



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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

Roanoke
Richmond
New River Valley
Staunton
Harrisonburg
Lynchburg

July 15, 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 main issues we heard from our Planning Commission Work Session meeting on June 30, 2020 and our Town Council Work Session meeting on July 7, 2020. A description of each item is included below.

1) DC 5 Perspective Renderings

Additional perspective renderings of the DC 5 building showing various views from Clay Street and Penn Street that were part of our presentation at the work session meetings are attached for reference and review in evaluation of our CUP for the increased height.

2) Landscape Islands around the Commons

The parking area around the Commons measures 47,204 square feet. Per Town Code, 5% of that area is required for parking landscaping which equals 2,360 square feet. Town Code also requires the planting of 13 trees in the parking area. The proposed plan shows 1,951 square feet of landscape area and 13 trees to be planted. Thus, the overall landscape area is only 409 square feet less than the required amount and the tree count meets Code. As a reminder, these proposed numbers do not include the entire Commons area greenspace, any of the trees that will be planted within the Commons itself, or perimeter plantings. When looked at in its entirety, the area will be highly landscaped with many trees, shrubs, and areas for seasonal color which will most certainly meet the intent of breaking up large expanses of parking and asphalt areas.

3) DC 4 Screening Wall and Landscaping

Materiality and landscaping around the proposed service and parking area at the corner of Eheart Street and Church Street has been further realized and detailed. Three visuals are provided showing an updated perspective rendering of the corner, a plan view of the corner with landscaping and plant materials, and a building material reference sheet showing colors, type of materials and percentages of each material proposed within the screening wall. Additional hardscape area on the corner will also allow for seating opportunities as shown on the renderings.

4) Building Materials and Allowable Percentages

Updated renderings and design packages of DC 2, DC 4 and DC 5 are attached that include the type of building materials proposed for each building and the percentage of each material used per building. The specific language of material percentages to be



included in the pattern book and proffer statement is still being refined. A follow up to this letter addressing this remaining item will be submitted to your office prior to our July 21, 2020 Planning Commission Work Session meeting

5) Overall Open Space

There was an error in the initial Open Space calculations. A small, 0.214 acre parcel at the Northwest corner of Eheart Street and Willard Drive was originally owned by CC&B Development LLC who developed Fiddlers Green subdivision. This parcel had been dedicated as open space for that subdivision in 2008. This parcel has since been deeded to Midtown Redevelopment Partners. As that parcel was already dedicated as open space with Fiddlers Green, it cannot be dedicated as open space for Midtown. The parcel will remain as open space but the overall open space calculation for Midtown will be reduced on the revised plans by this 0.214 acres to avoid “double counting” it.

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

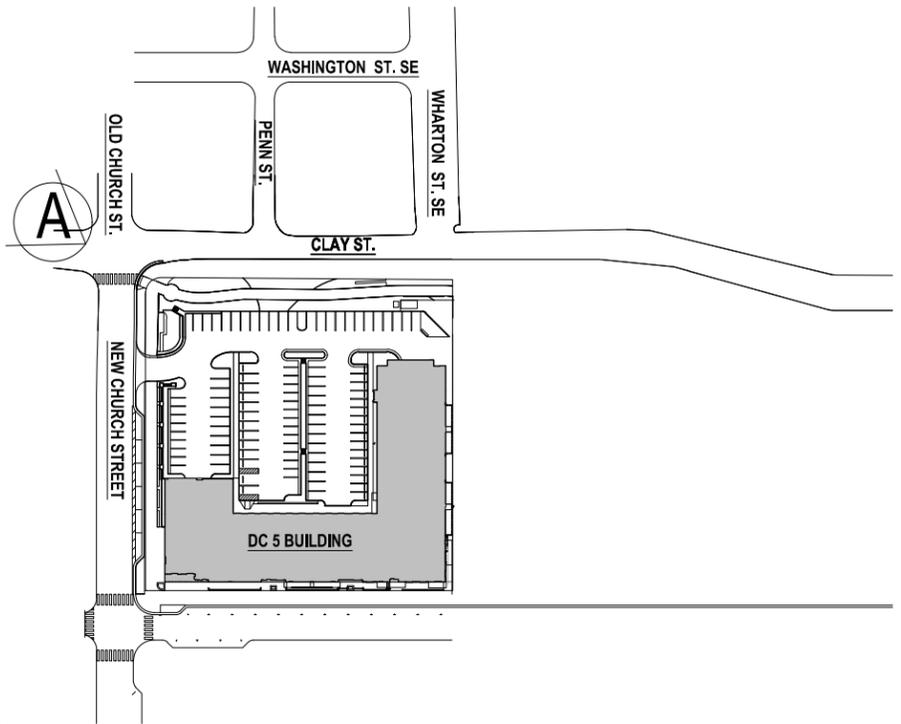


BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

DC 5 PERSPECTIVE RENDERINGS



VIEW A - FROM CHURCH STREET AND CLAY STREET.



MIDTOWN REDEVELOPMENT PARTNERS, LLC

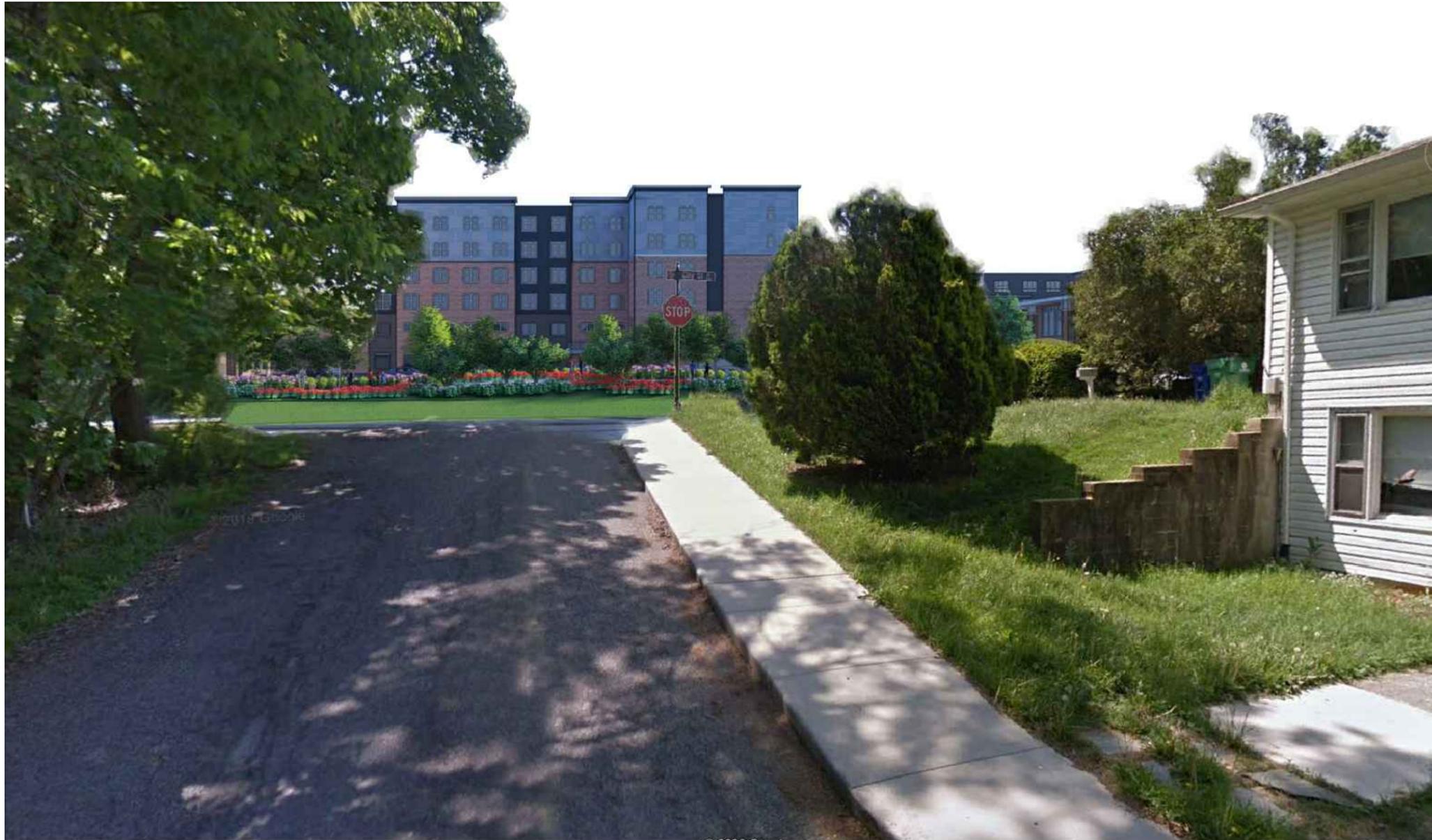
3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

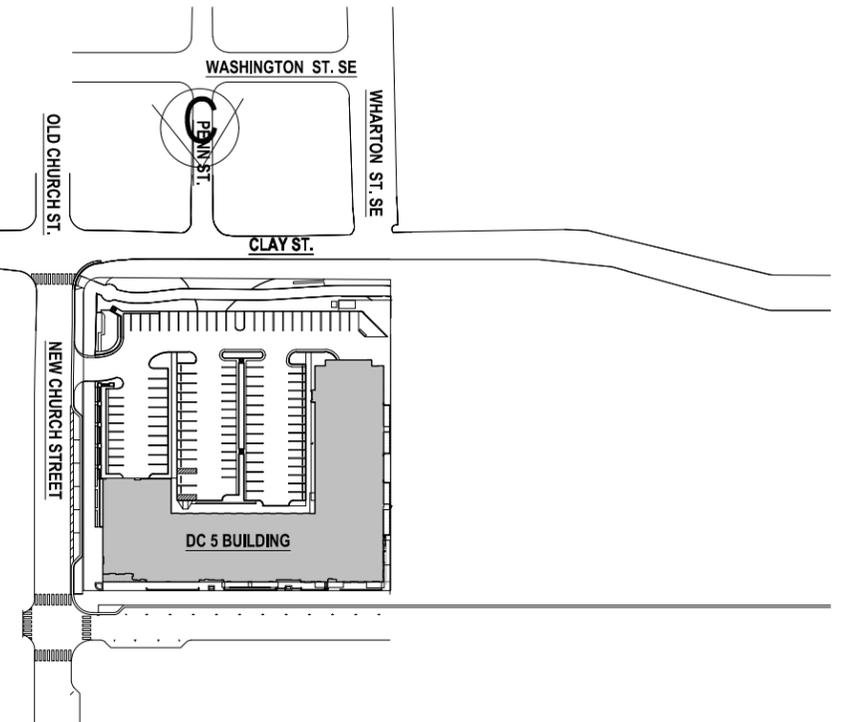
MIDTOWN - DC5

MAY 29, 2020 | MU190386.00





VIEW C - FROM PENN STREET AND CLAY STREET.



MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

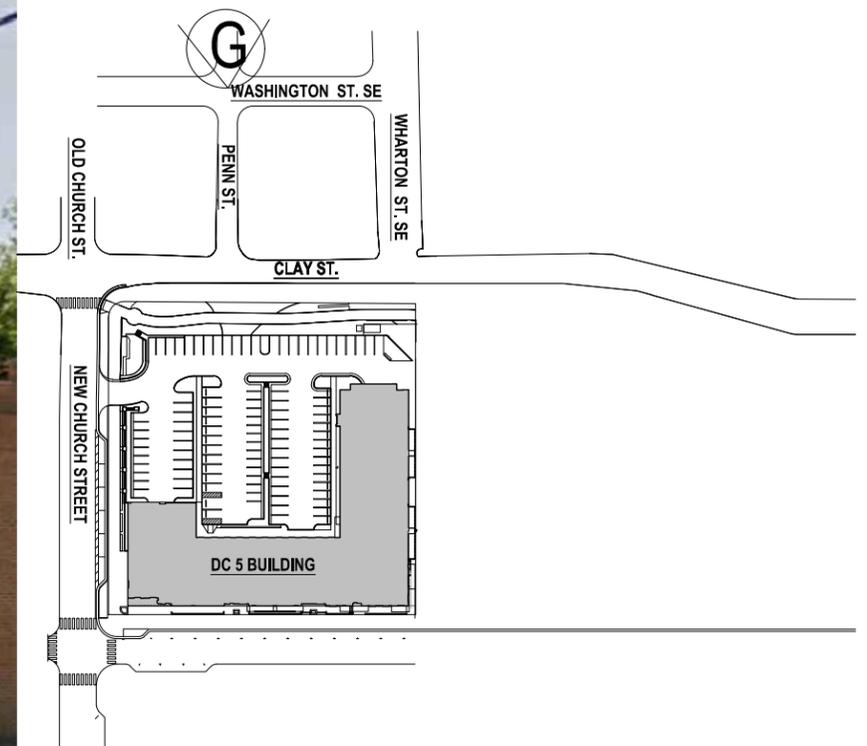
MIDTOWN - DC5

MAY 29, 2020 | MU190386.00





VIEW G - FROM PENN STREET.



MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

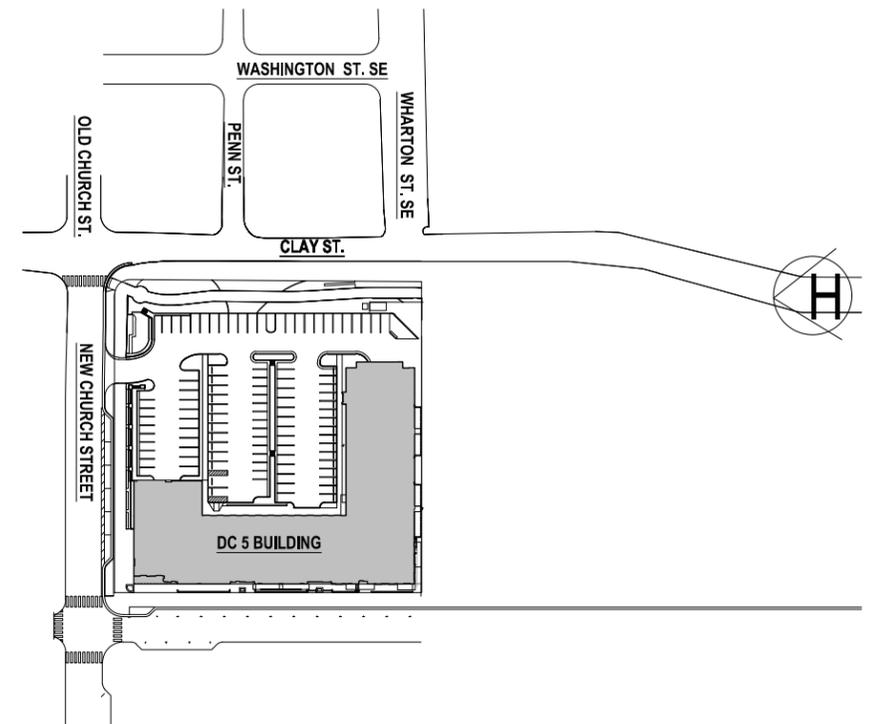
MIDTOWN - DC5

MAY 29, 2020 | MU190386.00





VIEW H - FROM CLAY STREET.



MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC5

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.

MAY 29, 2020 | MU190386.00





BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

DC 4 SCREEN WALL AND LANDSCAPING



VIEW 4 - AT E HEART 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.

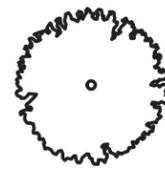
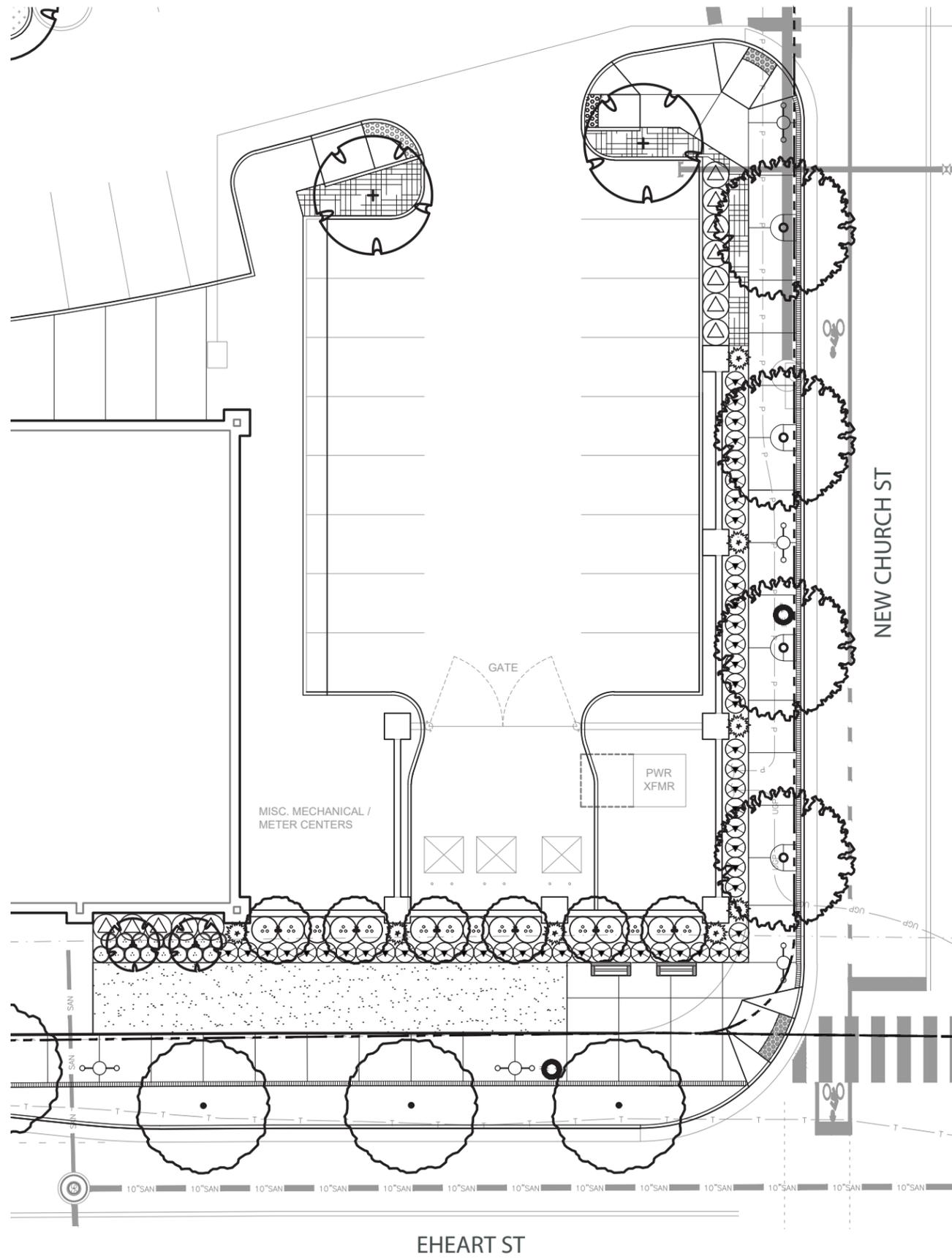
MIDTOWN - DC4

BLACKSBURG, VA

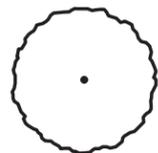
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

JULY 14, 2020 | MU190386.00

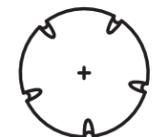




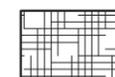
NYSSA SYLVATICA 'DAVID ODOM'
AFTERBURNER BLACK TUPELO



LIQUIDAMBAR STYRACIFLUA
AMERICAN SWEET GUM



CLADASTRIS KENTUCKEA
YELLOWWOOD



TURF



6/29/2020

MIDTOWN

DC 4 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

| ELEVATION | MASONRY (BRICK & STUCCO) | METAL PANEL | OPENINGS |
|------------------------------------|--------------------------|-------------|----------|
| (1) NORTH EAST | 52% | 5% | 42% |
| (2) NORTH | 70% | 6% | 24% |
| (3) WEST | 53% | 8% | 39% |
| (4) SOUTH | 56% | 13% | 31% |
| TOTAL BUILDING MATERIAL PERCENTAGE | 56% | 8% | 36% |



