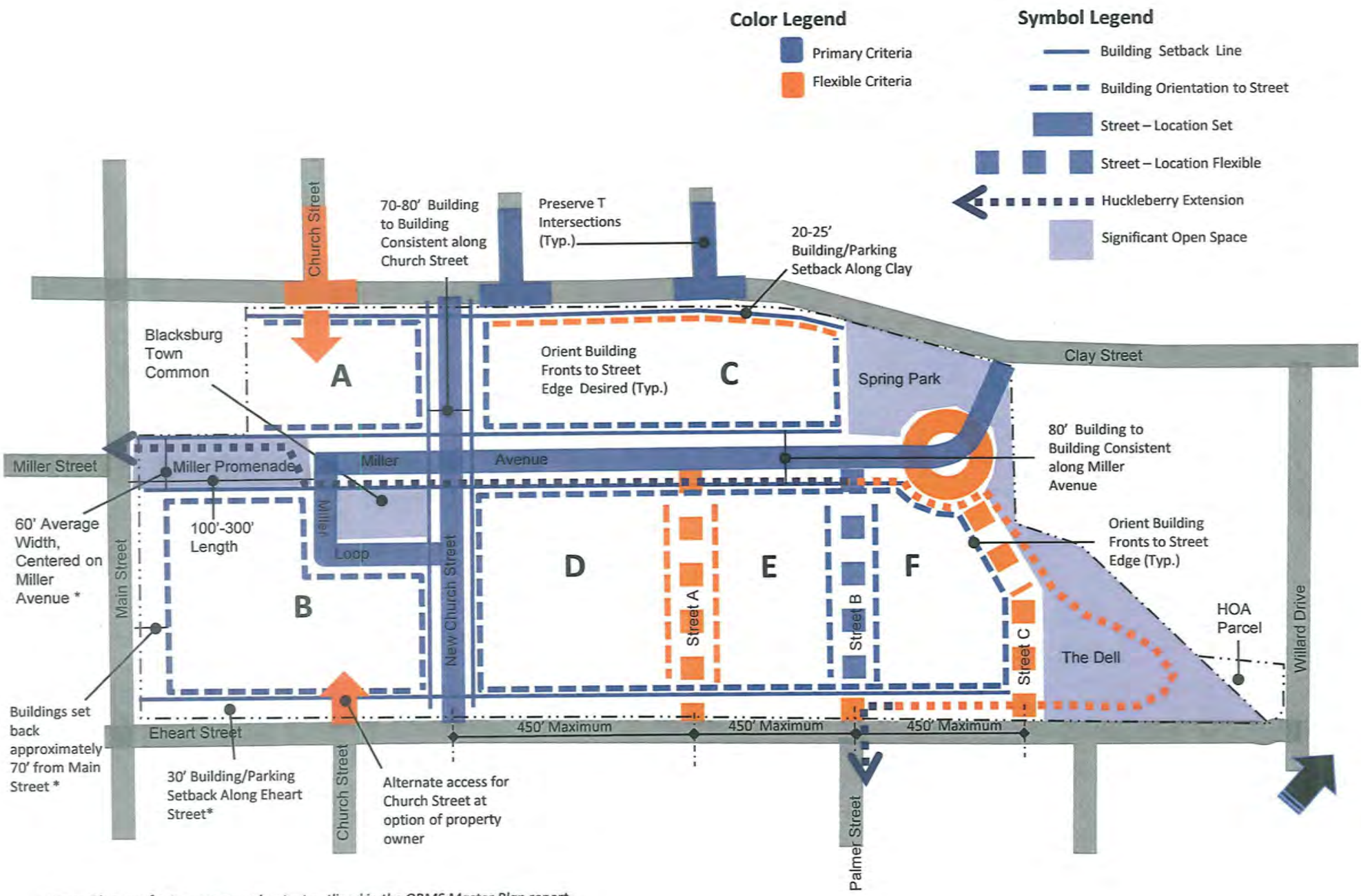
