MINUTES OF THE PLANNING COMMISSION WORK SESSION
Wednesday, January 16, 2019
10th Floor City Council Conference Room
2400 Washington Avenue
Newport News, Virginia

PRESENT: Daniel L. Simmons, Jr., Chairman; Katie Stodghill, Vice-Chairwoman; Willard G. Maxwell, Jr.; Sharyn L. Fox; Mark W. Mulvaney; Michael F. Carpenter; Zachary E. Wittkamp; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila McAllister, Director of Planning; Flora Chioros, Assistant Director – Current Planning; Latara Branch, Neighborhood Revitalization Coordinator; Angela Hopkins, Senior Planner; Saul Gileser, Senior Planner; Johnnie Davis, Planner; Lynn Spratley, Deputy City Attorney; Nyoka Hall, Zoning Administrator; Christin Frank, Zoning Coordinator; Matt Johnson, Economic Development Manager; Bryan Stilley, Chief of Civil Design Engineering; Jacqueline Kassel, Chief of Transportation Engineering; Bridjette Parker, Studies & Programs Lead Engineer) GUESTS: Lindsey Carney; David Taylor; Karen McPherson; Bryan Witt; and Skip Smith

ABSENT: None

Mr. Simmons opened the work session at 2:30 P.M.

Ms. Chioros introduced the first item on the agenda: Master Plan: Tech Center Research Park. She stated the general purpose of the O3 zoning is to promote research and development parks and science centers based on a master plan, to orderly expand research and development oriented industries within Newport News. Ms. Chioros stated what we are looking at today is how the Tech Center master plan is laid out. She stated this includes where buildings are situated, parking is located, what amenities are provided, and establishing building heights, setbacks, signs and landscaping. Ms. Chioros stated this is a master plan submittal and not a rezoning with proffers. She stated the applicant has provided copies of the design guidelines and will be making a presentation.

Ms. McAllister asked the applicant and their support staff to introduce themselves: Mr. Skip Smith, W.M. Jordan Development Company; Mr. Bryan Witt, W.M. Jordan Development Company; Lindsey Carney, Patton, Wormal, Patton and Diamonstein; David Taylor, Timmons Group; Karen McPherson, McPherson Consulting.

Ms. McAllister stated Building One came through as Phase I of the master plan. She stated this is the final phase of the master plan, and once it is adopted by City Council it becomes the site plan for that particular property.

Ms. Carney gave an introduction of the Tech Center master plan and Mr. Taylor gave a presentation on the design guidelines (copy attached to record minutes).
Mr. Mulvaney stated the largest two buildings are 100,000 square feet. He asked if that is an attempt to limit the employee base so there is not an impact on green space. Mr. Taylor stated that is more of a delicate balance between the amount of square footage available to us and the amount of parking.

Mr. Wittkamp asked if the tenant base would be private or governmental. Ms. Carney stated it will be a combination of both.

Mr. Groce asked where are the wetlands. Mr. Taylor pointed out the jurisdictional wetlands.

Mr. Mulvaney asked, of the 6,000 jobs being created, what percentage would be commuters what percentage are anticipated to relocate. Ms. Carney stated she does not have exact information on it, but the thought is that it will attract both residents and commuters.

Mr. Mulvaney asked what is the estimated end date for the build-out. Mr. Taylor stated 15 to 20 years, but it is purely market-driven.

Ms. Willis asked how they obtained a street running straight through the wetlands. Mr. Taylor stated they were given a permit to impact four acres, including that street location.

Ms. Fox asked what is the impact of the new accelerator, if we get it or we do not get it. Mr. Smith stated Jefferson Lab is studying putting out a procurement for it, but we have an advantage over our competitor because of Tech Center. He stated our chances are good because we already have a beam, giving them an advantage to go to the next generation beam. Mr. Smith stated if we do not get it, we can build new buildings where the new beam location is proposed and enlarge the park. Ms. Fox asked if the overall configuration of the park is not tied exclusively to the beam. Ms. Carney stated no, because this is a win-win no matter what. Mr. Smith stated do not forget that Tech Center is affiliated with Virginia Tech and their KnowledgeWorks program which provides business formation and growth support services.