MASONRY / BRICK 1
18%



MASONRY / 3 COAT STUCCO 1
6%

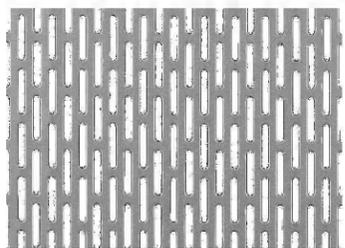


MASONRY / BRICK 2
24%

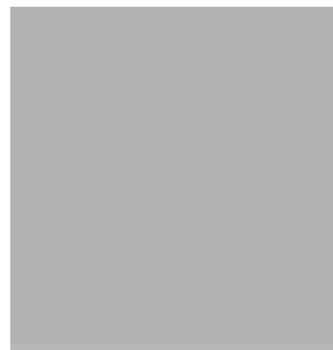


MASONRY / 3 COAT STUCCO 2
8%

McNICHOLS®



METAL 1 / PERFORATED MESH
2.5%



METAL 2
1.75%



METAL 3
0.75%

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

MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

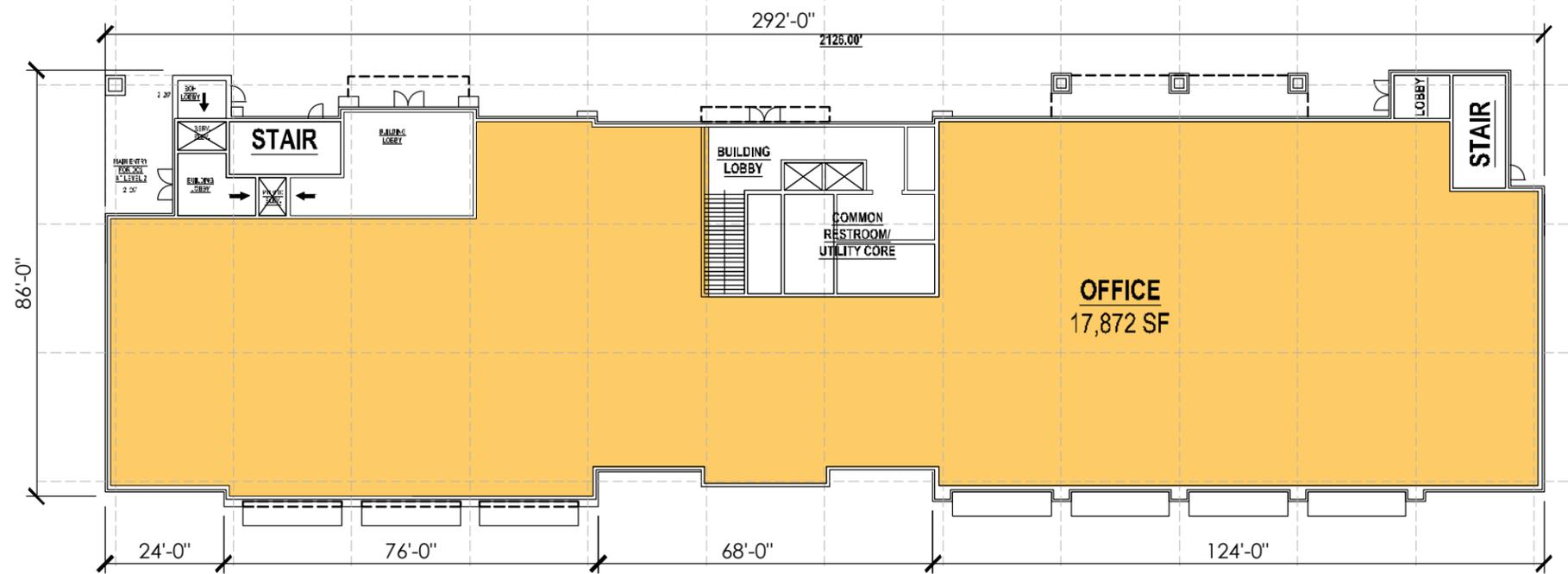
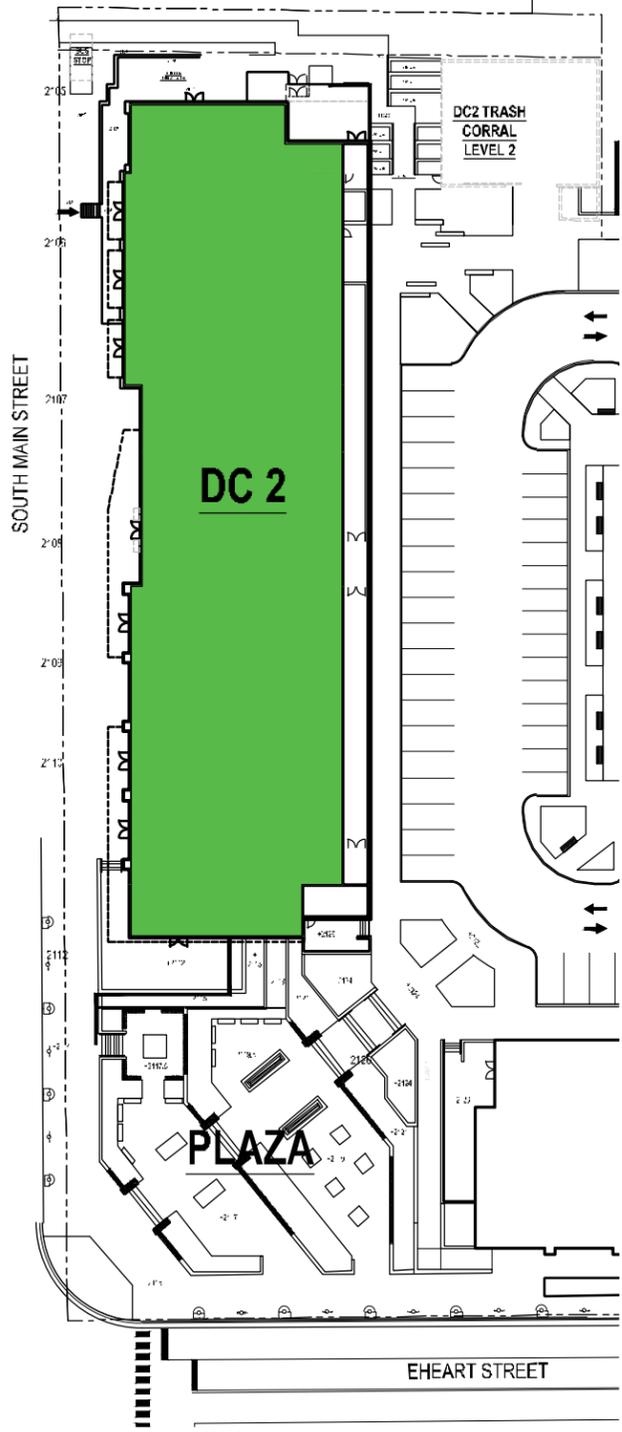
JUNE 29, 2020 | MU190386.00



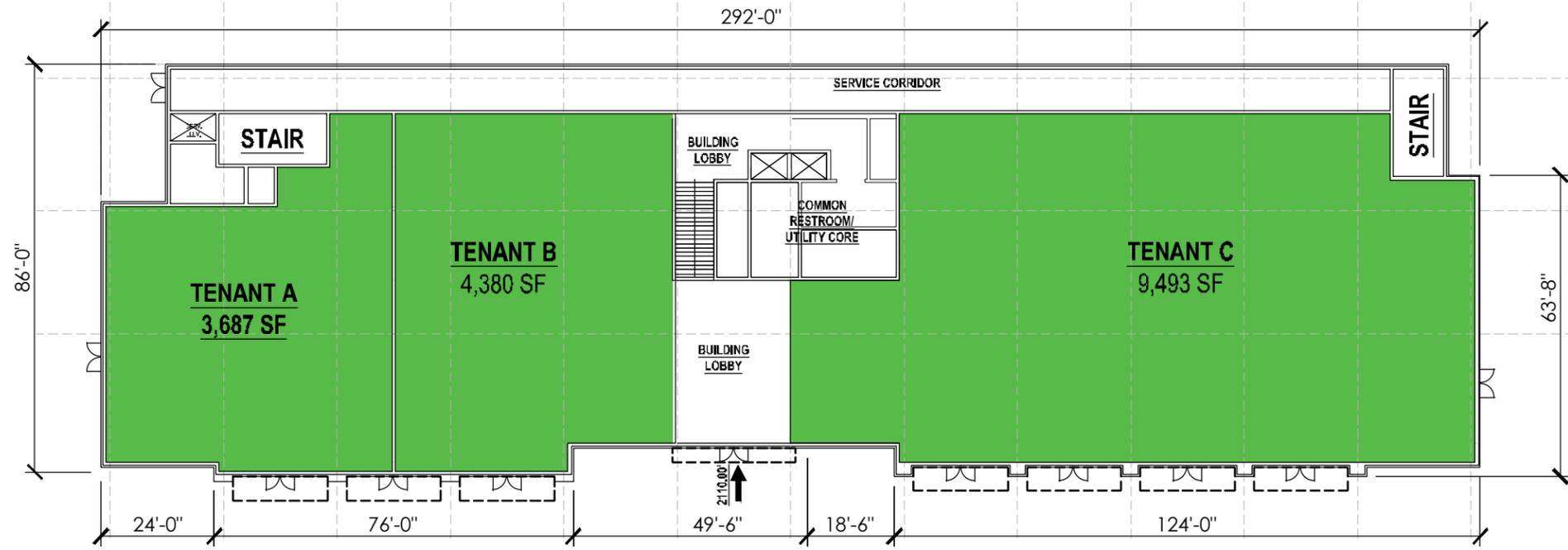


BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

DC 2, DC 4 & DC 5 BUILDING MATERIALS



2 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 2
SCALE: 1/32"=1'-0"



1 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 1
SCALE: 1/32"=1'-0"

MIDTOWN REDEVELOPMENT PARTNERS, LLC

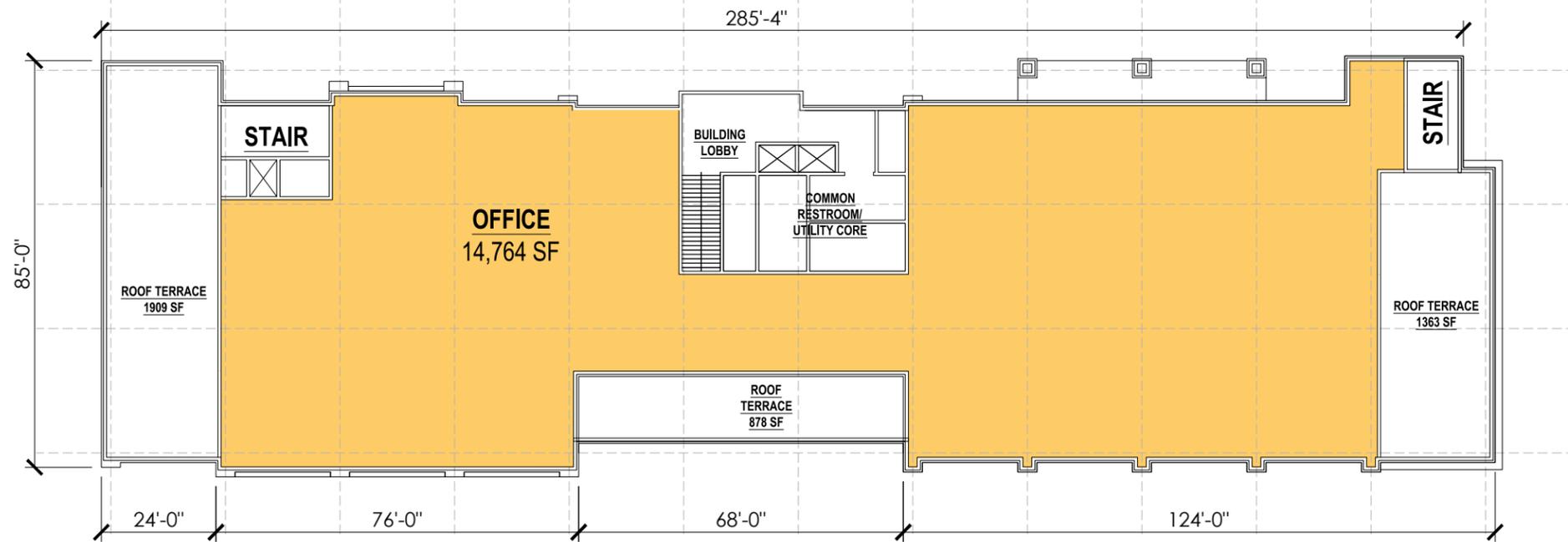
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