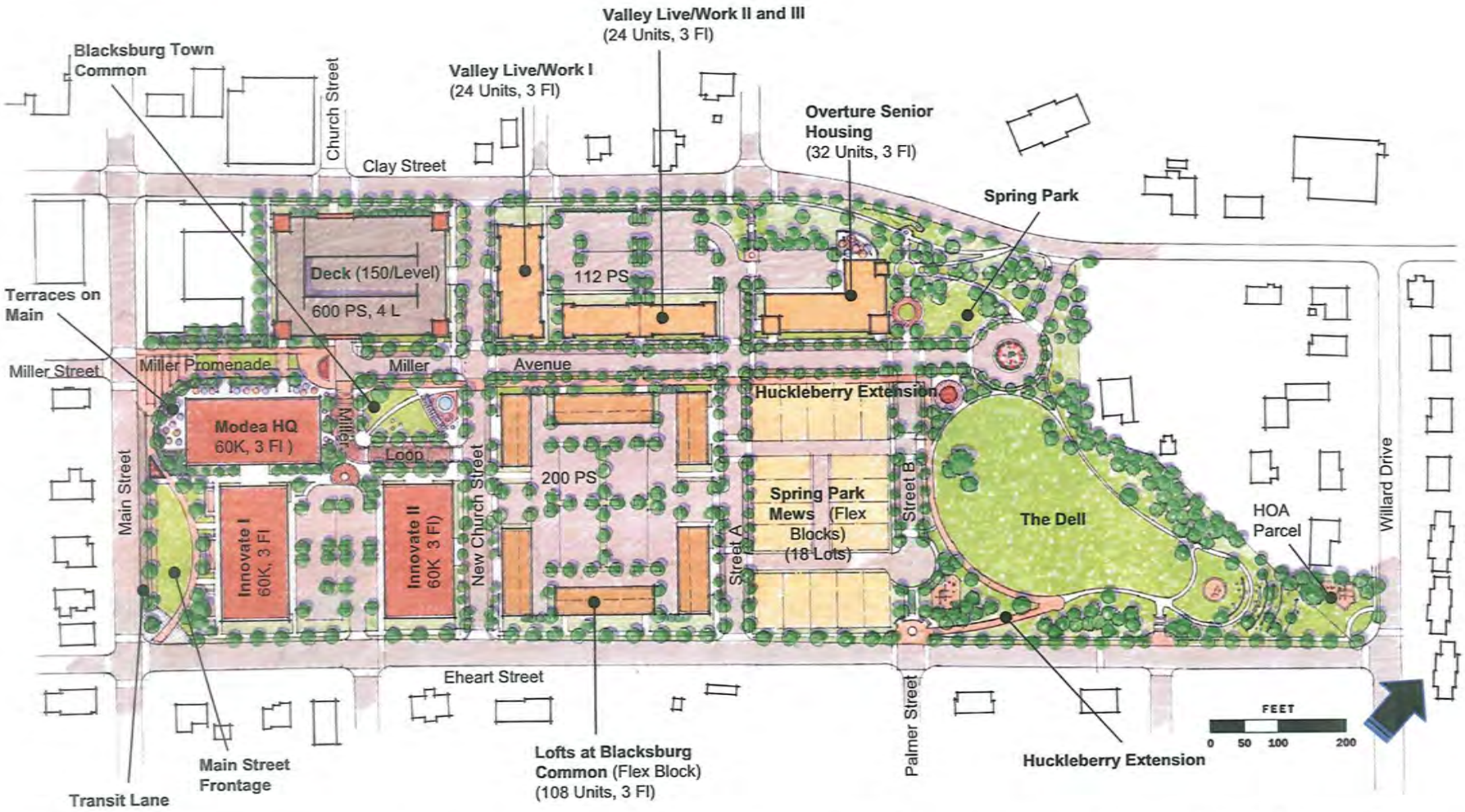