Mr. Carpenter asked what is the time frame for the Department of Energy to make a decision. Mr. Smith stated he cannot answer that.

Mr. Mulvaney asked if there are prospective tenants who are contingent on the second beam. Mr. Smith stated no.

Mr. Mulvaney asked what are the driving factors for the anticipated economic impact. Ms. Carney stated sales tax from food and entertainment, people relocating to the city in terms of housing and improvements in the housing market. She stated there will also be a lot of money that will be generated by the real estate taxes.
Mr. Mulvaney stated he is concerned about the impact on traffic at the busiest intersection in Newport News. He stated that is a big component to look at with the creation of 6,000 jobs. Ms. Carney stated yes, and that is why we try to emphasize that there are ingress/egress points at Oyster Point Road, Village Green Parkway and Canon Boulevard. She stated we have a Traffic Impact Analysis (TIA) done in conjunction with the Ferguson build-out. Ms. Carney stated we are trying to promote a cohesive cross of pedestrians and vehicles between City Center and Tech Center, which is why we did our own TIA in conjunction with the city’s TIA for Ferguson.

Ms. Stodghill asked if there is any discussion about adding more residential. Mr. Taylor stated yes, we have the ability to cross-use a parking structure and do multi-family. Ms. Chioros stated this is an office, research and development zone and that would have to be outside of the O3 zoning district. Ms. Carney stated this is really truly the only O3 zone in the city. She stated it was envisioned that this was going to be used as research and development, so we have never considered trying to rezone it to multi-family or mixed-use. Ms. Carney stated there are other areas and we have plans to try to pursue those. Mr. Smith stated that they are looking at some place in City Center for housing and mixed use.

Ms. Willis asked what kind of entrance is at Canon Boulevard. Ms. McPherson stated the connection of the Village Green Parkway extension up to Canon Boulevard is proposed to be a traffic signal with a dedicated left-turn lane. Mr. Wittkamp asked if the Canon Boulevard would be widened. Ms. McPherson stated yes.

Ms. Willis asked if there is only one access in and out of both of the parking garages. Ms. McPherson stated yes.

Mr. Mulvaney stated he is concerned that the largest economic impact is going to be in a confined area: City Center and Tech Center. He stated you are not developing this so the rest of the city can benefit from the opportunistic components of 6,000 people showing up. Mr. Mulvaney stated we want them to eat, shop and play within the entire city, not just this one small section. He asked how do we connect that. Ms. Carney stated the programs that KnowledgeWorks and Virginia Tech are going to put on are going to benefit the rest of the city. She stated they are going to seek outside partners like food places to cater and outside people for entertainment.

Mr. Mulvaney stated he is concerned there will not be easy ingress/egress on high-volume days, particularly at lunchtime for workers. Mr. Smith stated the difference here is researchers and developers tend to work their own schedules, which could begin anywhere from 3:00 A.M. or noon. He stated they are not typically 9:00 A.M. to 5:00 P.M. workers. Mr. Mulvaney stated you will still have regular commuters who will come during those hours. He stated he would just like to see the rest of the city be able to benefit from these workers and not just in City Center and Tech Center. Ms. Carney stated because we are opening Village Green Parkway, people will be able to access
the interstate interchange and traverse to exits north to Jefferson Avenue or south to J. Clyde Morris Boulevard.

Mr. Carpenter asked what improvements will be done at Oyster Point Road and Interstate 64. Ms. Carney stated the city has a project request they are working on for dual rights at Canon Boulevard and Oyster Point Road, and we have looked to extend some of the turn lanes there, as well as some of the additional turn lane extensions along Canon Boulevard.

Ms. Chioros stated the TIA has not been finalized between City Traffic Engineering and the consultant, but the Planning Commission will receive a copy of the executive summary prior to the public hearing.

Ms. Willis asked if there are any other proposed uses for the wetlands. Ms. Carney stated we tried to get a permit for a pedestrian walking trail, but so far no.

Mr. Mulvaney asked if the proposed buildings will meet the standards of Leadership in Energy and Environmental Design (LEED). Mr. Taylor stated they would probably qualify for LEED silver, but we are not asking for LEED accreditation right now.

