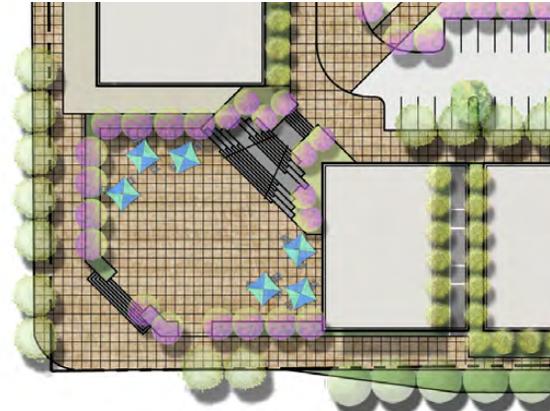
Façade Materials: Buildings shall be constructed with a minimum of 50% masonry materials such as brick, stone or synthetic stone.

Alternative Materials: The remaining 50% of façade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or approved equivalents. A maximum of 25% of the façade can be stucco used as accent panels.

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

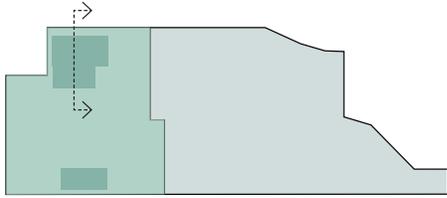
Vinyl siding is not permitted.

BUILDING TYPE: COMMERCIAL



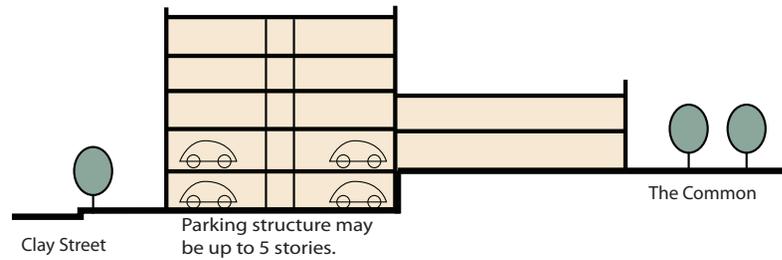
BUILDING TYPE: CIVIC USE

Downtown Commercial Parcels 1 & 4B



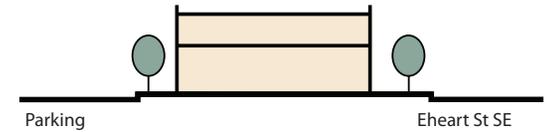
Site

Building Locations



Public Safety Building Section

Parcel 1



Library Section at Eheart Street SE

Parcel 4B

ARCHITECTURAL CHARACTER

GUIDING ELEMENTS

These parcels are anticipated to be civic use structures with off-street parking either in a parking structure or surface parking. Alternatively, if such civic uses are not constructed, the sites will accommodate a multi-use structure consisting of commercial and residential uses. In either instance the developed building will 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 shall access directly from the public sidewalk and shall be dramatized by building offsets, awnings, marquees and appropriate signage which meets the signage code of the Town of Blacksburg.

Multi-use building massing will be two to four floor levels may be over a ground level parking podium.

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.

Commercial street level frontages, where included, shall be typified by walls of transparent glass.

Office floor facades shall be predominately windows in a street friendly character.

Residential floors shall feature balconies, terraces and articulated elements to differentiate the buildings as residential usage.

Exposed exterior walls of parking structure shall be treated with architectural detail and materials or green wall techniques such that parked vehicles will not be visible from the street or immediately adjacent properties.

Corner Location: Buildings located at prominent

corners 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 building's role as a form-giver to the intersection. No vehicle entries shall be located off Clay Street except for civic uses.

PROFFERED ELEMENTS

Façade Materials: Buildings shall be constructed with a minimum of 50% masonry materials such as brick, stone or synthetic stone.

Alternative Materials: The remaining 50% of façade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or approved equivalents. A maximum of 25% of the facade can be stucco used as accent panels.

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

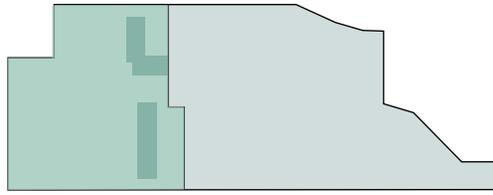
Vinyl siding is not permitted.