Note: *Please refer to accompanying text outlined in the OBMS Master Plan report*
** Setbacks as shown unless otherwise noted in the report text*

Exhibit 2.1: OBMS Site Flexibility Diagram

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group



Note: Project/building names are for reference only. Actual names to be developed as part site development plans. Building, parking layout shown is to illustrate potential site development based on requirements of Exhibit A: Flexibility Diagram. Actual layout to be determined as part of site development plans

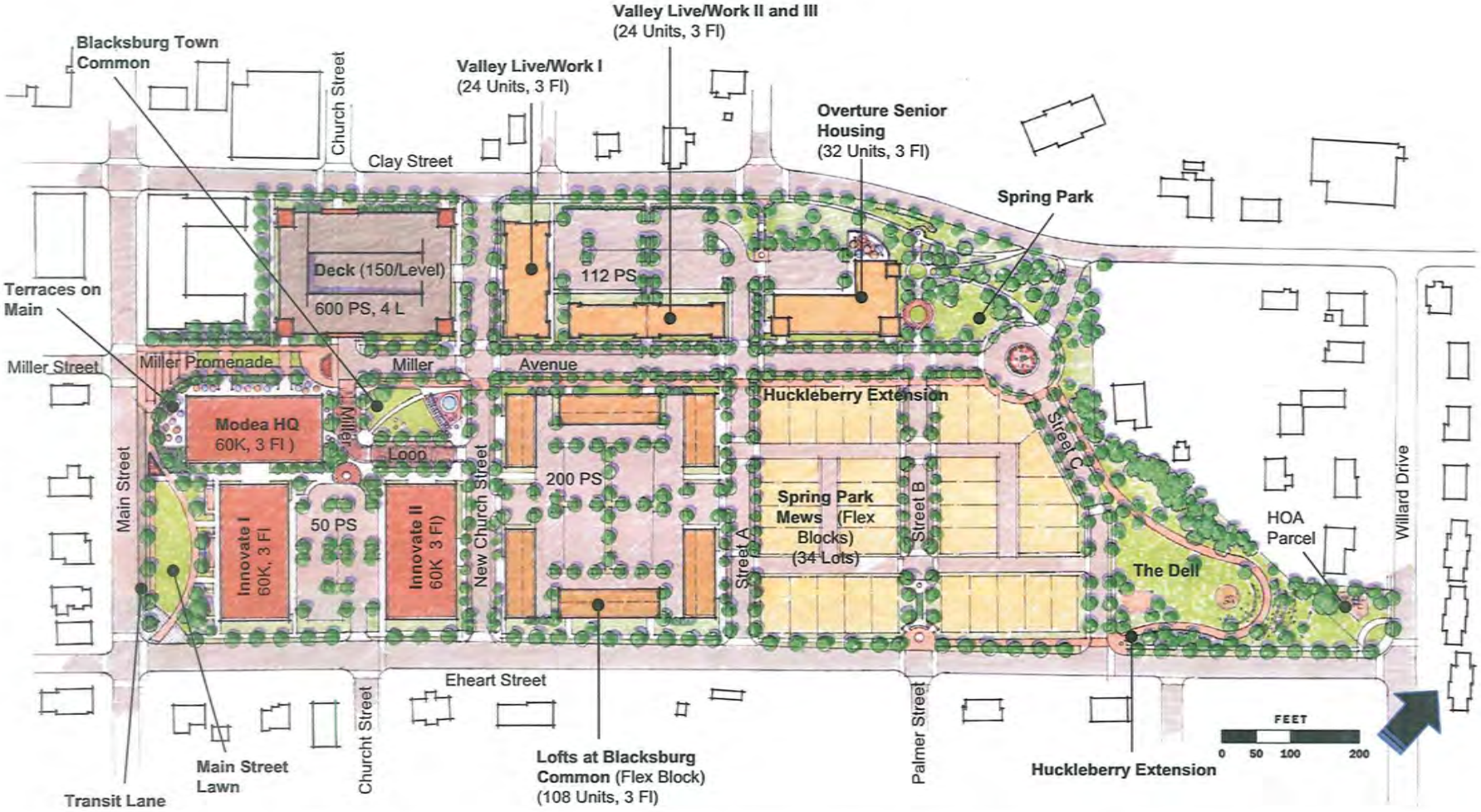
Exhibit 2.2.1: OBMS Site Illustrative Master Plan Draft (With Deck /With Expanded Park) June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

Note: Project/building names are for reference only. Actual names to be developed as part site development plans. Building, parking layout shown is to illustrate potential site development based on requirements of Exhibit A: Flexibility Diagram. Actual layout to be determined as part of site development plans

Exhibit 2.2.2: OBMS Site Illustrative Master Plan Draft (Without Deck /With Expanded Park) June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group