Mr. Mulvaney asked if building signage will be limited to a major tenant or multiple tenants. Mr. Smith stated you need to be a major tenant to have your name on a building.

Mr. Mulvaney asked if there would be public transportation available within Tech Center. Mr. Taylor stated that is still being discussed internally.

Mr. Simmons asked will the city be responsible for building and maintaining the streets and the Best Management Practices (BMP). Mr. Stilley stated the city handles BMPs that handle public water. Mr. Smith stated if it is public water, the city has it; and if it is on the building site, the applicant has it.

Mr. Carpenter asked who is building the parking garages. Mr. Taylor stated that is still being worked out.

Mr. Carpenter asked if there will be any restaurants, coffee shops or bars in the development. Ms. Carney stated it is not allowed. Mr. Gleiser stated you can have a cafeteria in the building for your employees.

Mr. Simmons thanked Ms. Carney and Mr. Taylor for their presentation.

Mr. Mulvaney asked if the Planning Commission will have an opportunity to review the TIA before the public hearing. Ms. Chioros stated you will have a copy of the executive summary prior to the April 3 public hearing. Ms. Kassel stated the TIA should be completed by the end of the month.
Ms. Fox asked what kind of flexibility do we have with the master plan. Ms. McAllister stated you can suggest changes.

Ms. Willis stated she is concerned the parking garages only have one access for ingress/egress. Ms. McAllister stated there is a second access in case of an emergency. Ms. Chioros stated there is a plaza between Buildings 9 and 3 as well as between Buildings 2 and 6 that can be used for emergency access. Ms. Willis asked if you can do anything with the wetlands that will allow their use. Mr. Mulvaney stated you can put in an elevated walking trail through there.

Ms. Stodghill asked what the current vacancy rate is for office buildings in Newport News. Mr. Carpenter stated this is a huge addition of office space and we do not have a large office market, but the promise is they will be bringing in companies from outside of the area.

Ms. Willis asked if daycare is allowed in O3. Mr. Gleiser stated not as a standalone, but it could be a building amenity.

Mr. Mulvaney stated we need to have another work session on the master plan to discuss our concerns and propose solutions. He stated this project is so big and there are so many moving parts, it is unfair for us to sit here and look at a presentation and be comfortable voting on it.

Mr. Mulvaney made a motion to have another work session to discuss the master plan. The motion was seconded by Mr. Groce.

Ms. Fox stated we need to have a copy of the TIA prior to the work session.

Ms. Stodghill asked if there has been any public presentation on the master plan other than Planning Commission. Ms. McAllister stated they have been presenting the plan since the Marketplace opened. Ms. Stodghill asked if the master plan was part of the first application. Ms. Chioros stated it was discussed and generally identified.

Mr. Mulvaney stated to be cautionary because when we recommended approval of the Marketplace, there were things that did not occur afterward with the green space, buffers, wetlands, etc. He stated these are things to think about going forward that we make sure we hold the developer accountable. Mr. Gleiser stated the Marketplace was a proffered rezoning, and this is a master plan. Mr. Mulvaney stated yes, but if you put it out there that we did our part to ensure the applicant meets the requirements that are set forth. Ms. McAllister stated the walkway through the wetlands was part of the rezoning. She stated it did not happen because, as proffered, if environmental conditions would not allow it to happen, then they were not required to do it. Ms. Fox asked what happened. Ms. Chioros stated the Army Corps of Engineers did not allow it. Mr. Mulvaney stated it would not hurt to re-address it.
Ms. McAllister stated this plan is not just for the developer but also the city. Mr. Carpenter stated the rezoning had conditions, but the master plan needs to be approved before it goes forward, so if there are things we do not like we need to tell the developer.