BUILDING TYPE: CIVIC USE



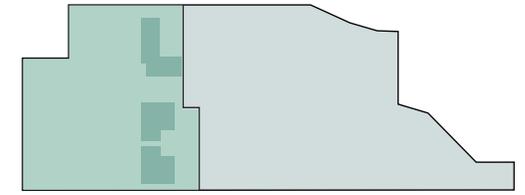
BUILDING TYPE: MULTI-USE W/ COMMERCIAL

Downtown Commercial - Parcels 5 & 6



Site

Building Locations including Hotel



Site Alternative

Building Locations including Alternative Multi-family Residential

ARCHITECTURAL CHARACTER

GUIDING ELEMENTS

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

Commercial Potential: These two parcels front on both Church Street and Midtown Way and therefore have the potential for commercial or mixed-use with residential above. The street level façade shall feature a prominent commercial entry and street facing walls of transparent glass. Awnings or marquees shall highlight the commercial street level uses and provide pedestrian weather protection along the right of way.

Hotel Use Potential: Parcel 7 has been identified for a possible hotel. If this potential use is realized, the building may be four stories on grade of hotel rooms and common spaces with parking accessible from Midtown Way.

Building residential entry and entries to individual lower floor units shall, as feasible, access directly from the public sidewalk.

Building massing will typically be two to four residential floor levels over a ground level parking podium. There is potential for commercial space fronting on the public sidewalk.

Roof forms shall bring visual interest through the 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.

Exposed exterior walls of parking structures shall be treated with architectural detail and materials such that parked vehicles will not be visible from the street or immediately adjacent properties.

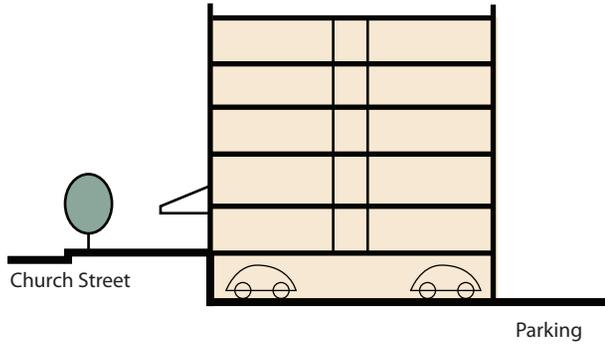
Corner locations: Buildings on both parcels define the intersection of Church Street and Midtown Way. These corners shall be articulated with a significant architectural feature such as a tower element, corner-wrapping window treatment, recessed corner entry or other such design techniques to give the intersection memorable character and to celebrate the building's role as a form-giver to the intersection.

PROFFERED ELEMENTS

Façade Materials: Buildings shall be constructed with a minimum of 50% masonry materials such as brick, stone, or synthetic stone.

Alternative Materials: The remaining 50% of façade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or approved equivalents. A maximum of 25% of the facade can be stucco used as accent panels.

BUILDING TYPE: MULTI-USE W/ COMMERCIAL



Typical Building Section



Parcel 6
Potential Hotel



Parcel 6
Alternate Multi-Use/
Residential Buildings

ARCHITECTURAL CHARACTER

PROFFERED ELEMENTS

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

Vinyl siding is not permitted.

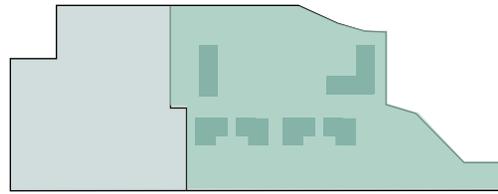
Commercial Percentage: A minimum of 20% of parcel 5 ground floor will be a commercial use. The remaining ground floor may be office, residential, or parking. Parcel 6 can be all commercial.

Building features: Residential units shall feature balconies, terraces and articulated elements to differentiate the buildings as residential usage.



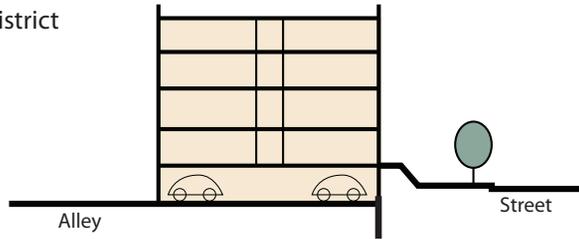
BUILDING TYPE: MULTI-FAMILY RESIDENTIAL BUILDINGS