Note: Project/building names are for reference only. Actual names to be developed as part site development plans. Building, parking layout shown is to illustrate potential site development based on requirements of Exhibit A: Flexibility Diagram. Actual layout to be determined as part of site development plans

Exhibit 2.2.3: OBMS Site Illustrative Master Plan Draft (With Deck /Without Expanded Park) June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

OBMS Site without Deck: View looking N from Main and Eheart Streets

OBMS Site with Deck: View looking N from Main and Eheart Streets

OBMS Site without Deck: View looking E from Main and Clay Streets

OBMS Site with Deck: View looking E from Main and Clay Streets

Exhibit 2.2.4: OBMS Site Illustrative Model Views

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

OBMS Site without Expanded Park: View looking W from Eheart St. and Willard Dr.

OBMS Site with Expanded Park: View looking W from Eheart St. and Willard Dr.

OBMS Site without Deck: View looking S from New Church St. and Miller Ave.

OBMS Site with Deck: View looking S from New Church St. and Miller Ave.

Exhibit 2.2.5: OBMS Site Illustrative Model Views

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

The above photographs illustrate potential design characteristics for Miller Avenue. On-street parallel parking and outdoor dining is important for traffic calming and for activating the street. The bottom center photograph illustrates how the Huckleberry Extension might interface with the Miller Avenue Streetscape.

Exhibit 2.2.6: OBMS Site Precedent Images – Miller Avenue

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

The above photographs illustrate the potential design characteristics for the Miller Promenade. Maintaining sight lines back into the site is critical. It will be important to activate this space with ground-level uses such as support retail and restaurants.

Exhibit 2.2.7: OBMS Site Precedent Images – Miller Promenade

June 24, 2011

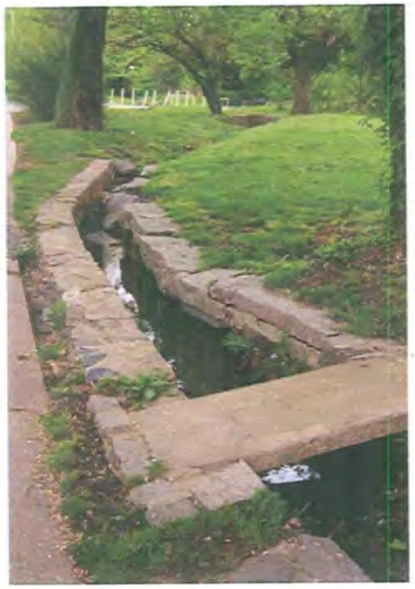
Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

The above photographs illustrate elements, design characteristics and programming that might occur within Blacksburg Town Common. The bottom right photographs illustrate how the civic space can expand into the adjacent street in terms of materials and programmed events.

Exhibit 2.2.8: OBMS Site Precedent Images – Blacksburg Town Common

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group



The above photographs illustrate elements, design characteristics and programming that might occur within Spring Park and The Dell. The emphasis on these spaces is passive open space with flexible lawn areas to accommodate a variety of activities and community-wide or neighborhood events. The bottom left photograph illustrates the potential to highlight the existing spring.

Exhibit 2.2.9: OBMS Site Precedent Images – Spring Park and The Dell

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

The above photographs illustrate potential characteristics of office and mixed-use space. While the photographs are not intended to prescribe an architectural style, they illustrate the importance of articulating the building facades and animating street edges with windows and active ground-level uses.

Exhibit 2.2.10: OBMS Site Precedent Images – Office/Mixed-Use

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

The above photographs illustrate potential characteristics of multi-family and single family/single-family attached housing. While the photographs are not intended to prescribe an architectural style, they illustrate the importance of articulating the building facades, addressing street corners and animating street edges and open spaces.

Exhibit 2.2.11: OBMS Site Precedent Images – Housing

June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group

The above photographs illustrate site planning and design characteristics for structured and surface parking. The top photographs illustrate the importance of high quality design for parking structures, including the incorporation of public art (top left). The bottom left and center photographs illustrate surface parking internal to a development parcel, allowing buildings to face street edges. The bottom right photographs illustrate how the landscape and screening of parking lots can be integrated into the overall streetscape design.

Exhibit 2.2.12: OBMS Site Precedent Images – Parking June 24, 2011

Arnett Muldrow Associates . Mahan Rykiel Associates . The Eisen Group