Mr. Mulvaney asked if we could do a mailer or a phone call to citizens of Newport News to be aware of the proposed master plan. He stated we advertise our public hearings in the Daily Press, but their circulation is fewer and fewer. Ms. Fox asked if we could advertise on Newport News Now. Mr. Simmons asked if we could advertise on NNTV. Ms. McAllister stated she does not see this being something that will rise to the level that people will come out and have real comments. She stated the property is already zoned for this type of development. Ms. McAllister stated the major change was when we did the Marketplace rezoning, and people did come out to speak on it, and while some people did not get what they wanted, the general public seems to be okay with the final product. She stated she does not see someone coming out just to approve a design. Ms. McAllister stated this has to be left to the Planning Commission and what you think is the best layout for this particular site. Ms. Fox stated we are citizens and we are looking at these things from our perspective, which should be somewhat the same perspective that our fellow citizens have. She stated we have been entrusted to make decisions on these sorts of things.

The Planning Commission voted by acclamation to schedule a second work session.

There being no further business, the meeting adjourned at 4:22 P.M.

Recording Secretary

Executive Secretary
Table of Contents

PROJECT GUIDELINES

1. Purpose & Intent .................................................. 4
2. Boundary Description ............................................. 5
3. Overall Master Plan, Master Plan Phase 1, Master Plan Phase II(A), Master Plan Phase II(B) .......... 6-9
4. Architectural Character - Existing Vernacular ............... 10

DESIGN GUIDELINES - ARCHITECTURAL

1. Scale and Massing .................................................. 11
2. Focal Points/Entrances .......................................... 12
3. Materials/Color Palette ......................................... 13
4. Architectural Character - Crafting a Style .................... 14
5. Screening .......................................................... 15

DESIGN GUIDELINES - SITE

1. Streets ............................................................. 16-17
2. Open Space ....................................................... 18-19
3. Building Placement .............................................. 20
4. Setbacks/Site Criteria .......................................... 21-22
5. Parking/Site Lighting ........................................... 23
6. Site Signage ....................................................... 24-25

DESIGN GUIDELINES - LANDSCAPE

1. Required Yards/Landscaping .................................. 26
2. Street/landscape Planting ...................................... 27
3. Building Foundation Planting .................................. 28
4. Plant List ........................................................ 29-35

Purpose and Intent

PURPOSE OF MASTER PLAN & DESIGN GUIDELINES

The Master Plan and Design Guidelines are used to delineate and regulate the design, details, and construction of the development of Tech Center. The Design Guidelines will assist in ensuring the consistency and quality of the development. Development for Tech Center shall be substantially in accordance with the Newport News City Council approved Master Plan and consistent with the guidelines and requirements within this document. All final designs shall be reviewed and approved by the Newport News Economic Development Authority, or its designee.

Pursuant to Ordinance No. 7280.16, the Council of the City of Newport News approved on June 28, 2016, Phase 1 of Master Development Plan O3-16-01 for the parcel designated as Parcel C-3, consisting of 3.25 acres, located in O.3 Office/Research Development District, on which parcel Building One of Tech Center is under construction. The intent of the Master Plan and Design Guidelines set forth herein is to facilitate and direct the development of the entirety of the Tech Center Research Park by applying the principles and guidelines for development that were approved by City Council for Phase 1. Accordingly, Parcel C-3, herein referred to as the Building One parcel, is included herein, and this Master Development Plan shall replace and supersede the previously approved Master Development Plans for Building One such that all parcels located within the Tech Center Research Park shall be submitted to this Master Plan and the Design Guidelines set forth herein.
Boundary Description

Overall Master Plan

The Master Plan establishes the framework and strategy for all project development. The street sizes and locations will be set and the plan will control building placement, associated parking (both surface and structured), service areas, common areas, open spaces, and stormwater management facilities.

LEGEND: All square footages, building heights, and parking garage spaces/areas are approximate.