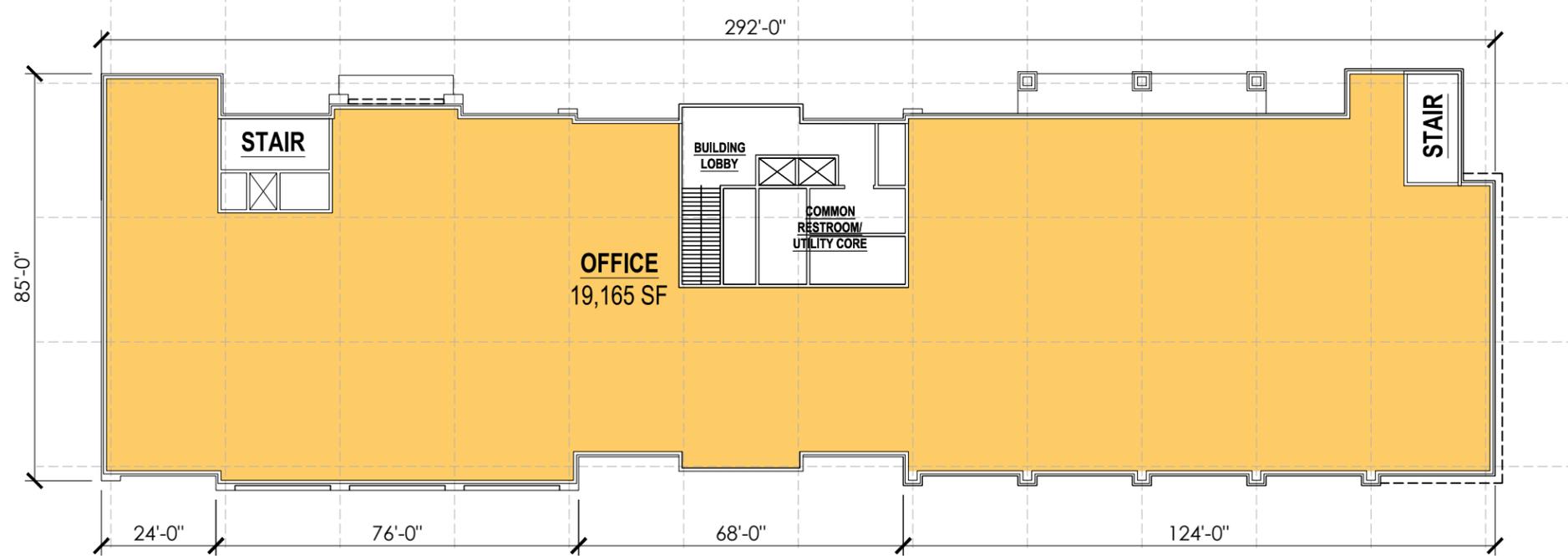
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2020 BSB Design, Inc.

JUNE 29, 2020 | MU190386.00





4 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 4
SCALE: 1/32"=1'-0"



3 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 3
SCALE: 1/32"=1'-0"

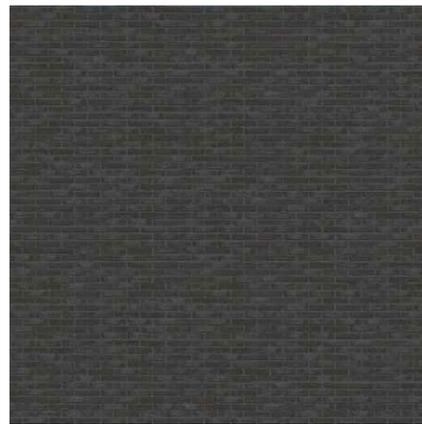


6/26/2020

MIDTOWN

DC 2 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

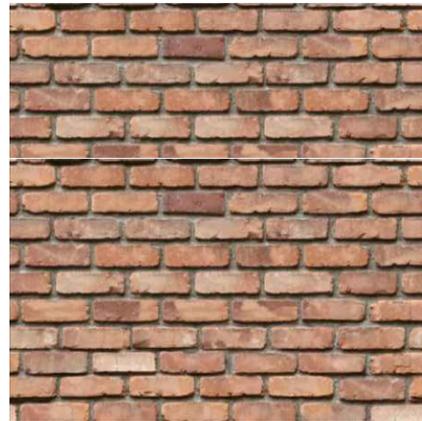
| ELEVATION | MASONRY (BRICK & STUCCO) | FIBER CEMENT | EFIS | METAL PANEL | OPENINGS |
|------------------------------------|--------------------------|--------------|------|-------------|----------|
| (1) MAIN STREET | 51% | 3% | 0% | 15% | 31% |
| (2) COMMONS | 59% | 0% | 0% | 15% | 26% |
| (3) CLAY COURT | 61% | 0% | 0% | 12% | 27% |
| (4) PLAZA | 50% | 0% | 10% | 11% | 29% |
| TOTAL BUILDING MATERIAL PERCENTAGE | 55% | 1% | 1% | 14% | 29% |



MASONRY / BRICK 1
16%



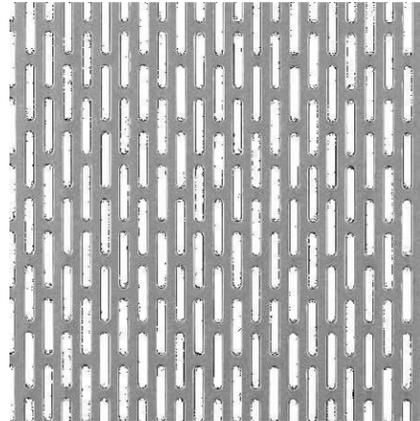
MASONRY / 3 COAT STUCCO 1
13%



MASONRY / BRICK 2
26%



MASONRY / FIBER CEMENT
1%



PERFORATED MESH
5%



METAL 1
7%



METAL 2
2%

MIDTOWN REDEVELOPMENT PARTNERS, LLC

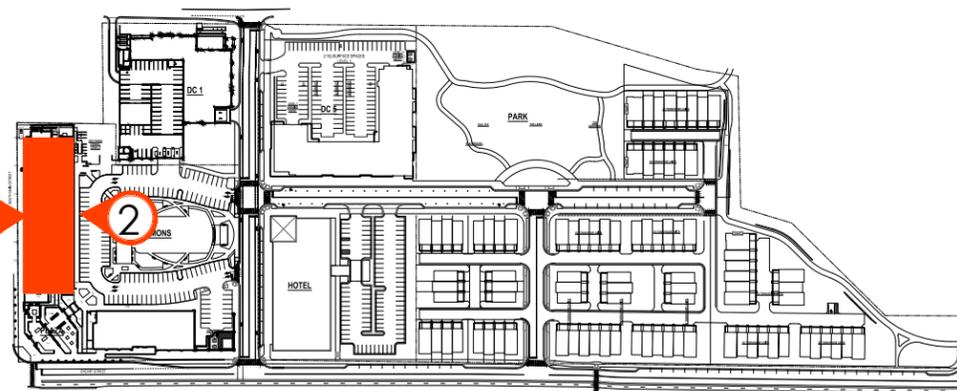
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00

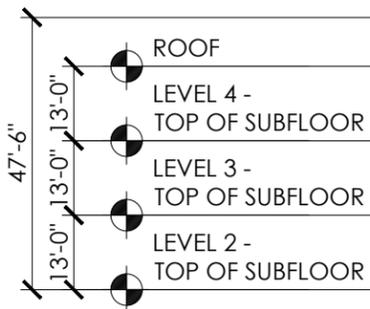




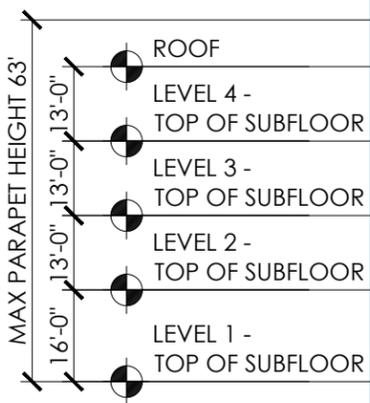
BSB
D E S I G N

6/26/2020
MIDTOWN
DC 2 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

| ELEVATION | MASONRY (BRICK & STUCCO) | FIBER CEMENT | EFIS | METAL PANEL | OPENINGS |
|------------------------------------|--------------------------|--------------|------|-------------|----------|
| (1) MAIN STREET | 51% | 3% | 0% | 15% | 31% |
| (2) COMMONS | 59% | 0% | 0% | 15% | 26% |
| (3) CLAY COURT | 61% | 0% | 0% | 12% | 27% |
| (4) PLAZA | 50% | 0% | 10% | 11% | 29% |
| TOTAL BUILDING MATERIAL PERCENTAGE | 55% | 1% | 1% | 14% | 29% |



② MIDTOWN DC 2 ELEVATION - COMMONS VIEW
SCALE: 1/32"=1'-0"



① MIDTOWN DC 2 ELEVATION - MAIN STREET VIEW
SCALE: 1/32"=1'-0"

MIDTOWN REDEVELOPMENT PARTNERS, LLC

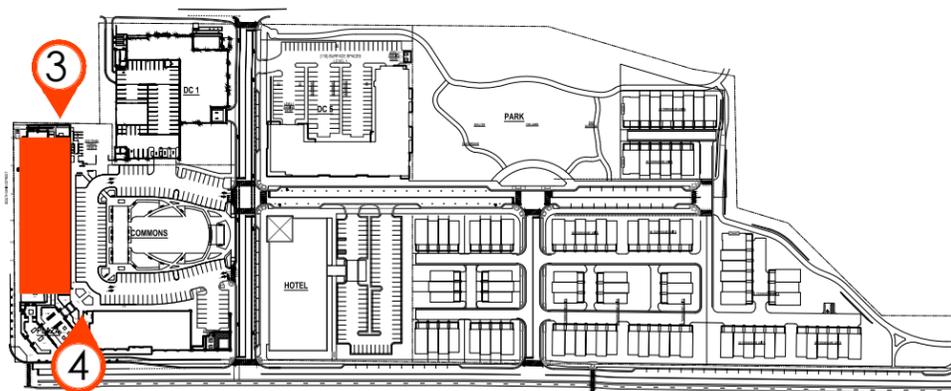
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00

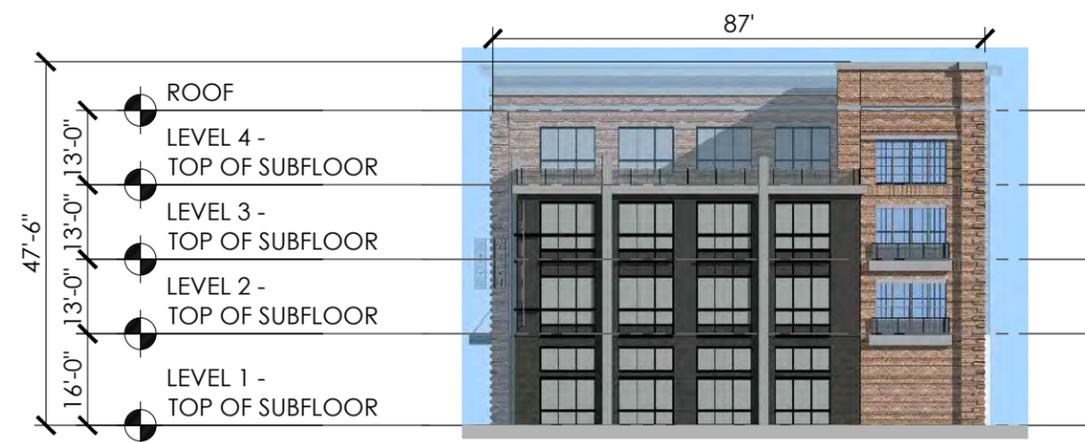




BSB DESIGN

6/26/2020
MIDTOWN
DC 2 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

| ELEVATION | MASONRY (BRICK & STUCCO) | FIBER CEMENT | EFIS | METAL PANEL | OPENINGS |
|------------------------------------|--------------------------|--------------|------|-------------|----------|
| (1) MAIN STREET | 51% | 3% | 0% | 15% | 31% |
| (2) COMMONS | 59% | 0% | 0% | 15% | 26% |
| (3) CLAY COURT | 61% | 0% | 0% | 12% | 27% |
| (4) PLAZA | 50% | 0% | 10% | 11% | 29% |
| TOTAL BUILDING MATERIAL PERCENTAGE | 55% | 1% | 1% | 14% | 29% |