Flat Site



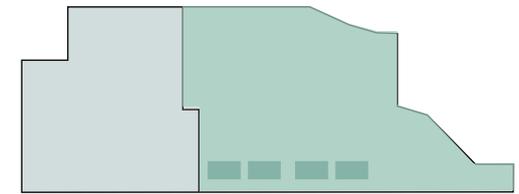
Potential Building Locations

- Planned Residential District
Parcels 1, 3, 4 & 5



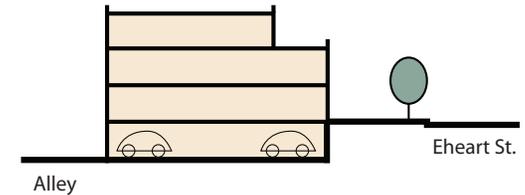
Typical Building Section

Hillside Site



Potential Building Locations

- Planned Residential District
Parcels 4 & 5



Typical Building Section

ARCHITECTURAL CHARACTER

GUIDING ELEMENTS

Building entry and entries to individual lower floor units shall, as feasible, access directly from the public sidewalk.

Building massing will typically be three, four or five residential floor levels over a parking podium.

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

Corner locations: When buildings are positioned on visually prominent corners, building corners shall be articulated with a significant architectural feature such as a tower element, corner-wrapping window treatment, recessed corner entry or other such design techniques to give the intersection memorable character and to celebrate the building's role as a form-giver to the intersection.

PROFFERED ELEMENTS

Alternative Materials: The remaining 50% of façade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or approved equivalents. A maximum of 25% of the facade can be stucco used as accent panels.

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

Vinyl siding is not permitted.

A maximum of 75% of the residential units in the PRD will be multi-family stacked units.

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. The building mass along Eheart Street shall maintain a visual connection into the OBMS site.

Building features: shall feature balconies, terraces to differentiate the buildings as residential usage.

Exposed exterior walls of parking structures shall be treated with architectural detail and materials such that parked vehicles will not be visible from the street or immediately adjacent properties.

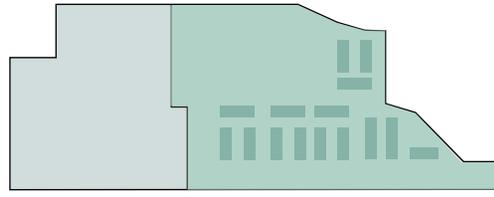
Façade Materials: Buildings shall be constructed with a minimum of 50% masonry materials such as brick, stone or synthetic stone.

BUILDING TYPE: MULTI-FAMILY RESIDENTIAL BUILDINGS



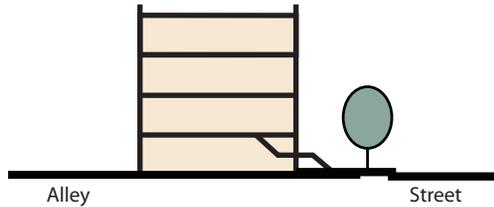
BUILDING TYPE: TOWNHOMES

Flat Site



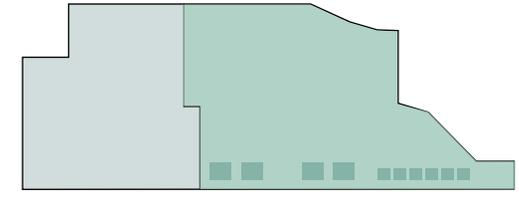
Potential Building Locations

- Planned Residential District
Parcels 3,4, 5 & 6



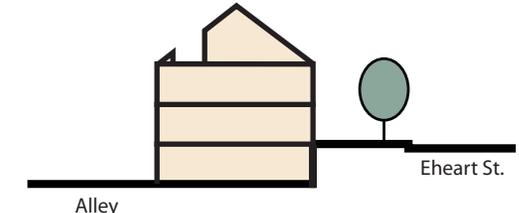
Typical Building Section

Hillside Site



Potential Building Locations

- Planned Residential District
Parcels 4, 5 & 6



Typical Building Section

ARCHITECTURAL CHARACTER

GUIDING ELEMENTS

Unit entries shall access directly from the public sidewalk.

Building massing will typically be two to three floor levels consisting of two living levels over a ground level parking plus a fourth level within an articulated roof form.

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

Parking: Required parking for each townhome or duplex unit shall be enclosed within each unit.

Corner locations: Townhome and duplex buildings addressing the intersection of streets or community open space shall be articulated with a significant architectural feature. Such articulation can be a tower element, corner-wrapping window treatment, recessed corner entry or other such design techniques to give the intersection memorable character.