Building
1. Office (3-Story) 81,662 sf
2. Office (3-Story) 81,000 sf
3. Office (3-Story) 80,000 sf
4. Office (3-Story) 80,000 sf
5. Office (3-Story) 100,000 sf
6. Office (3-Story) 80,000 sf
7. Office (3-Story) 80,000 sf
8. Office (3-Story) 100,000 sf
9. Office (3-Story) 80,000 sf
10. Office (3-Story) 80,000 sf

GRAND TOTAL 642,662 sf

Site
A. Central Green
B. Small Plazas
C. Landscaped Courtyards
D. Entry Features
E. Stormwater Management
F. Surface Parking
G. Pump Station
H. Parking Structure (5-Story - 500 Spaces)*
I. Parking Structure (5-Story - 850 Spaces)*

Parking Totals
Office 3,510 Spaces

*NOTE: Building square footages and heights shown are as currently planned. There is the potential to increase height/structure footages due to building north within the real estate market. All the parking will be increased to comply with the requisite parking ratios as set forth herein. Moreover, parking structure sizes and space counts are also as currently planned and will be adjusted as needed to comply with the requisite minimum parking requirements set forth on the Parking Structure page of these Design Guidelines. The actual number of parking spaces required by the minimum parking requirement set forth herein shall be provided prior to issuance of a certificate of occupancy.
Master Plan - Phase I

The Master Plan for Phase I of Tech Center depicts five separate office buildings, all self-supported with surface parking. Stormwater management facilities will be both site specific and shared. The strategy is to develop the office park in sequential fashion, and as the market dictates absorption.

NOTE: The proposed phasing depicts an anticipated rate of expansion. Buildings 7 & 9, due to their location on the perimeter of the Tech Center development, could be constructed at any time in the development of Tech Center, and parking requirements shall be completed with regard.

**LEGEND** - All square footages, building heights, and parking garage spaces/plots are approximate. See accompanying text for detailed information or visit www.tyco.com for additional information.

![Diagram](image)

<table>
<thead>
<tr>
<th>Building - Phase I</th>
<th>Office (3-Story)</th>
<th>1A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>81,662 sf</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>81,000 sf</td>
<td>1C</td>
</tr>
<tr>
<td>3</td>
<td>80,000 sf</td>
<td>1D</td>
</tr>
<tr>
<td>4</td>
<td>80,000 sf</td>
<td>1B</td>
</tr>
<tr>
<td>5</td>
<td>100,000 sf</td>
<td></td>
</tr>
</tbody>
</table>

**GRAND TOTAL** 429,662 sf

Parking Total: 1,410 Spaces

*NOTE: Building One is currently under construction and complies with the Tyco Master Plan and the design guidelines set forth herein.

*NOTE: In addition to accommodating some of the stormwater runoff created by the development of Building One in the stormwater management facilities shown herein, the drainage courses for additional runoff that will be created by development of Buildings 1 & 4 will be toward Jefferson Avenue. In addition to accommodating some of the stormwater runoff created by the development of Buildings 2, 3, 5 & 6 in the stormwater management facilities shown herein, the drainage course for additional stormwater runoff that will be created by development of Buildings 2, 3, 6 will be toward Canon Boulevard.

PROJECT GUIDELINES

Master Plan - Phase II(A)

The Master Plan for Phase II(A) of Tech Center depicts one additional building (Building 9) that will be located on the surface parking area used for Building 3 as shown in Phase I. Prior to commencing construction of Building 9, surface parking for Building 3 will be constructed in the area shown herein as 24OA. Building 9 and the parking structure will be constructed in the area shown herein as 24OB.

**LEGEND** - All square footages, building heights, and parking garage spaces/plots are approximate. See accompanying text for detailed information or visit www.tyco.com for additional information.

![Diagram](image)

<table>
<thead>
<tr>
<th>Building - Phase I</th>
<th>Office (3-Story)</th>
<th>1A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>81,662 sf</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>81,000 sf</td>
<td>1C</td>
</tr>
<tr>
<td>3</td>
<td>80,000 sf</td>
<td>1D</td>
</tr>
<tr>
<td>4</td>
<td>80,000 sf</td>
<td>1B</td>
</tr>
<tr>
<td>5</td>
<td>100,000 sf</td>
<td></td>
</tr>
<tr>
<td>Building - Phase II(A)</td>
<td>Office (3 Story)</td>
<td>2A09</td>
</tr>
<tr>
<td>9</td>
<td>80,000 sf</td>
<td></td>
</tr>
</tbody>
</table>

**GRAND TOTAL** 502,642 sf

Parking Total: 1,476 Spaces

*NOTE: The drainage course for stormwater runoff that will be created by development of Building 9 and the parking structure will be toward Canon Boulevard.
Master Plan - Phase II(B)

The Master Plan for Phase II(B) of Tech Center depicts five additional buildings that will be served by structured parking and surface parking. The parking structure located in area 2A will be placed on a location previously used as surface parking and will replace the surface parking spaces removed due to structure construction.

