

ART AND ARCHITECTURAL REVIEW BOARD (AARB)

# Project Data Sheet

*Revised February 6, 2025*

*(Due by 3:00 p.m. on the Friday two weeks before the meeting to [AARB@dgs.virginia.gov](mailto:AARB@dgs.virginia.gov))*

**Date Submitted:** April 17, 2026, for the May 1, 2026 meeting

**Agency Name:** Virginia Tech

**Project Name, Number, and Location** [*\* must include the project number*]

New Residence Halls (1,200 Beds)

Blacksburg, Virginia

Project Number: 208-L00085-000

**Representatives for the Agency and the Architect/Engineer**

Agency Representative:

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**Current Project Status/Phase and Schedule** [*\* must select one of the following*]

- Preliminary Design Submission:
- Final Design Submission:

The project is currently in the Bid Phase and is advancing on an accelerated schedule to address urgent housing demand. Bid Documents were issued in March 2026 under the Design-Bid-Build method, with construction anticipated to begin in June 2026. Timely delivery of this project is critical to supporting enrollment commitments and advancing the university's multi-year residential renewal strategy.

**Request for Consent Agenda:** Yes:  No:

\* Please refer to the [AARB Agency Project Submission and Presentation Guidelines](#) – Project Submission Section for additional information and guidance on the Consent Agenda versus Regular Agenda.

**PLEASE NOTE:** If you did not check the box for Consent Agenda, your project will be posted on the Regular Agenda and the agency will be required to attend the meeting to make a presentation to the board on the day of the meeting. **Presentations are not to exceed 15 minutes.**

**Project Description**

The New Residence Halls (1,200 Beds) project represents a major investment in Virginia Tech's residential campus model and the long-term stewardship of its housing portfolio. The project will expand the

university's housing area into a new part of campus, establishing the foundation for broader residential life development on that side of campus, while delivering four new residential buildings totaling approximately 1,200 beds to support continued enrollment growth, strengthen the university's residential campus experience, and reinforce Virginia Tech's commitment to student success, retention, and community engagement.

The four new residence halls will provide modern, purpose-built living environments designed to foster academic achievement, peer connection, and personal development. The facilities will include a mix of residential unit types designed to serve first-year and upper-division students, together with the residential support spaces and shared community functions necessary to align with contemporary residential life standards. The additional bed capacity supports enrollment growth, reduces pressure on the local housing market, and creates the flexibility needed to modernize existing residence halls in phases while maintaining the university's overall housing inventory.

### **Architectural Aesthetic:**

The design of the new residence halls responds to their setting within an emerging residential area of campus and is intended to reinforce the established character of the Blacksburg campus while advancing a contemporary and durable student living environment. The building composition will reflect established campus design standards and material palettes to ensure compatibility with surrounding residential and academic buildings and to support the long-term evolution of this part of campus as a new residential community.

The architectural approach emphasizes simple, well-proportioned building forms, durable exterior materials, and a residential character that supports both individual well-being and community formation. In addition to providing modern living accommodations, the buildings are intended to contribute positively to the public realm through a cohesive architectural expression and a site design approach that supports pedestrian connectivity, accessible open space, and long-term operational efficiency. Design strategies also emphasize sustainability, integrated stormwater management, responsible material selection, and Universal Design principles to promote resilience and accessibility throughout the residential communities.

### **Relationship to Approved Master Plan** [*\* this section must contain information for Board review, do not leave blank*]

The project aligns with Virginia Tech's approved Beyond Boundaries 2047, The Campus Plan, adopted in 2018, by supporting the university's long-term vision for a connected, walkable, and student-centered campus environment and by extending the residential campus framework into a new area of campus. The project broadens the university's residential presence on that side of campus through the creation of a larger and more fully integrated residential community. The project therefore advances the goals of the approved master plan while establishing a foundation for future residential life development in the surrounding area.

The project also advances the university's broader residential renewal strategy by sequencing new construction ahead of major renovations to aging residence halls. This approach provides the long-term flexibility needed to modernize existing facilities in phases without reducing housing capacity, supports continued reinvestment in the housing portfolio, and reinforces the residential campus model articulated in the Beyond Boundaries 2047 Campus Plan.

### **Existing Architectural Context**

The project site is in an area of campus identified for future residential development, where the new residence halls will establish a cohesive residential character and extend the university's housing portfolio.