PROFFERED ELEMENTS

Alternative Materials: The remaining 50% of façade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or approved equivalents. A maximum of 25% of the facade can be stucco used as accent panels.

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

Vinyl siding is not permitted.

A maximum of 50% of the residential units in the PRD will be townhome units.

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. The building mass along Eheart Street shall maintain a visual connection into the OBMS site.

Building features: Residential units shall feature balconies, terraces to differentiate the buildings as residential usage.

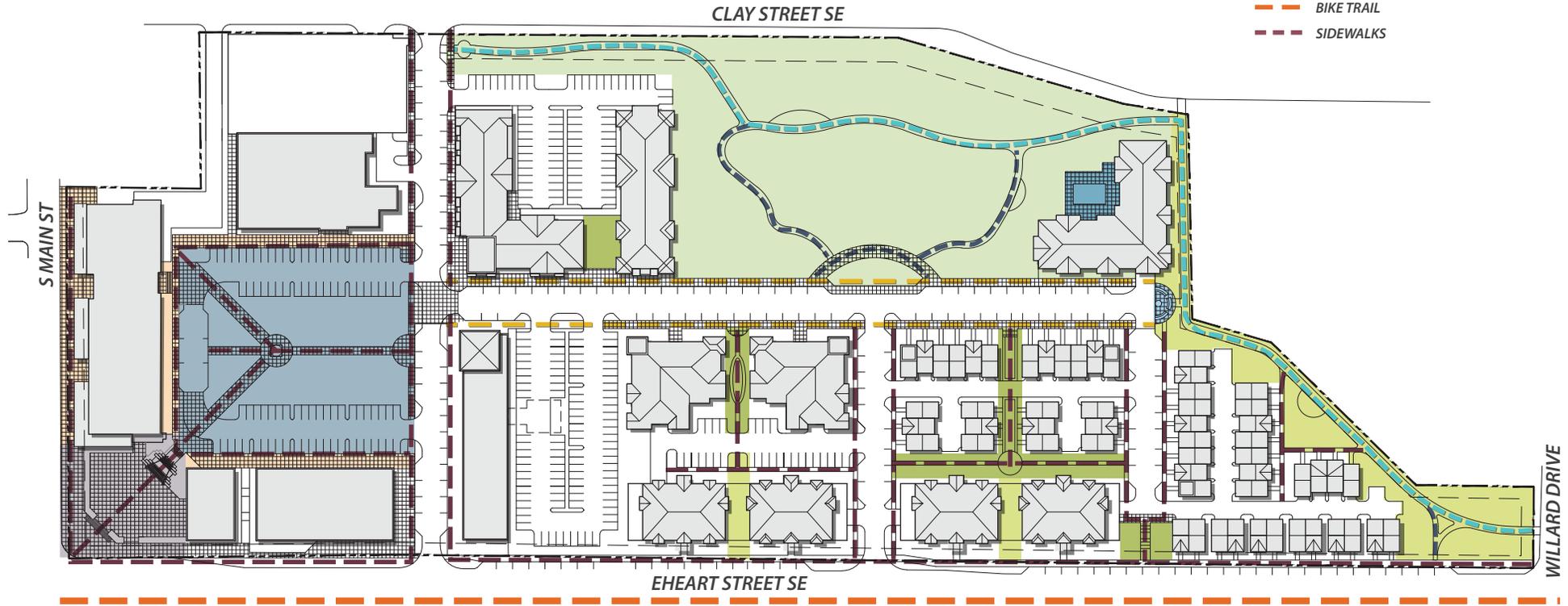
Façade Materials: Buildings shall be constructed with a minimum of 50% masonry materials such as brick, stone or synthetic stone.

BUILDING TYPE: TOWNHOMES AND DUPLEXES



LANDSCAPE FRAMEWORK

- OLD SCHOOL COMMON
- PEDESTRIAN WAY
- MIDTOWN PLAZA
- PLAZA
- NEIGHBORHOOD POOL/ CLUBHOUSE
- CENTRAL PARK
- NEIGHBORHOOD PARK
- POCKET PARKS/GREEN STREETS
- MIDTOWN PEDESTRIAN WAY
- PEDESTRIAN TRAILS
- 10' MULTI-USE TRAIL
- BIKE TRAIL
- SIDEWALKS



Note: Diagram indicates general location of trails and open space. Final location may vary slightly when constructed

INTRODUCTION



Character image of Old School Common



Character image of Old School Common

OVERALL VISION

GUIDING ELEMENTS

This landscape section explains the unique requirements for the Old Blacksburg Middle School (OBMS) site. This urban multi-use village is the Southern Gateway to downtown Blacksburg. Because landscape plays a major role in creating the sense of place, it is extremely important to thoughtfully design the landscape so it contributes to the overall vision of the community and provides a safe environment for the pedestrian. High quality open space, green streets and streetscape will provide a memorable and comprehensive network of pedestrian oriented streetscapes to connect all site uses to the Common, Central Park and other open space destinations.