**LEGEND** - All square footage, building heights, and parking garage spaces/levels are approximations. Sequencing as shown in legend is to be clarified by actual plans, but is subject to change.

**Building - Phase I**
1. 81,142 sf  1A
2. 81,000 sf  1B
3. 80,000 sf  1C
4. 80,000 sf  1D
5. 100,000 sf  1E

**Building - Phase IA**
9. 80,000 sf  2A(1)

**Building - Phase IC**
6. 80,000 sf  2A
7. 80,000 sf  2B
8. 100,000 sf  2C
9. 80,000 sf  2D

**GRAND TOTAL** 342,442 sf

Parking Total: 2,616 Spaces

*NOTE: As previously noted, Buildings 1B and 2A due to their location on the perimeter of the Tech Center development, could be constructed at any time in the development of Tech Center.

*NOTICE: In addition to accommodating some of the stormwater runoff created by the development of Buildings 8,9,10, and the parking structure shown herein, additional stormwater runoff will be created by the development of Buildings 4, 7, 8, and 10 and the parking structure shown herein will be toward Center Boulevard.

**Architectural Character**

EXISTING VERNACULAR

Adjacent to Tech Center are several existing developments which offer a variety of architectural elements which serve as precedents on which to emulate or enhance. The two new developments which are part of the Tech Center include the MarketPlace and Venture Apartments - have a variety of rich building materials, earth tone colors, and simple geometry which will be carried into the architecture of Tech Center. Building materials, colors and similar geometry are also expressed in the adjacent AWC, Jefferson Lab, and Bayport Credit Union buildings. The high-tech world of Jefferson Lab will also play a role in developing an architectural expression which denotes a modern, cutting edge environment.
Scale and Massing

Tech Center shall have a distinct architectural character that is consistent in theme with the adjacent properties. Though not identical, but complementary to each other, the buildings shall be designed to provide a clear, unified, and easily identifiable image and appearance. Clean, simple, geometric forms shall be incorporated, and a definite sense of human scale included relative to building massing and form. Massing shall always respect the architectural context and respective building adjacency and either complement or provide for smooth transition. Emphasis shall be placed on the development of a non-slender building, which not only provides for massing connectivity, but places a premium on sun and wind protection while maximizing opportunities for natural daylight and renewable energy.

Building height shall have relevancy as well, especially as it frames the street.

Minimum building height: 2 Stories

Facades / Entrances

The building facade shall reflect an overall coordinated design concept reinforcing the massing and form. Facades shall give life and character to each building without being overly decorative. Facades shall also provide a level of Interpretation from both vehicular and pedestrian points of view. There shall be an appropriate balance of wall and glazed surfaces, and identity could be achieved through setbacks and projections. All facades facing streets, whether in the front, side, or rear yard, shall have a high quality and finished appearance. The emphasis shall be 4-sided architecture with no blank walls.

Building entrances shall be clearly defined and easily recognizable. Whenever possible, entrances shall be enhanced through massing and integration, and accentuated with recesses, columns, or other architectural elements. The entry shall always be an integral part of the overall building composition, and weather protection and security shall always be addressed. Entries may provide opportunities for signage, color, and specialty lighting.
Materials / Color Palette

Building materials shall enhance the overall form and massing of an individual structure. The use of rich materials is encouraged in areas where they will have the most visual impact. Exterior building materials shall be types that are of high quality, attractive appearance, durable, and easily maintainable for the entire life of the building. Materials to be utilized include brick, stone, masonry, architectural precast concrete, fiber-cement panels, metal panels, and wood/recycled wood.