④ MIDTOWN DC 2 ELEVATION - PLAZA VIEW
SCALE: 1/8"=1'-0"



③ MIDTOWN DC 2 ELEVATION- CLAY COURT
SCALE: 1/8"=1'-0"

MIDTOWN REDEVELOPMENT PARTNERS, LLC

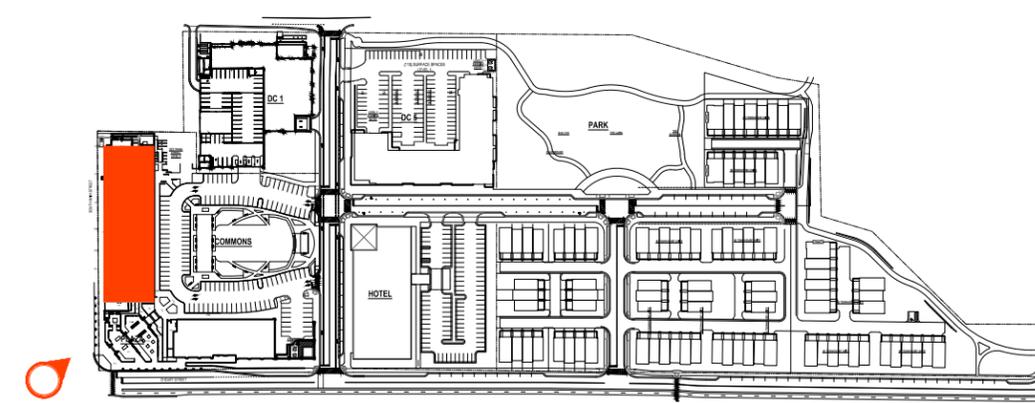
3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

MIDTOWN - DC2

JUNE 29, 2020 | MU190386.00





VIEW 1 - AT SOUTH MAIN STREET AND EHEART ST SE

MIDTOWN REDEVELOPMENT PARTNERS, LLC

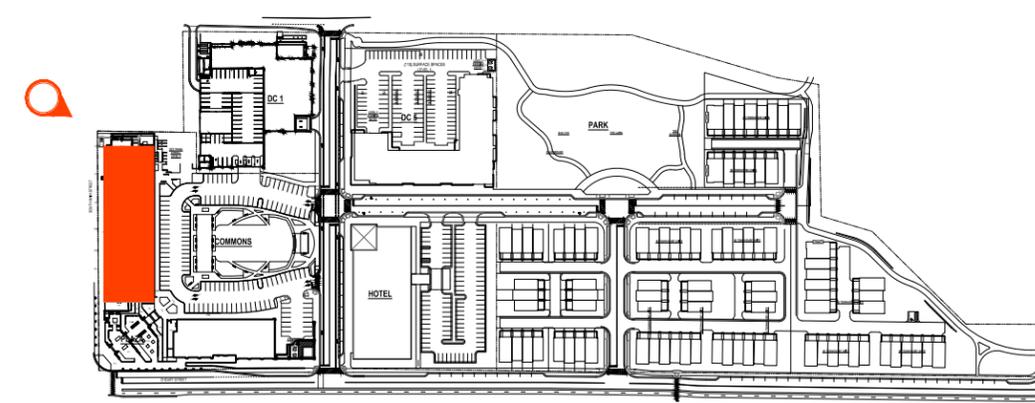
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00





VIEW 2 - AT SOUTH MAIN STREET BUS STOP

MIDTOWN REDEVELOPMENT PARTNERS, LLC

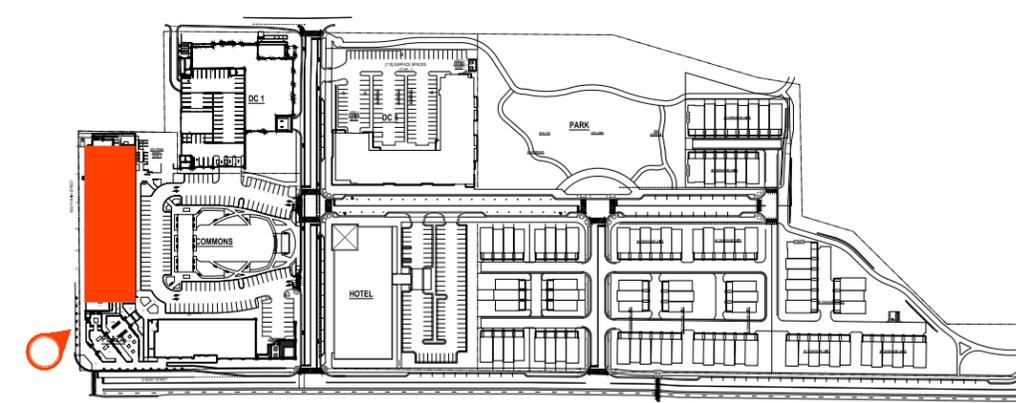
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00





VIEW3 - AT SOUTH MAIN STREET

MIDTOWN REDEVELOPMENT PARTNERS, LLC

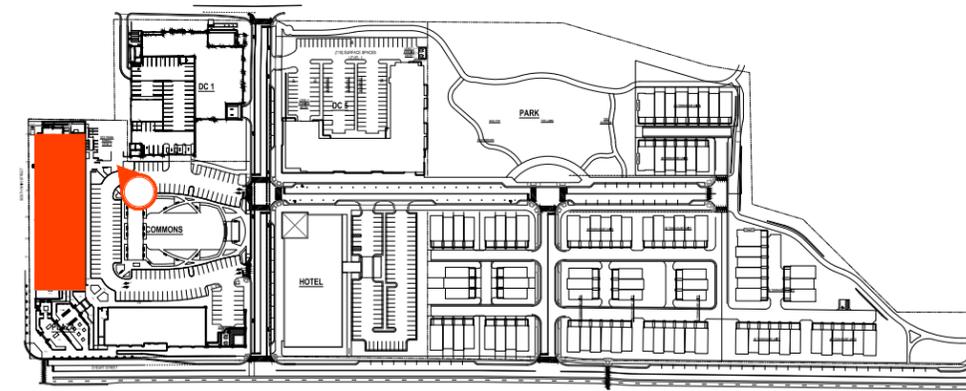
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00





VIEW4 - COMMONS VIEW TO CLAY COURT

MIDTOWN REDEVELOPMENT PARTNERS, LLC

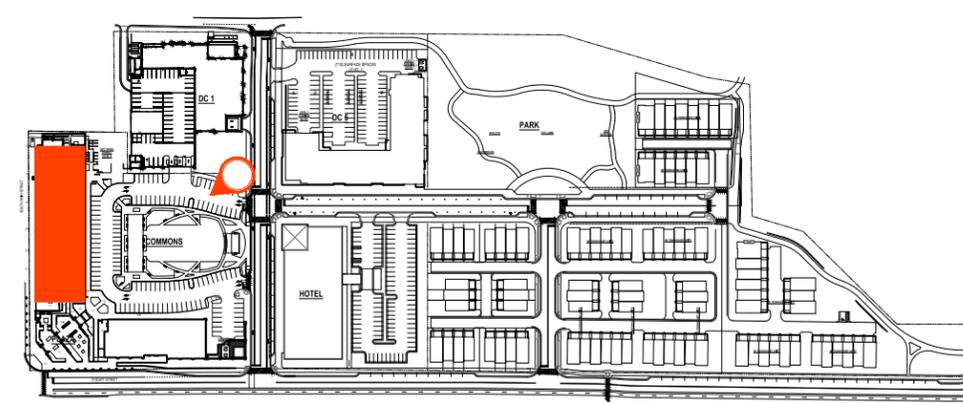
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00





COMMONS

VIEW 5 - AT THE COMMONS SIDE

MIDTOWN REDEVELOPMENT PARTNERS, LLC

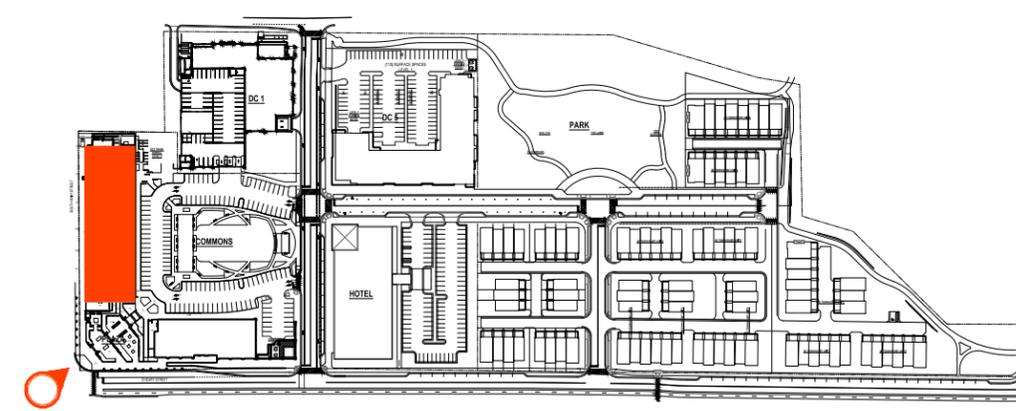
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00