The open space and streetscape design will incorporate a high level of green design practices with careful selection of plant material and stormwater treatment. The following are landscape requirements for the OBMS site. These requirements will work in tandem with the Town of Blacksburg requirements.

GENERAL REQUIREMENTS

PROFFERED ELEMENTS

- Open spaces throughout the site will be linked with a system of interconnected plazas, pedestrian ways and open space.
- Midtown Way will provide a safe and pleasant pedestrian connection from Old School Common, Central Park and to the neighborhood open space at the east end of the site.
- A minimum of 20% of the site will be provided as open space.
- Street trees are required along all streets.

GUIDING ELEMENTS

- Stormwater treatment may be designed to be integral to the soft and hardscape infrastructure.
- Native and drought tolerant plant material is encouraged.

PUBLIC OPEN SPACE & STREETScape DESIGN



South Main streetscape character



Midtown Plaza character image

SOUTH MAIN STREET

PROFFERED ELEMENTS

- On the South Main Street frontage, Ginkgo Biloba shall be provided to match existing town street trees.
- Street trees shall maintain a regular street pattern where possible, except where conflicts exist with site distance, utilities and driveways.
- The landscaping on South Main Street shall be an urban treatment. The trees may be located in tree grates or urban planters.

GUIDING ELEMENTS

- The South Main Street may include a variety of street furniture such as benches, lighting, pots, and bike racks using the Town palette.
- Active outdoor gathering and seating may be located adjacent to street fronting restaurant and commercial uses.

MIDTOWN PLAZA

GUIDING ELEMENTS

- The Midtown Plaza is at the south east corner of the site at the intersection of South Main Street and Eheart Street.
- The Midtown Plaza will serve as the Southern Gateway to downtown Blacksburg and as a community gathering space.
- Midtown Plaza will be predominately hardscape and lawn softened by plantings.
- Midtown Plaza may include public seating, tables, lighting and art.
- A water feature and/or public art or sculpture may be included.
- Landscaping will separate Midtown Plaza active areas from the pedestrian and vehicular circulation.

Note: Should the City take ownership of Midtown Plaza, Old School Commons or Central Park, design will be by the Town of Blacksburg



Midtown Way



Residential setback from Midtown Way



Church Street character

MIDTOWN WAY

PROFFERED ELEMENTS

- The pedestrian portion will be 10' wide and located on both sides of the street. Buildings will be set back an additional 15' from the pedestrian way in the PRD zone for a total of 25' curb to building face. Street trees landscaping or street furniture such as bollards will provide separation between curb parked cars and pedestrians.
- Street trees shall be a consistent species on both sides of Midtown Way and maintain a regular street pattern unless prohibited by conflicts such as driveways or utilities.
- Tree species shall be unique from other streets and provide shade for Midtown Way.
- Street setbacks shall be landscaped and provide separation and privacy for the units facing Midtown Way.
- Pedestrian separation from moving and parked vehicles will be provided by a curb and the use of

trees and landscaping.

- Entries will front the street and have direct access to sidewalks.
- Parking lots shall be screened with shrubs and trees from Midtown Way.
- Accent lighting with shields to prevent glare and light spillage will be provided for safety in outdoor public spaces.
- Lighting shall be provided at the entries to buildings.

GUIDING ELEMENTS

- Street furniture will be provided as part of the pedestrian experience.
- Midtown Way pedestrian way/sidewalk may have a special paving pattern linking it visually with the Common and Plaza.