Single-skin metal siding and EIFS are not encouraged and shall be permitted by specific approval of the Newport News Economic Development Authority or its designee when the overall design of the building is enhanced by it or special development circumstances require its use. Colors shall consist of complementary and rich earth tones, and be consistent with the adjacent developments at Marketplace, Venture Apartments, and Jefferson Lab. Colors shall also be integral to the material and enhance design features and complement building massing.

Declaration of Covenants, Conditions, and Restrictions shall be recorded as an encumbrance against the property upon which Tech Center shall be located. Enforcement of said Declaration shall be by the Newport News Economic Development Authority or its designee.

Architectural Character

Crafting a Style

Simple and elegant geometric forms, proportionally massed with suitable fenestration shall be used. This style best expresses a style consistent with adjacent architectural expression and captures a modern flavor which reinforces the research and development environment. This style and form allows the easy and balanced application of multiple building materials, which can be focused on accentuate key points of interest in the structure.

Building One, which is currently under construction, emulates and reinforces existing adjacent architectural vernacular. As Tech Center proceeds in development, careful consideration will be taken to ensure architectural consistency throughout the park, but it is not the design intent to ensure identical building facades or appearance.

Proposed Style - Building One
Screening

All mechanical appurtenances located on site or projecting above the building itself, such as roof hatches, stairways, exhaust fans, HVAC equipment, plumbing vents, storage tanks, generators, satellite dishes, and communication equipment shall be screened from view from any adjacent public street with a parapet, wall, or other opaque screening consistent in finish, texture, and color with the exterior skin of the building.

Drain enclosures at grade shall be screened from view of adjacent streets with building materials that complement the exterior skin of the building.

Streets

Streets form the framework of a development, and although their primary function is to provide mobility, they also play a significant role in defining the visual space. They create the overall single urban and linkage while providing edges to facilitate buildings/structures, gathering and open spaces, landscape zones, and pedestrian activity and circulation. All streets within Tech Center are intended to be public and will be open spaces, incorporate medians of varying sizes, and include both an 8' wide multi-use trail, and 3' wide sidewalks.

1 Multi-Use Trail (Within Public R.O.W.)
Open Space

There are two established areas of common open space that vary in size and scale. The central amenity formally known as the "Drillfield" (A) is the heart of the Tech Center Research Park that provides the platform for both passive and active recreational activities. It can also serve potential community functions such as gatherings and concerts, and provide an attractive visual space. Located along the streets at intersections between some key buildings are small outdoor gathering areas (B) that provide additional public seating for dining and/or conducting business. Behind buildings, spaces are designed to provide outdoor private space for each individual building (C) for similar gathering, socializing, dining, and professional activities.
Open Space

Drillfield Pavilion

The Pavilion stands at the focal point of the Drillfield, the green at the core of Tech Center. Its character complements the organization of the Open Space and the materials of the surrounding buildings. As a multipurpose structure, it affords shelter for both scheduled and spontaneous events such as performances, picnics, festivals, outings and celebrations. Additionally, it provides a gathering space for office or employee activities and functions. The Pavilion reinforces, enhances and unifies the "Tech Center experience" for tenants and the public alike.

It is anticipated that both water and electrical services will be provided in close proximity to the Pavilion.

Potential Architectural Character

Building Placement

The key element of the Tech Center Master Plan is the arrangement of buildings, parking, circulation areas, and open space, and how they create an overall scheme and pattern for development. Buildings are placed close to the street, providing a strong architectural narrative and aesthetic linkage throughout the entire park via the streets and streetscape. Parking is located behind the buildings as much as possible to screen or soften its appearance. The main entries for the buildings are oriented both towards the street and subsequent parking fields. This building placement also provides the ability to frame key open space areas and establish communal seating and gathering spaces. More intimate building-related existing areas, we located adjacent to the rear entrances. The street itself becomes the circulation link for the entire research park, facilitating connections between buildings, open spaces, and gathering areas, and to the adjacent Marketplaces, Venture Apartments, and Jefferson Labs.

