



Christiansburg, VA.

## Project Description

Christiansburg marketplace is a redevelopment project that seeks to transform a decade-long vacant shopping center into a vibrant marketplace with a wide variety of amenities, restaurants, retail, grocery stores, and lodging options.

## Scope Features:

- Condition Assessment to determine potential structural and serviceability deficiencies.
- Demolition drawings and construction sequencing of a new load-bearing wall.
- Steel frame design

## CAPABILITIES

- Construction Services
- Structural design

### OWNER / DEVELOPER:

Bromont Investments

### ARCHITECT:

BHM Architects

### GENERAL CONTRACTOR:

Whiting-Turner

### PROJECT COMPLETION:

2024

### INDUSTRY:

Mixed-Use

### PROJECT TYPE:

REDEVELOPMENT / NEW  
CONSTRUCTION

## Full Project Description

The Christiansburg Marketplace is a mega redevelopment project that seeks to transform a decade-long vacant shopping center into a new mixed-use community that features a wide number of retail franchises, amenities, and lodging options.

The team redeveloping the Christiansburg Marketplace at 2705 Market St. NE repurposes many of the existing structures while adding new ones to comply with today's fast-growing market. Kline Engineering was retained by BHM Architects to evaluate the feasibility of using an existing structure to host the second anchor tenant of this development.

Kline Engineering conducted a thorough condition inspection of an existing Walmart to assess any potential structural and serviceability deficiencies before greenlighting its reuse into a 55,000-square-foot sports store. The structural system of the existing building consists of a metal roof deck, K System Joists with built-up steel girders, and steel columns. The exterior walls are partially grouted CMU masonry, which serves as the primary lateral resisting system and load bearing on the plan north and south.

After inspection, our team provided the structural design for the modifications to the existing building, which included demolition sequencing and the construction of a new load-bearing wall.

To successfully repurpose the building, which was originally built in 1988, our team brought it into full compliance with the current building code. As part of this process, the front wall was carefully dismantled to make room for a taller steel frame front wall that would showcase the new Academy Sports + Outdoors retail front design.

For Kline Engineering, reusing, repairing, and restoring existing constructions becomes increasingly important as sustainability becomes a higher priority.

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