CHURCH STREET

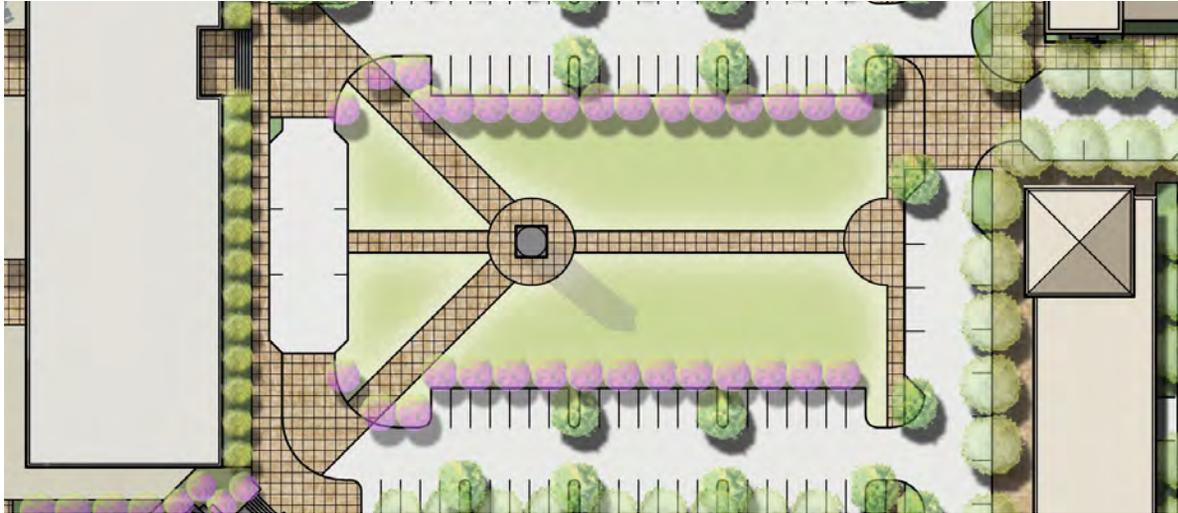
PROFFERED ELEMENTS

- Street tree species shall be consistent along both sides of the street and maintain a regular street pattern unless prohibited by conflicts such as driveways or utilities.
- Parking lots shall be screened with shrubs and trees from Church Street.

GUIDING ELEMENTS

- Street trees may be located in tree grates in an urban landscape character.
- Street furniture may be provided along Church Street.

PUBLIC OPEN SPACE & STREETScape DESIGN



Old School Common concept

GUIDING ELEMENTS

OLD SCHOOL COMMON

The Old School Common will be a community gathering space for celebrations and events. It will host outdoor seasonal events which may include activities such as outdoor markets, festivals, community celebrations and related retail activities.

Old School Common Loop Road

- A loop road shall extend off of Church Street, through the Common, returning to Church Street through the library parking lot. Open during most working day hours, this loop road will provide additional perpendicular parking as well as drop off access and parking for food trucks for the multi-use buildings and the library. The loop road may have a special paving pattern to integrate with the Common and may have flush curbs and removable bollards. The loop road can be closed during public events held in the Common, expanding the event space and assuring pedestrian safety.

- The Common will be predominately lawn in urban landscape treatment. Trees may be located in tree grates and planters along the pedestrian ways.
- Areas of grass will provide community gathering spaces.
- Old School Common will be predominately lawn and hardscape with a visually interesting paving pattern.
- Street furniture will be provided and may include seating, lighting, banners, planting in movable containers, and tables.
- Public art may be located in the Old School Common.



Central Park character

CENTRAL PARK

Central park will be a large community open space centrally located in the heart of the residential neighborhood. It will include a belvedere overlooking the park. Green streets and sidewalks will provide safe access for residents.

- Active areas and community gathering spaces for the residents which may include BBQ areas and outdoor active recreation areas.
- Site furniture which may include benches, tables and low seating walls.
- Shaded areas will be throughout the park.

PROFFERED ELEMENTS

- Lawn area will be provided for active and passive recreation.
- Continuous pedestrian pathways will be provided.
- Lighting will be provided for security purposes.

LANDSCAPE REQUIREMENTS



Attractive pedestrian green street



Attractive landscaped alley



Private outdoor space

GREEN STREETS/POCKET PARKS

Pedestrian green streets and pocket parks will be located throughout the OBMS site. These open spaces will provide neighborhood gathering spaces and safe pedestrian access for residents.

GUIDING ELEMENTS

- Pedestrian friendly circulation for the residents throughout the OBMS site.
- Open space for residents to gather.
- Lighting will be for security purposes.

PROFFERED ELEMENTS

- Entries and porches will be facing green streets and pocket parks to activate the spaces.
- Pedestrian connections will be provided to the Old School Common, Central Park and Neighborhood open space.

ALLEYS/PARKING/TRASH/UTILITIES

PROFFERED ELEMENTS

Alleys

- Plantings shall screen all parking from public right of ways.
- Shrubs and columnar trees shall be used at the building foundation.