VIEW 6 - AT SOUTH MAIN STREET

MIDTOWN REDEVELOPMENT PARTNERS, LLC

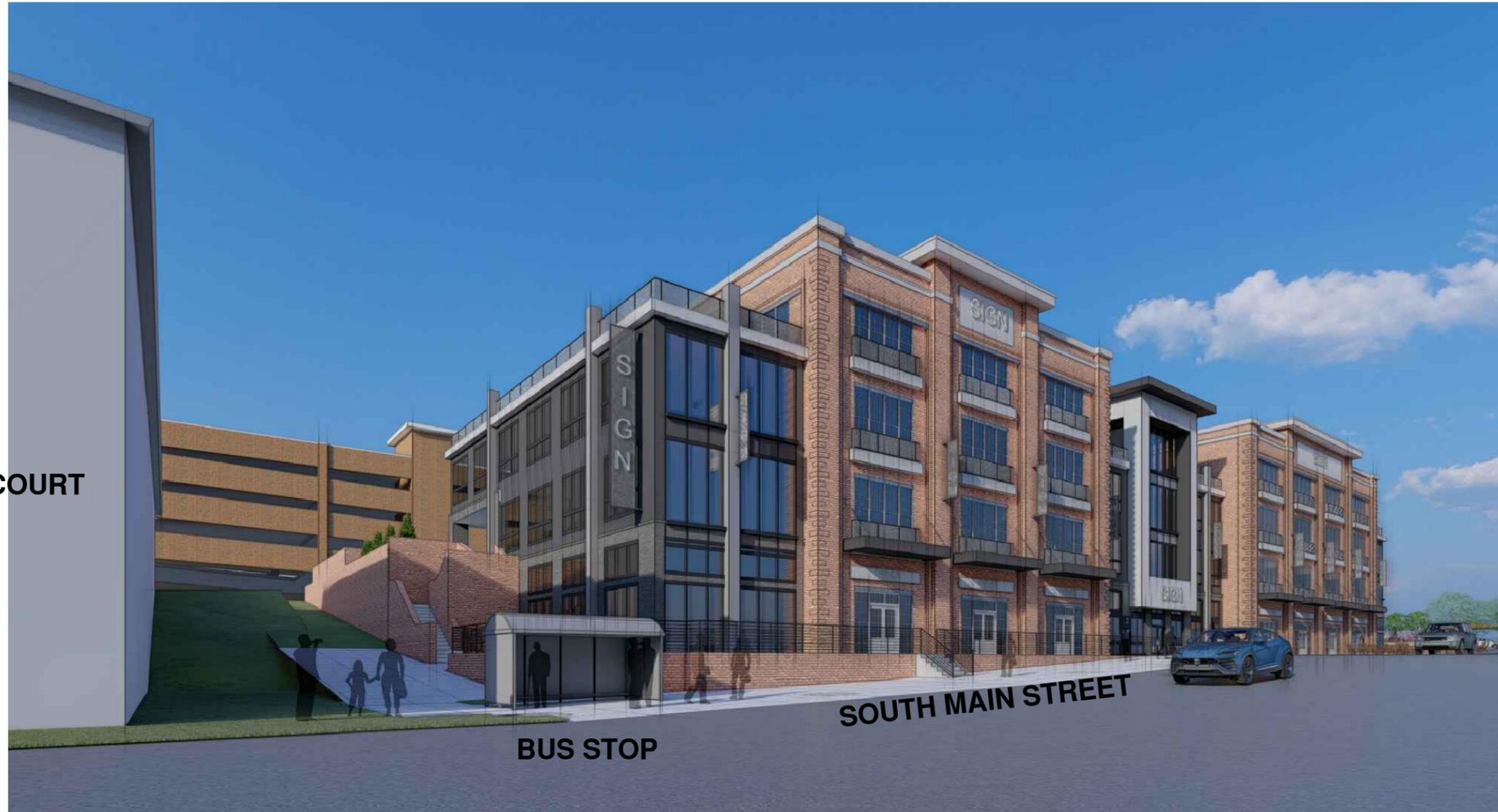
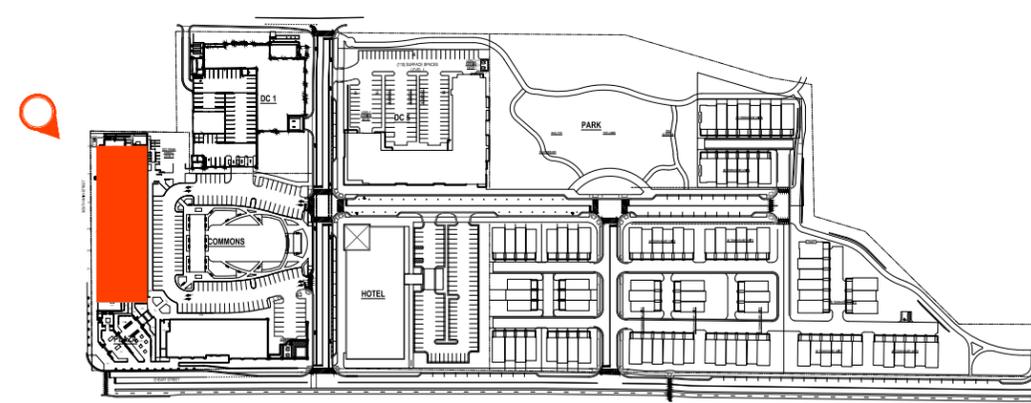
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00





VIEW 7 - AT SOUTH MAIN STREET

MIDTOWN REDEVELOPMENT PARTNERS, LLC

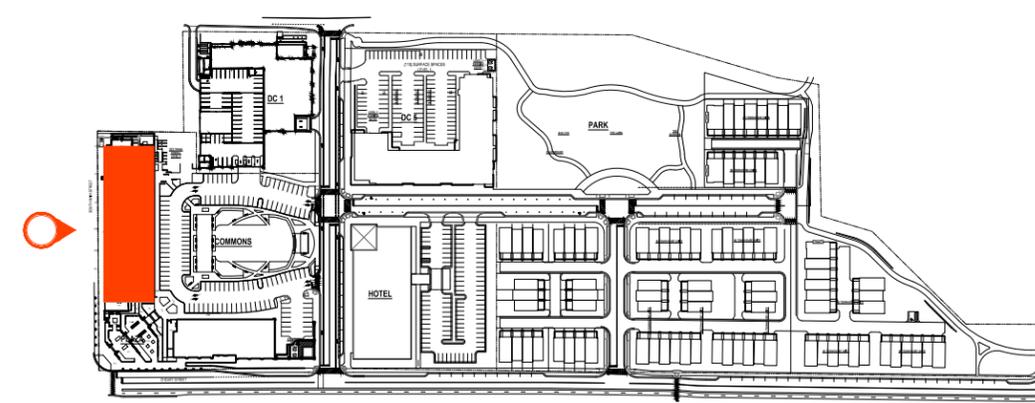
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

JUNE 29, 2020 | MU190386.00





SOUTH MAIN ST

VIEW 8 - AT SOUTH MAIN STREET

MIDTOWN REDEVELOPMENT PARTNERS, LLC

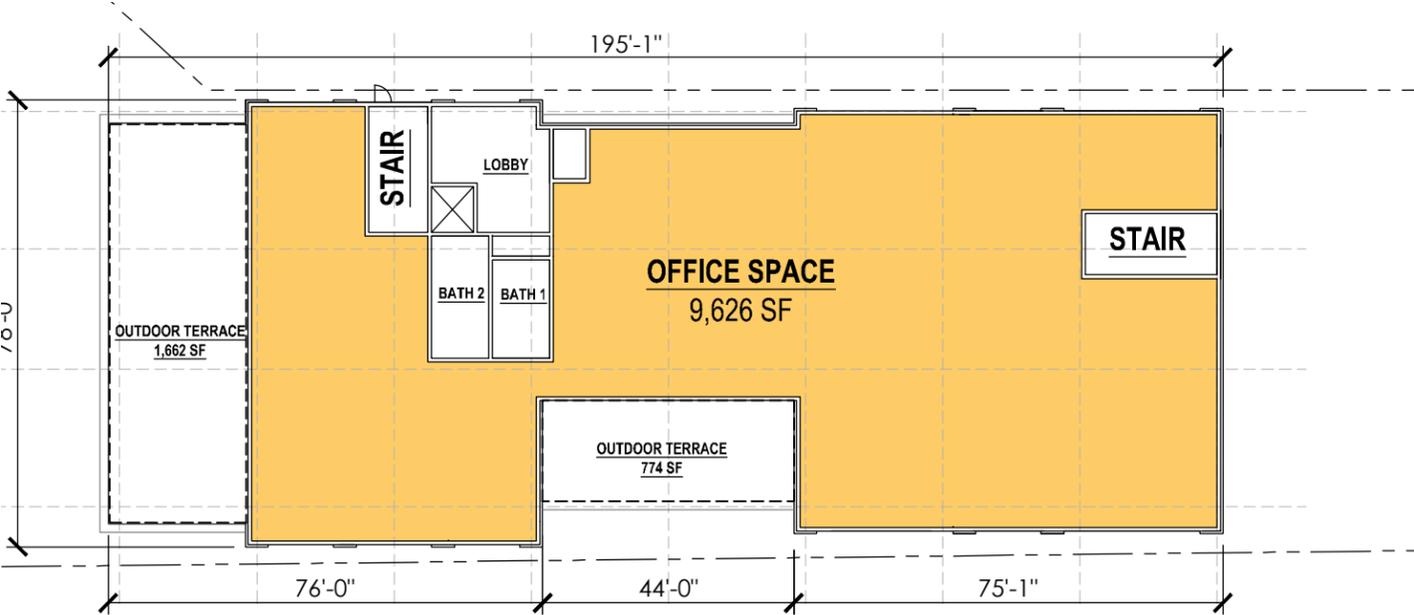
3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC2

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.