The site is adjacent to the Holtzman Alumni Center and The Inn at Virginia Tech, occupies a portion of the existing golf course, and is situated across Duck Pond Drive from the Duck Pond, with direct proximity to the academic district across West Campus Drive.

The buildings respond to this context by reflecting established architectural design standards and material palettes used across campus residential facilities while contributing a contemporary expression appropriate to new student housing. As a strategic addition to the existing housing inventory, the project supports continued enrollment growth, enables phased reinvestment in older residence halls, and reinforces Virginia Tech's identity as a residential campus while advancing the long-term stewardship of its physical assets.

**AARB History (for return presentations on the same project):** [*\* this section must contain information for Board review, do not leave blank / if this section does not apply to your project, please indicate with N/A*]

- State when previous presentation(s) were made to the Board on the project. N/A
- Restate previous Board comments. N/A
- Show actions taken to address Board comments; use visuals to compare previous renderings with updates. N/A

# DESIGN REVIEW for **NEW RESIDENCE HALLS (1,200 BEDS)**

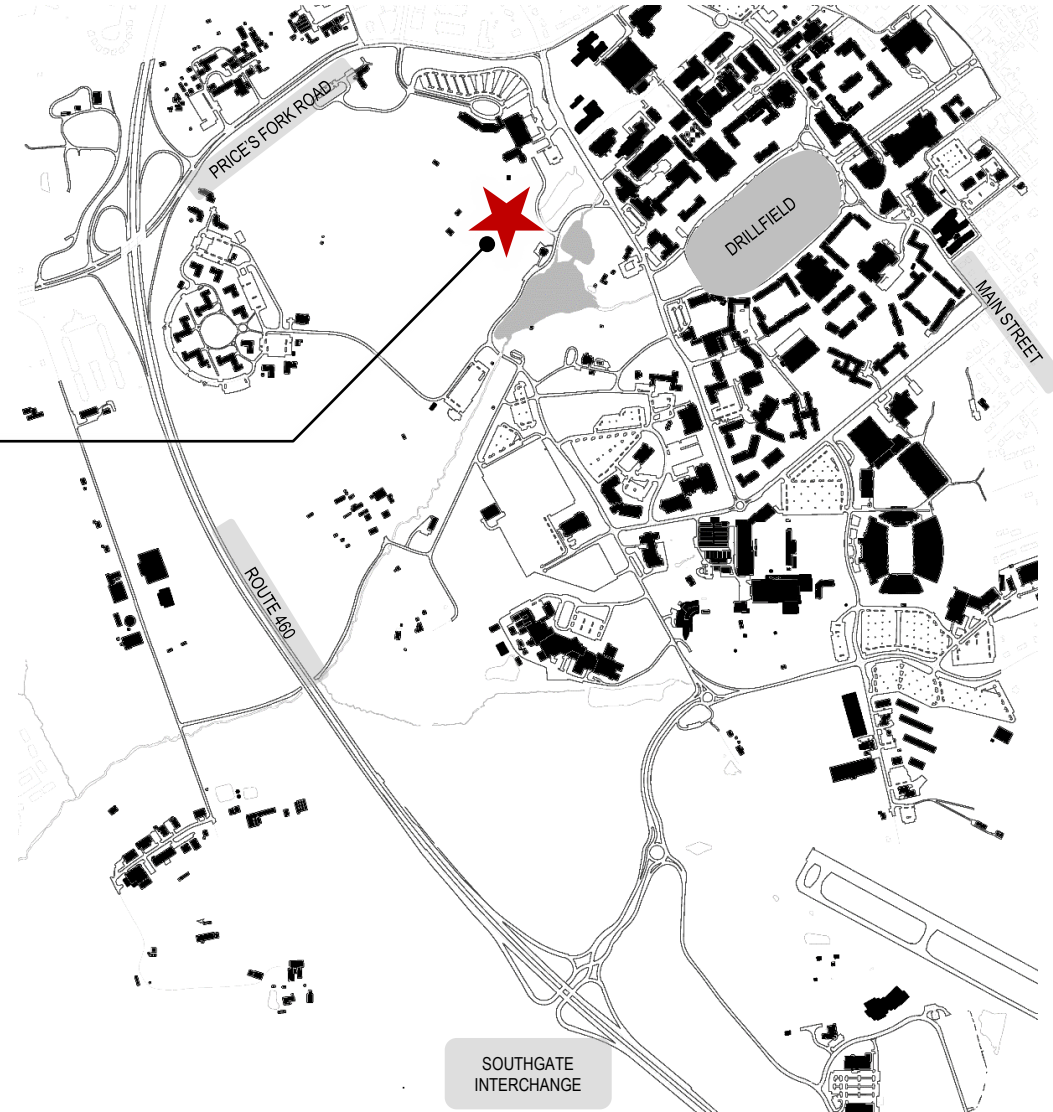