Parking

- Parking lots shall be screened from public streets.
- Parking areas and alleys shall be lighted.
- Shade trees shall be planted in islands to reduce heat and glare.
- Drought tolerant trees and plants shall be used.

Utilities & Trash

- Transformers and other utilities must be landscaped to minimize appearance with a continuous screen except where need for worker access prohibits planting.

PRIVATE OPEN SPACE

PROFFERED ELEMENTS

- Street setbacks shall be landscaped.
- Private open space and setbacks shall provide separation and privacy for the units facing the streets.
- **Townhomes:** 200 sf per unit, may be a patio or roof deck
Ground level open space - Min. 8' dimension
- **Multi-Family:** Open space may be common or private
160 sf per unit required

LIGHTING



Town of Blacksburg lighting design



Building-mounted lighting



Town of Blacksburg standard lighting fixture

PROFFERED ELEMENTS

AMBIANCE AND CHARACTER

- Lighting shall be low-intensity and shall be substantially similar to the fixtures utilized by the Town. The character of the lighting shall be appropriate to the architecture.
- Light pollution shall be reduced by implementing a “dark sky” maintenance approach to lighting fixture selection. All exterior lighting shall be prevented from projecting upward either by placement beneath the building’s eaves or by using an integral shield in the fixture interior as recommended by the manufacturer.

SPILL OVER LIGHTING

- Spill over lighting is light that is broadcast beyond the intended areas, for example streetlights that illuminate residential windows or residential lights “flood” areas including yards, alleys, driveways and walkways. Such spill over lighting is not permitted.

LIGHTING LOCATION

- Alleys / parking areas shall include lighting mounted to buildings no higher than 8’ above ground level or on poles incorporating dark sky principles.
- All front entries shall have exterior light operated from inside the building. The entry lighting shall reflect the character of the architecture.
- The street lights used at the OBMS site will be based on the Town of Blacksburg standards.
- Pedestrian pathways shall be illuminated for safety.

Note: All lighting and photometrics shall be in accordance with the Town of Blacksburg Zoning Ordinance.

Note: A special signage will be necessary to meet identify Town, civic use, public open space, and other tenants' signage needs and to provide adequate directional guidance to the public. The applicant intends to submit an application for a special signage district once these user needs are known, and such request will be informed by the following guidance regarding such signage.



Wall mounted sign



Freestanding sign

GENERAL

- Single use buildings are allowed more than one sign. Wall mounted signs on single use buildings may be on multiple sides and one may be freestanding.
- Multiple user buildings may have a sign for each tenant.
- Building signage shall architecturally fit within the overall building elevation and design.
- Signage shall be placed near the public right of way, be clearly visible to passing vehicles and pedestrians and must not obstruct the pedestrian pathways.
- Signage allowed in Midtown Plaza.
- Offsite signage allowed in proposed Downtown Commercial District.

ALLOWED SIGN TYPES

- Building wall mounted signs
- Canopy and awning signs
- Projecting blade signs
- Window signs and graphics
- Freestanding signs
- Directional signs
- Site wall signs

MATERIAL AND CHARACTER

- Signs shall be constructed of high quality material. Plastic, fiberglass or highly reflective material are not allowed. Sign material such as painted metal, other metal such as copper, steel aluminum, bronze, wood or masonry shall be used.
- Signage shall be in proportion to the façade, respecting the buildings size, scale, mass, height and placement of the windows.
- Letter styles and sizes shall complement the overall character of the building and can be read easily.

SIGNAGE



Wall mounted sign with overhead lighting



Freestanding and wall mounted signs



Projecting blade sign

LIGHTING

- Only indirect sources that do not produce glare to illuminate signs are allowed. All illumination shall be steady and stationary. Signs shall be lit from the front, back or from within.