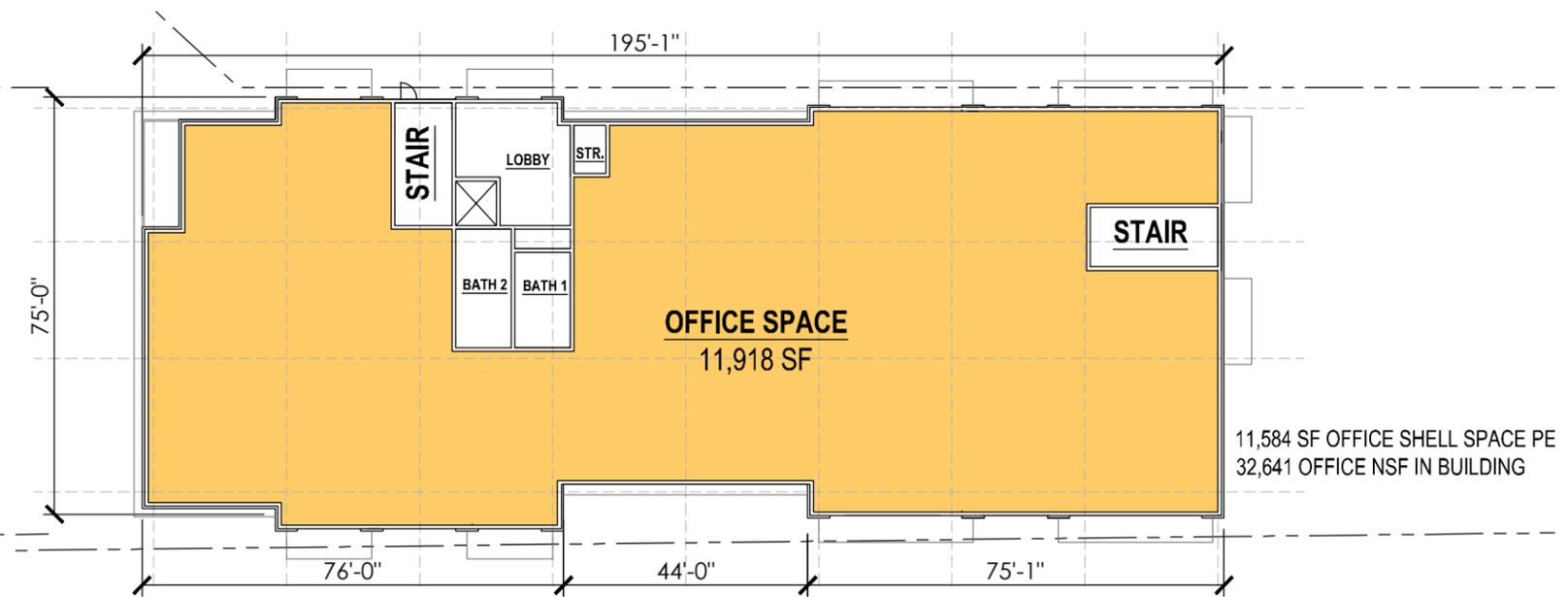
JUNE 29, 2020 | MU190386.00





3 MIDTOWN DC4 CONCEPTUAL FLOOR PLAN - LEVEL 4

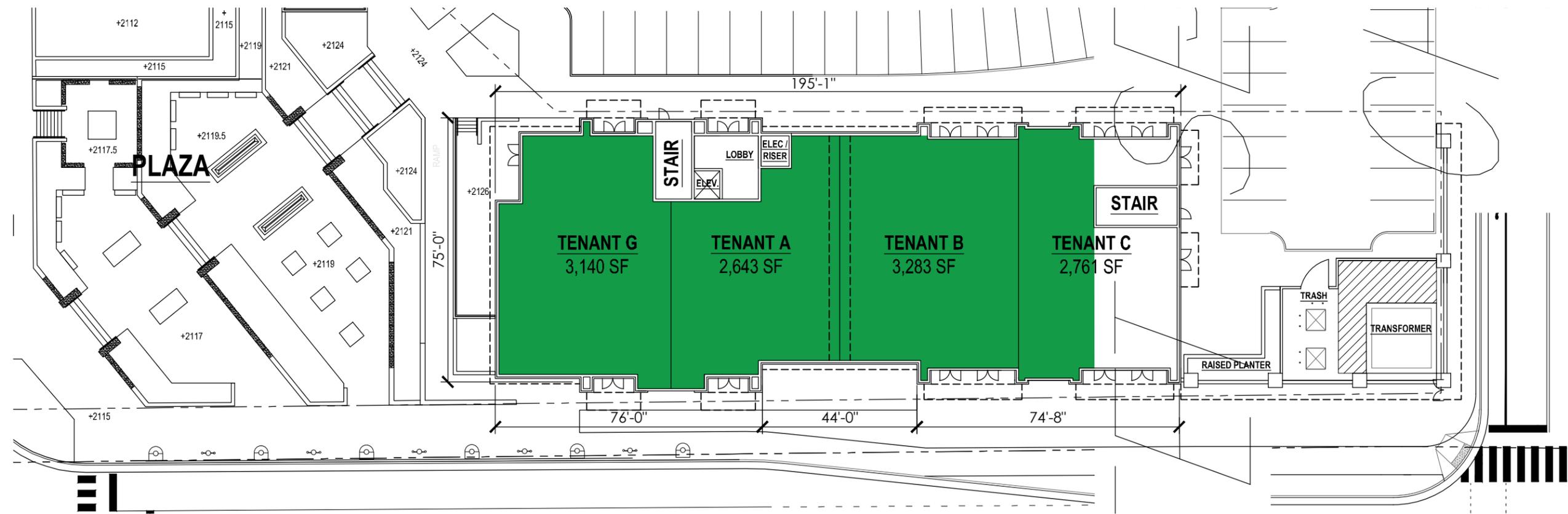
SCALE: 1/32"=1'-0"



2 MIDTOWN DC4 CONCEPTUAL FLOOR PLAN - LEVEL 2 - 3

SCALE: 1/32"=1'-0"

11,584 SF OFFICE SHELL SPACE PE
32,641 OFFICE NSF IN BUILDING



1 MIDTOWN DC4 CONCEPTUAL FLOOR PLAN - LEVEL 1

SCALE: 1/32"=1'-0"

11,925 SF COM. SHELL SPACE

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 REDEVELOPMENT PARTNERS, LLC
3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

JUNE 29, 2020 | MU190386.00



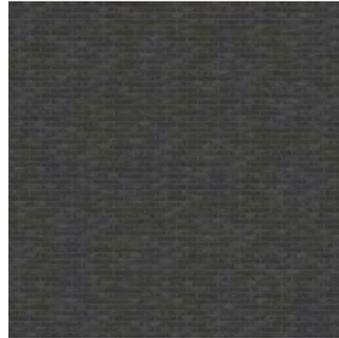


6/29/2020

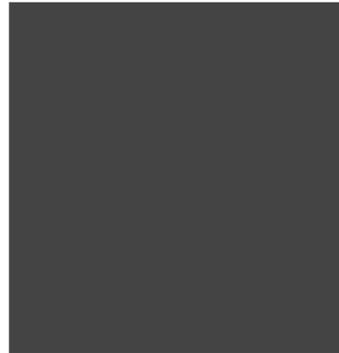
MIDTOWN

DC 4 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

| ELEVATION | MASONRY (BRICK & STUCCO) | METAL PANEL | OPENINGS |
|------------------------------------|--------------------------|-------------|----------|
| (1) NORTH EAST | 52% | 5% | 42% |
| (2) NORTH | 70% | 6% | 24% |
| (3) WEST | 53% | 8% | 39% |
| (4) SOUTH | 56% | 13% | 31% |
| TOTAL BUILDING MATERIAL PERCENTAGE | 56% | 8% | 36% |



MASONRY / BRICK 1
18%



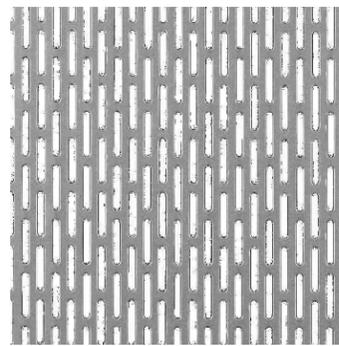
MASONRY / 3 COAT STUCCO 1
6%



MASONRY / BRICK 2
24%



MASONRY / 3 COAT STUCCO 2
8%



METAL 1 / PERFORATED MESH
2.5%



METAL 2
1.75%



METAL 3
0.75%

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

MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

JUNE 29, 2020 | MU190386.00

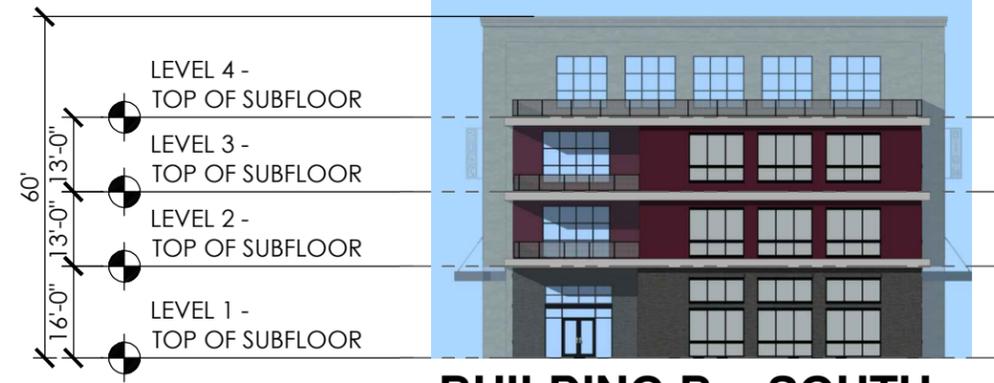
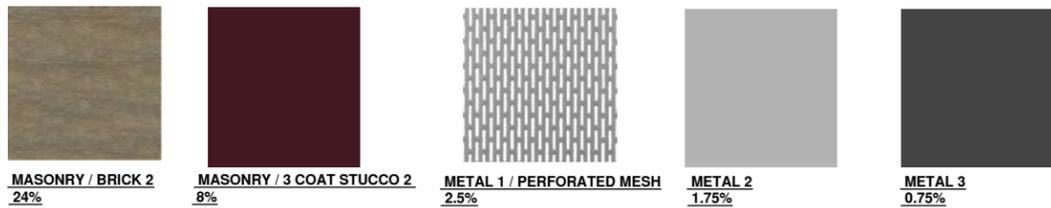




6/29/2020
MIDTOWN

DC 4 - BUILDING ELEVATIONS MATERIAL BREAKDOWN

| ELEVATION | MASONRY (BRICK & STUCCO) | METAL PANEL | OPENINGS |
|---|--------------------------|-------------|------------|
| (1) NORTH EAST | 52% | 5% | 42% |
| (2) NORTH | 70% | 6% | 24% |
| (3) WEST | 53% | 8% | 39% |
| (4) SOUTH | 56% | 13% | 31% |
| TOTAL BUILDING MATERIAL PERCENTAGE | 56% | 8% | 36% |



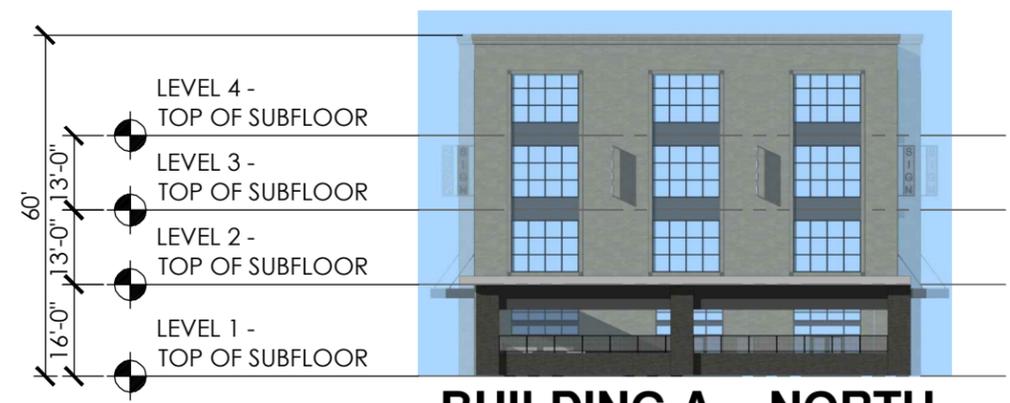
4 BUILDING B - SOUTH
SCALE: 1/32"=1'-0"



3 BUILDING B - WEST ELEVATION
SCALE: 1/32"=1'-0"



1 BUILDING B - NORTH EAST
SCALE: 1/32"=1'-0"



2 BUILDING A - NORTH
SCALE: 1/32"=1'-0"

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 REDEVELOPMENT PARTNERS, LLC
3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

JUNE 29, 2020 | MU190386.00





VIEW 1 - AT SOUTH MAIN STREET AND EHEART 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.

JUNE 29, 2020 | MU190386.00





VIEW 2 - AT SOUTH MAIN STREET AND EHEART 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.

JUNE 29, 2020 | MU190386.00





VIEW 5 - AT THE COMMONS

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.

JUNE 29, 2020 | MU190386.00





VIEW 6

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.

JUNE 29, 2020 | MU190386.00





VIEW 7

MIDTOWN REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

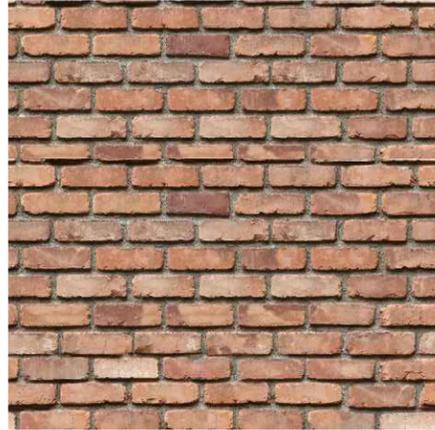
NOTE: NO MORE THAN 50% OF THE GROUND FLOOR MAY BE OFFICE SPACE.
NOTE: THERE WILL BE A SIGNAL ON SOUTH MAIN STREET, AND THE PLAZA DESIGN MAY CHANGE.
NOTE: ALL SIGNAGE WILL BE DESIGNED AND APPROVED IN A SEPARATE PACKAGE.