ART AND ARCHITECTURAL REVIEW BOARD

May 1, 2026

# PROJECT LOCATION

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SITE



Virginia Tech  
Blacksburg, VA

# EXISTING CONDITIONS

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# EXISTING SITE



MASTER PLAN  
REFERENCE

# SITE PLAN



# AERIAL RENDERING

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# EXTERIOR RENDERING

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# SITE PLANTING

## DUCK POND QUAD



# SITE PLANTING

## FAIRWAY QUAD



# PLANT PALETTE

## TREES



American Elm



Black Gum



Sweet Gum



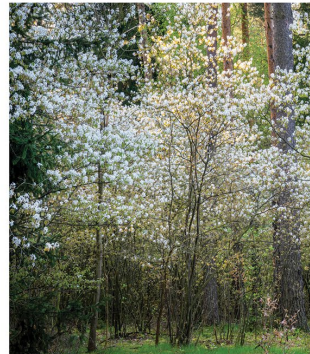
White Oak



Yellowwood



Redbud



Serviceberry



London Plane Tree



Flowering Dogwood



Star Magnolia



Saucer Magnolia



Southern Magnolia



White Cedar



Skyrocket Juniper

# PLANT PALETTE

## SHRUBS



Kaleidoscope Abelia



Boxwood



Cherry Laurel



Low Scape Chokeberry



Dwarf Fothergilla



Dwarf Globe Blue Spruce



Oakleaf Hydrangea



Winterberry Holly



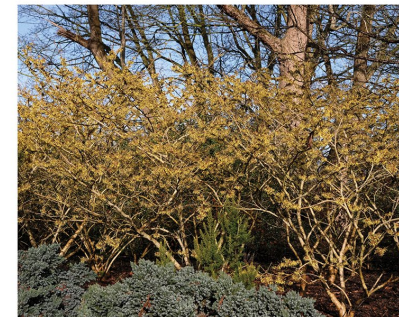
Japanese Plum Yew



Rhododendron



Brandywine Viburnum



Witch Hazel

# FLOOR PLANS

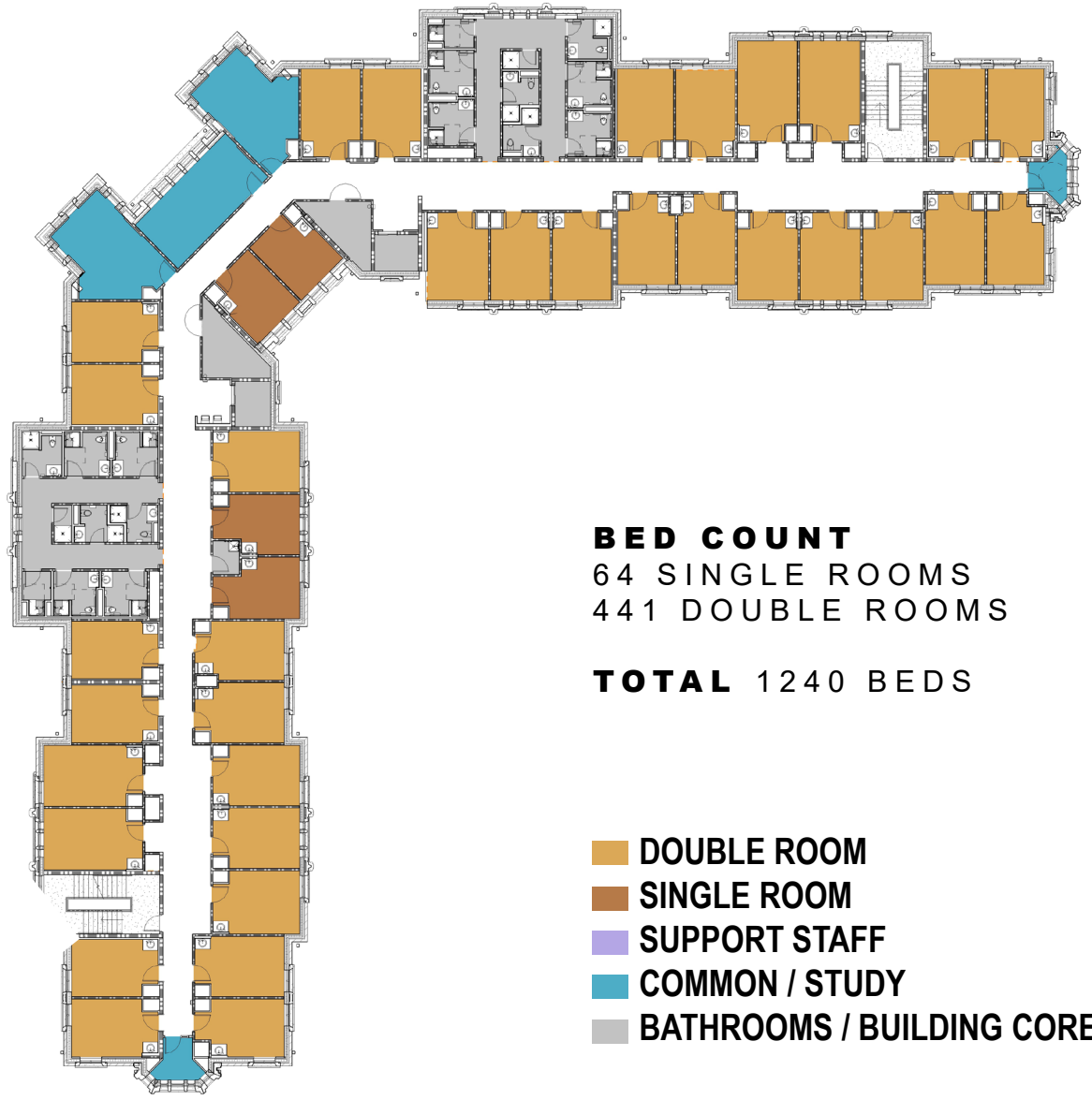
1



2



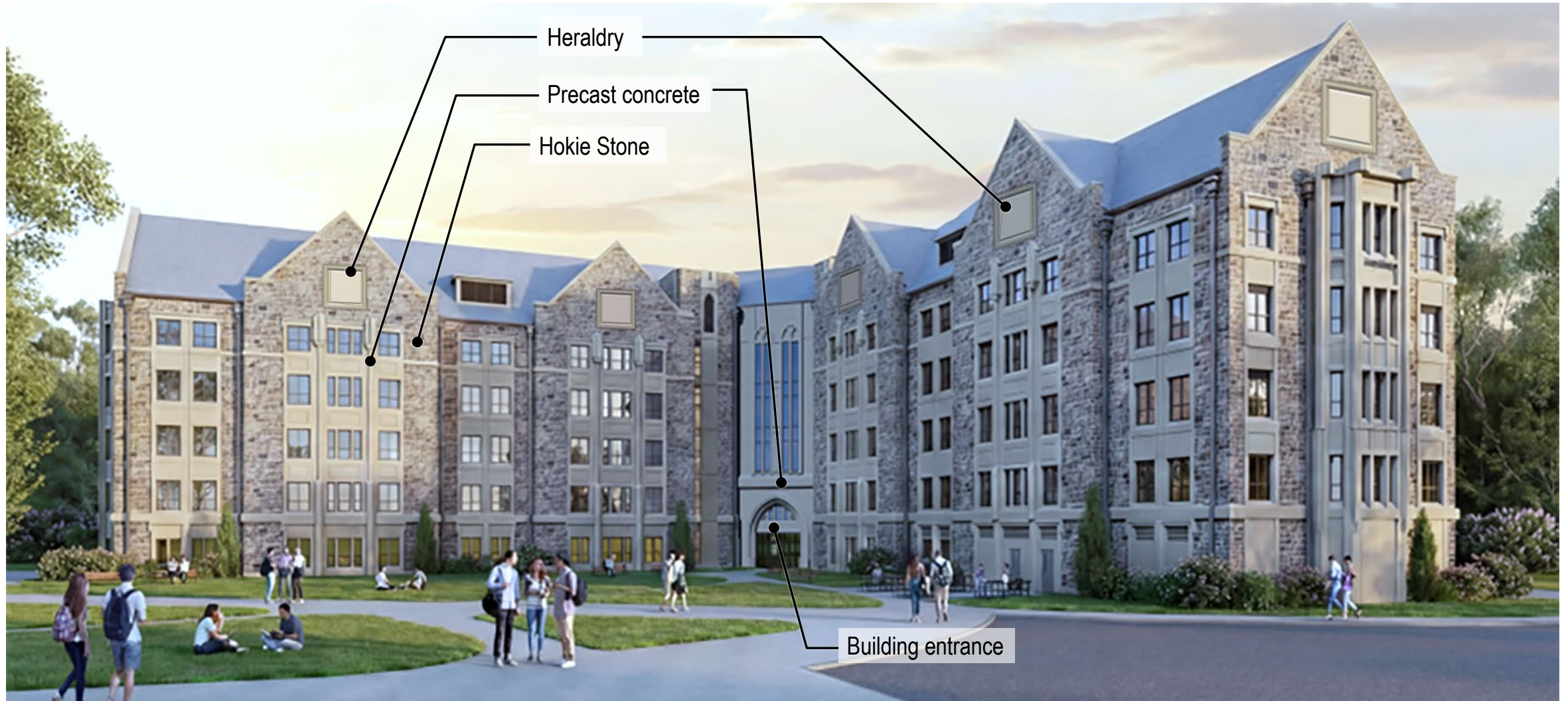
3-5



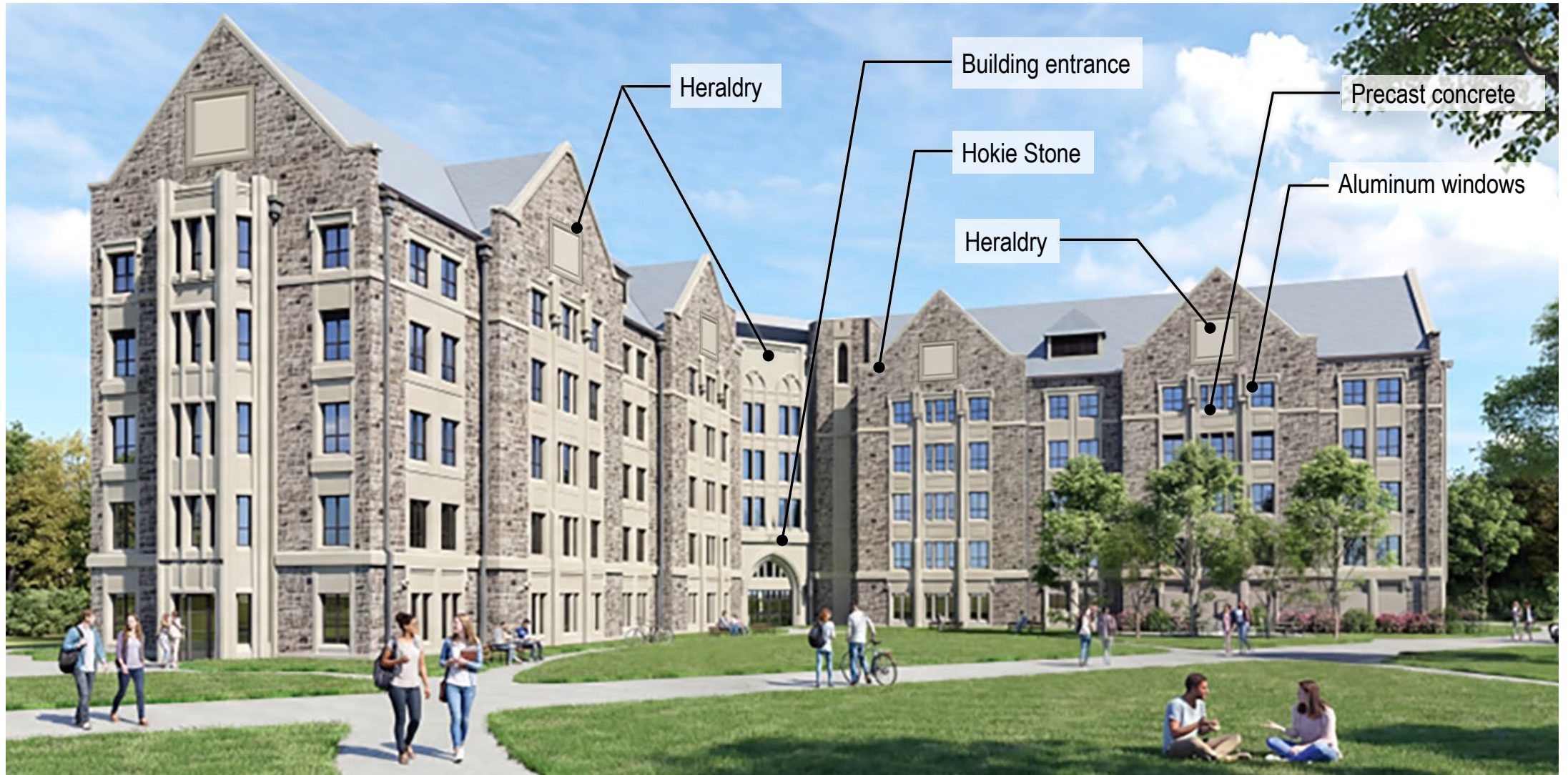
**BED COUNT**  
64 SINGLE ROOMS  
441 DOUBLE ROOMS  
**TOTAL 1240 BEDS**

