



July 25, 2018

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

**RE: OBMS Rezoning Request**

Dear Anne,

In preparation for our next Planning Commission Work Session meeting on July 31, 2018, this letter outlines some of our progress and updates that may be helpful for discussion. As we have discussed, our fully updated package of revisions will be submitted to your office by August 10, 2018.

**1) Signage**

A Special Signage District is planned to be applied for at a future date. Upon discussion with staff, the signage section currently shown in the Pattern Book is too general in nature. The Signage portion of the Pattern Book (previous pages 37-38) has been removed. In the rezoning application text, a signage section has been added to state that a Special Signage District is planned. It also states that if any Downtown Commercial use proposes a signage prior to the Special Signage District being approved, it must follow the DC Signage requirements that are allowable per the Town of Blacksburg Zoning Ordinance. This text is below:

*The requirements and design criteria for all signage on the property shall be set and governed by a Special Signage District. Types of signage included in this district would be monument signs, pedestal signs, building signs, identification signs, and directional signs. This Special Signage District will be approved as a separate set of documents presented to the Town of Blacksburg. Should any of the buildings in the proposed Downtown Commercial District proceed with construction and final occupancy prior to the approval of the Special Signage District, those buildings will be required to follow the current sign regulations provided for the Downtown Commercial Zoning District as described in the Town of Blacksburg Zoning Ordinance.*

**2) Private Development Review Committee**

This was initially shown in the Pattern Book to demonstrate that commitment of the development team to ensuring all development proposed on the site would meet the criteria of the Pattern Book and Rezoning Application, prior to future

plans being submitted to the Town of Blacksburg for site plan or building plan review. While this will still occur, the Development Review portion of the Pattern Book (previous pages 39-41) has been removed to not create any confusion as to the members of or the intent of this private review committee.

3) **Synthetic Stone**

Concern has been raised about the expected quality of the synthetic stone building materials that are referenced in the Pattern Book. Attached to this letter, you will find two examples of synthetic stone from two separate companies. Both of these companies are well known in the building industry and produce a high-quality product. This quality of material is what is anticipated for the OBMS site.

4) **Text Amendment to Section 3113 (3) PRD**

We had originally requested removal of this section within the application but as the project has changed, this removal is no longer necessary. Thus, previous section 3.2.4 of the rezoning Application text has been removed.

5) **Limits on EIFS in the Downtown Commercial Zoned Parcels**

Concern has been raised by staff, HDRB and the Planning Commission regarding the use of EIFS type material, particularly in the DC District. The Pattern Book dictates that a maximum of 25% of the façade can be stucco (EFIS) used as accent panels. The developer has agreed to amend that text to state no EFIS will be used on the first floor of any DC zoned building and that a maximum of 20% for façade use is to be applied to each individual façade. This removes the interpretation that all sides of a building can be added together, 20% taken from that number and applied to one entire façade for example. The residential buildings in the Planned Residential District will maintain the 25% allowable percentage as previously noted and will not have the ground floor restriction.

6) **Clarification of Office uses on Ground Floor of DC District**

The Application text stated in section 3.1.4 that no more than 60% of the ground floor area in the DC district may be used for office use. The intent was that it was to be based on individual buildings, not as an overall calculation. Additional text has been added to this section to better clarify this point. This text is below:

*\*No individual building within the proposed DC zoning district shall have more than 60% of the ground floor area used for offices uses.*

7) **HVAC Equipment**

Concern has been raised over the potential of massings of HVAC equipment that would be visible from Eheart Street, particularly on the Hotel parcel. Further detail has been added to the Application text in section 5.4 to address this concern. The text is below:

*Exterior HVAC equipment must be screened as required by Town ordinances. No ground mounted HVAC equipment on any buildings adjacent to Eheart Street shall be visible from Eheart Street.*

We have also completed many of the minor text changes to the document which will be included in our full resubmittal on August 10<sup>th</sup>.

Thank you and please feel free to contact me with any questions you may have.

Sincerely,  
**BALZER AND ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read 'S. Semones', with a long horizontal flourish extending to the right.

Steven M. Semones  
Vice President



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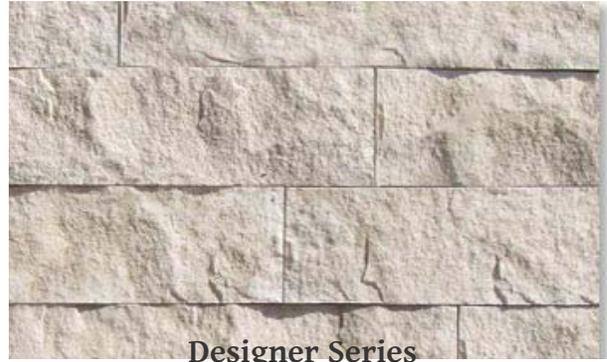
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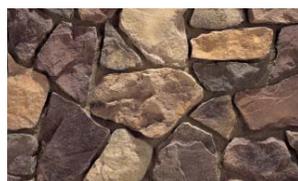
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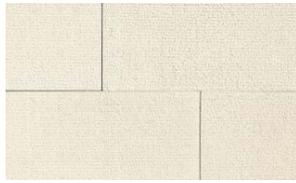
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