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.

JUNE 29, 2020 | MU190386.00





MASONRY / BRICK 3
30%



BREAK METAL - 1
0.5%



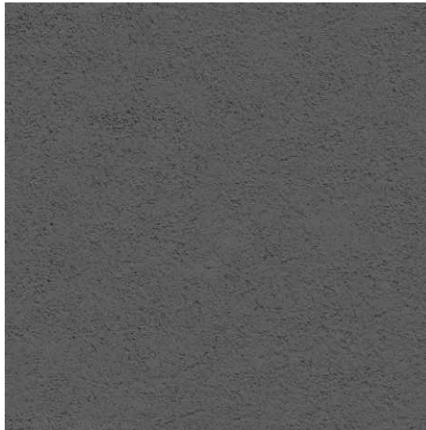
BREAK METAL - 2
0.5%



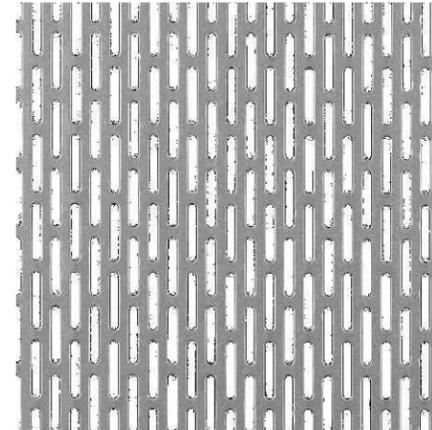
MASONRY / BRICK 2
11%



MASONRY / FIBER CEMENT
24%



MASONRY / 3 COAT STUCCO 2
10%



PERFORATED MESH
0.5%



BREAK METAL 3
5%

|  7/15/2020 MIDTOWN DC 5 - BUILDING ELEVATIONS MATERIAL BREAKDOWN | | | |
|--|--|-------------|------------|
| ELEVATION | MASONRY (BRICK, STUCCO & FIBER CEMENT) | METAL PANEL | OPENINGS |
| (1) MIDTOWN WAY | 72% | 1% | 27% |
| (2) PARK VIEW | 75% | 1% | 23% |
| (3) NEW CHURCH | 78% | 1% | 22% |
| (4) CLAY STREET VIEW | 77% | 1% | 22% |
| TOTAL BUILDING MATERIAL PERCENTAGES | 75% | 1% | 23% |

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 REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC5

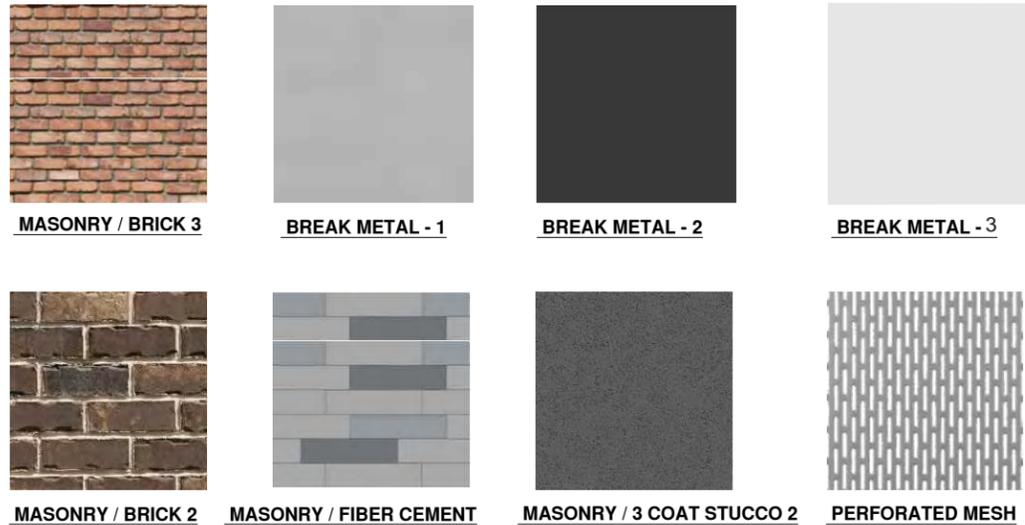
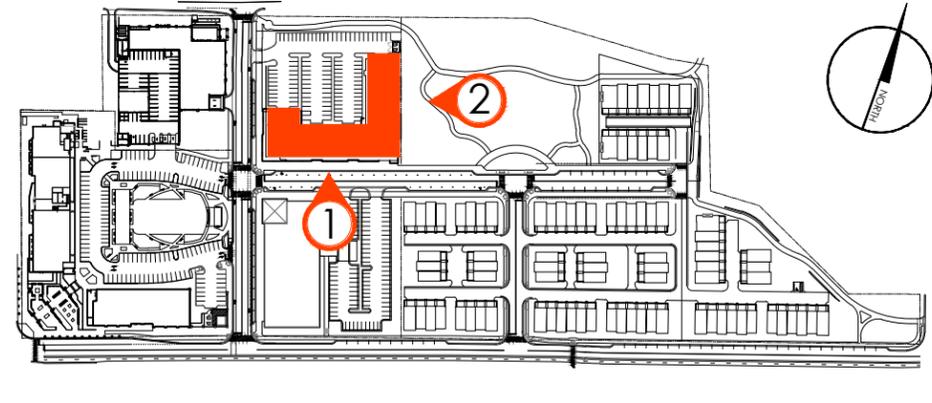
BLACKSBURG, VA

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.

APRIL 17, 2020 | MU190386.00



|  | | | |
|---|--|-------------|----------|
| 7/15/2020 | | | |
| MIDTOWN | | | |
| DC 5 - BUILDING ELEVATIONS MATERIAL BREAKDOWN | | | |
| ELEVATION | MASONRY (BRICK, STUCCO & FIBER CEMENT) | METAL PANEL | OPENINGS |
| (1) MIDTOWN WAY | 72% | 1% | 27% |
| (2) PARK VIEW | 75% | 1% | 23% |
| (3) NEW CHURCH | 78% | 1% | 22% |
| (4) CLAY STREET VIEW | 77% | 1% | 22% |
| TOTAL BUILDING MATERIAL PERCENTAGES | 75% | 1% | 23% |



② DC5 BUILDING ELEVATION - PARK VIEW
SCALE: 1/8"=1'-0"



① DC5 BUILDING ELEVATION - MIDTOWN WAY VIEW
SCALE: 1/8"=1'-0"

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 REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC5

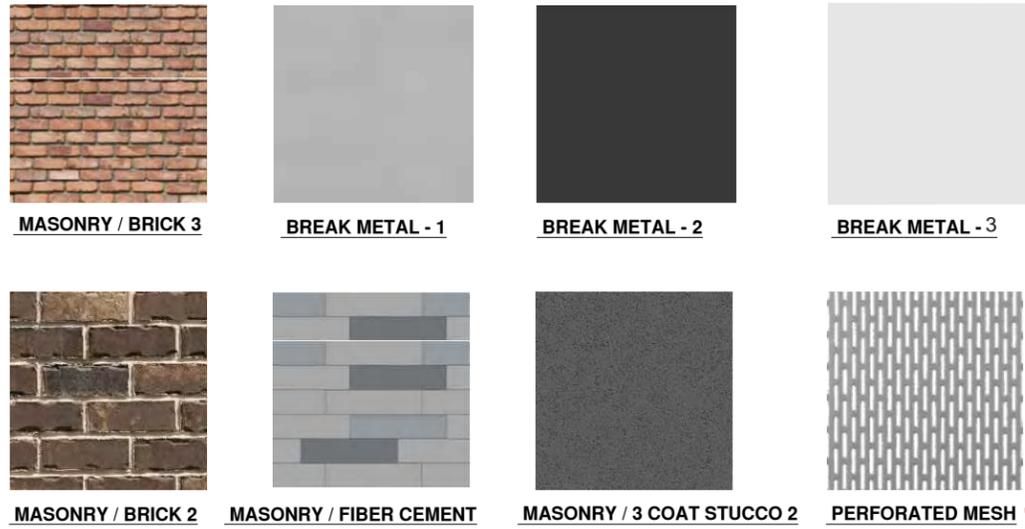
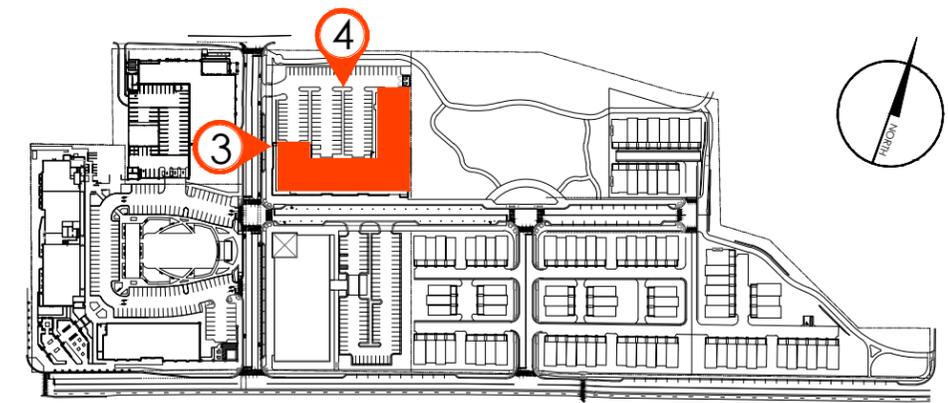
BLACKSBURG, VA

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.

APRIL 17, 2020 | MU190386.00



|  | | | |
|---|--|-------------|----------|
| 7/15/2020 | | | |
| MIDTOWN | | | |
| DC 5 - BUILDING ELEVATIONS MATERIAL BREAKDOWN | | | |
| ELEVATION | MASONRY (BRICK, STUCCO & FIBER CEMENT) | METAL PANEL | OPENINGS |
| (1) MIDTOWN WAY | 72% | 1% | 27% |
| (2) PARK VIEW | 75% | 1% | 23% |
| (3) NEW CHURCH | 78% | 1% | 22% |
| (4) CLAY STREET VIEW | 77% | 1% | 22% |
| TOTAL BUILDING MATERIAL PERCENTAGES | 75% | 1% | 23% |



④ DC5 BUILDING ELEVATION - CLAY STREET VIEW
SCALE: 1/8"=1'-0"



③ DC5 BUILDING ELEVATION - NEW CHURCH VIEW
SCALE: 1/8"=1'-0"

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 REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC5

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.

APRIL 17, 2020 | MU190386.00





THE COMMONS

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 - DC5
 BLACKSBURG, VA

MIDTOWN REDEVELOPMENT PARTNERS, LLC
 3169 COMMERCE STREET, BLACKSBURG, VA 24062

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.

APRIL 16, 2020 | MU190386.00





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 - DC5

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.

APRIL 16, 2020 | MU190386.00





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 REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC5

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.

APRIL 16, 2020 | MU190386.00





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 - DC5

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.

APRIL 16, 2020 | MU190386.00





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 - DC5

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.

APRIL 16, 2020 | MU190386.00





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 REDEVELOPMENT PARTNERS, LLC

3169 COMMERCE STREET, BLACKSBURG, VA 24062

MIDTOWN - DC5

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.

APRIL 16, 2020 | MU190386.00