- DOUBLE ROOM
- SINGLE ROOM
- SUPPORT STAFF
- COMMON / STUDY
- BATHROOMS / BUILDING CORE

# EXTERIOR RENDERING



# EXTERIOR RENDERING



# EXTERIOR ELEVATION

## NORTH ELEVATION



# EXTERIOR ELEVATION

## SOUTH ELEVATION



# EXTERIOR ELEVATION

## WEST ELEVATION



# EXTERIOR ELEVATION

## EAST ELEVATION



# EXTERIOR ELEVATION

## ENTRANCE ELEVATIONS



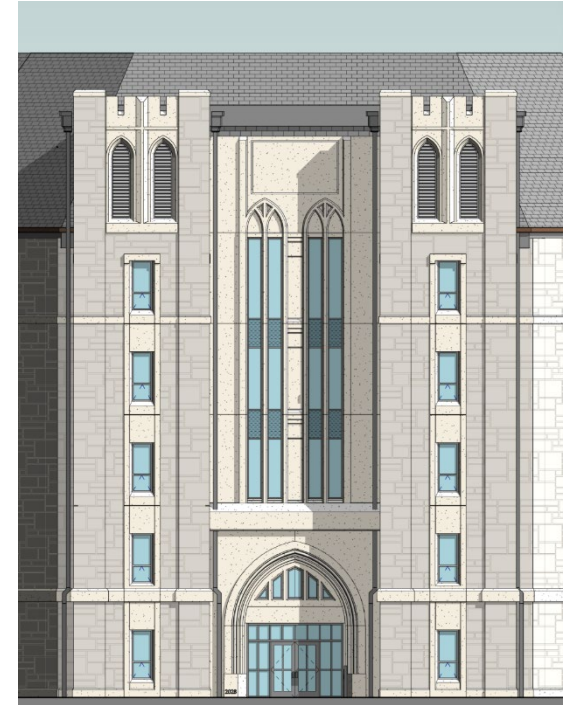
OUTWARD FACING ENTRANCE



QUAD FACING ENTRANCE

# ENTRANCE IDENTITY DETAILING

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# EXTERIOR MATERIALS

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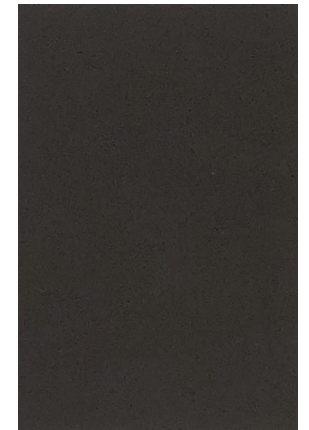
Hokie Stone



Precast Concrete



Composite  
Slate Roofing



Aluminum  
Windows