SIZE REQUIREMENTS

Free Standing signs

- Height 8' maximum
- Size 40 sf. max. for the sign portion only. Frame may exceed this size limit

Wall mounted signs

- 30" maximum letter height unless approved by the Design Review Committee
- Project 18" from the wall maximum

Projecting Blade sign

- Sign must not be more than 12 sf
- Maximum letter size 18"
- Maximum width 3'
- Maximum projection: 4'-0" from the façade
- Bottom of sign to be located 8'-0" above the side walk

ADMINISTRATION OF THE PATTERN BOOK

These design guidelines are applicable to all development within the OBMS site. They shall be authorized and required by Commercial District Covenants, Conditions and Restrictions (the CDCC&R's) and Planned Residential District Covenants, Conditions and Restrictions (the PRDCC&R's). Each of these Covenants, Conditions and Restrictions (the CC&R's) shall define and grant specific duties to a Review Committee for the district (the "Review Committee"). The Review Committee will be appointed by the board of the HOA's of the PRD and DC districts. The Review Committee has responsibility to ensure that all proposed improvements within its district are in compliance with the requirements set forth in this Pattern Book. The committees have reasonable discretion in the application of the guidelines and standards in order to address site conditions, integration of adjoining uses and design, and to insure high-quality complimentary development of each site. All property owners must obtain approval of the CDCC&R or PRDCC&R Review Committee, as applicable, and the Town of Blacksburg prior to development.

DEVELOPMENT REVIEW

All development is subject to these CC&R's. Prior to the start of any construction the owner must obtain approval from the district's Review Committee. The owner or its agent must submit plans, elevations and specifications to demonstrate conformance with this Pattern Book in accordance with the review and approval timeline of the Review Committee. The Review Committee has jurisdiction over all exterior construction and landscaping including landscaping materials and fencing. The Review Committee reviews design applications, interprets design guidelines, approves, approves with required modifications, or denies all proposals for construction.

While this Pattern Book is a tool for guiding design on the OBMS site, all applicable state, local, and federal codes and regulations shall apply, including but not limited to building, mechanical, electrical, zoning, health, safety, and fire codes. If applicable state, local, and federal codes and regulations conflict with the Review Committee's interpretation of the Pattern Book, the more restrictive requirement shall prevail. The Review Committee shall not be responsible for reviewing and approving any specifications for engineering design, structural, mechanical, safety or codes, or compliance with applicable zoning, building or other state or federal laws or ordinances.

NEW CONSTRUCTION PROCESS

NEW CONSTRUCTION SUBMITTALS & REVIEW PROCEDURES

The Design Review Committee process for all new construction at Midtown is a three step process: (1) Conceptual Design Review; (2) Final Design Review; and (3) Certificate of Approval. All submittals at each stage shall be copied to the Town Planning Department in electronic form.

CONCEPTUAL DESIGN REVIEW

A mandatory Conceptual Design Review (CDR) meeting enables the applicant to discuss the proposed project with the Review Committee prior to investing in design concepts or schematics. At the CDR review meeting applicants may clarify questions about the Pattern Book and the approval process. Multiple proposals may be reviewed at the same meeting.

The Review Committee may request additional information, suggest that certain alternatives or issues be addressed in the submittal, and/or that the applicant review with Town Planning staff issues relating to compliance of the proposed development with this Pattern Book. Comments will be provided to aid the applicant with preparing their Final Design Review submittal.

FINAL DESIGN REVIEW

After the Conceptual Design Review, the applicant will incorporate the directions and comments into the schematic drawings to be submitted. The Review Committee will review the application for completeness, consistency with this Pattern Book and other CC&R requirements, and notify the applicant upon receipt of a complete application.

The Review Committee shall meet and issue a decision within 30 days after it receives a complete application. The Committee decision shall be one of the following: (1) "Approved as submitted"; (2) "Approved with conditions or revisions"; or (3) "Disapproved".

CERTIFICATE OF APPROVAL

When an application is approved and any conditions met or required revisions made, the Review Committee will issue a Certificate of Approval (COA). The COA will be required prior to final Town permit approval of the proposed project. The COA may be applied for concurrently with the Town of Blacksburg approval process; however, both approvals must be obtained prior to commencement of any on-site disturbance, including vegetation removal, grading and utility installation.

CERTIFICATE OF COMPLIANCE

The applicant must notify the Design Review Committee in writing when a project is near completion. Within 15 days of notification, the Design Review Committee will inspect the project for compliance with the COA. If the project is in compliance, the Committee will issue a recordable Certificate of Compliance (COC). A Certificate of Occupancy from the Town of Blacksburg can only be gained with a proof of a COC. If the Committee fails to inspect within 15 days of notice, the project shall be deemed in compliance.

Deviations

If, at the time of inspection, significant deviations from the approved plans and specifications have occurred, the Committee may issue a notice of violation to the applicant. The notice will describe the nature of the violation, and may articulate recommendations for correcting the violation. A COC shall not be issued until the Notice of Violation is retracted by the Committee, typically upon implementation of an agreeable solution.