ARCHITECTURAL EDGE

LEGEND
A  Buildings Forward of Site  D  Framed Open Space/Drillfield
B  Parking, in the Rear  E  Gathering Spaces
C  Main Entries  F  Drillfield Pavilion

*NOTE: Accessibility for emergency and life safety access between Buildings 3 & 9 and between Buildings 2 & 6 to provide safe access to the parking structures shown herein will be addressed and accommodated during site plan review.*
Setbacks / Site Criteria

There are two zones of development within Tech Center that are influenced by setbacks: building line, perimeter and interior. All setbacks (minimum) are measured from public right-of-ways or perimeter property lines. All setbacks shall be green areas and shall not contain any buildings, roads, storage areas, accessory buildings or mechanical equipment. Paved entries or plaza/gathering areas may be located within the setbacks. Subsequent direct entry and low walls for seating or space division may also be located within the setbacks.

Perimeter Setbacks are relative to perimeter and bounding principal and arterial streets (these setbacks affect both buildings and parking areas).

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jefferson Avenue</td>
<td>70'</td>
</tr>
<tr>
<td>Oyster Point Road</td>
<td>70'</td>
</tr>
<tr>
<td>Canon Boulevard</td>
<td>70'</td>
</tr>
</tbody>
</table>

LEGEND
A Jefferson Ave. Setback  C Canon Blvd. Setback
B Oyster Point Rd. Setback

Setbacks / Site Criteria

Interior Setbacks are relative to the individual building sites and internal public streets (these setbacks affect building placement).

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>15&quot;</td>
</tr>
<tr>
<td>Side Yard</td>
<td>15'</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>15'</td>
</tr>
</tbody>
</table>

*Encourage landscape and support buildings thru setbacks.
**Building height may exceed setback.

Perimeter Yard Parking 6'

LEGEND
A Front Yard Setback  B Side Yard Setback
C Rear Yard Setback  D Parking Setback
Parking / Site Lighting

Parking areas include parking spaces, drive aisles, parking strips, and other associated vehicular areas on site. The parking lots at Tech Center shall also have continuous circulation around its perimeter while not interfering with pedestrian circulation between parked cars. Dimensional requirements for off-street parking shall conform to the applicable Newport News ordinance regulating design requirements.

Minimum parking requirements: 1 parking space per 300 square feet of office area.

The parking lots shall be subject to the following requirements:
- A minimum 6’ wide open space strip shall surround the parking lot perimeter.
- Parking rows shall have a single landscaped island located at either end, so that a single parking row does not exceed 15 sources/135’ in length.
- Internal landscape islands can be eliminated when parking spaces abut landscape strips or bluestone walkways. Landscape islands shall be a minimum of one parking space in size, exclusive of required roadways.
- A minimum of 1 tree for every 15 parking spaces shall be provided in landscaped islands, corner islands, or interior planting strips. Tree size at planting shall be 2-1/2’ caliper.
- Landscape islands shall be planted with low-growing shrubs, groundcover, or lawn.
- If possible, stormwater management techniques such as bio-retention shall be incorporated within or at the perimeter of parking lots.

Lighting is intended to create a night-time character that reinforces the image of Tech Center as a welcoming and modern research park. All exterior lighting shall be generally consistent in height, spacing, color, and style of fixtures. Exterior lighting is to be provided to enhance safety and security for pedestrians, tenants, and occupants. Exterior lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exterior, security, and special effects.

Site lighting shall be designed to be as energy efficient as possible while still maintaining the appropriate light levels as characterized by best engineering practices. The use of shields and reflectors shall be used to limit glare and light spillage. All exterior on-site lighting must be shielded and confined within site boundaries.

Vehicular Circulation and Parking Area Lighting
Street and parking lot lighting shall be strategically placed throughout for both safety and security. The lights shall incorporate shields and reflectors to direct light towards the targeted ground plane areas and ensure compatibility with the surrounding areas. Lenses shall not be visible beyond the fixture housing. Maximum pole height shall not exceed 25’.

Pedestrian Lighting
Pedestrian walkways and building entries shall be illuminated to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building. Walkway lighting shall be mounted at a uniform height of no more than 15” above the walkway. Building entries may be lit with wall, bollard, step, or comparable lighting. Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps.

Outdoor Space Lighting
Courtyards, gathering, and seating areas shall be lighted to promote pedestrian use and safety. A variety of mounted and ground-level lighting may be used to create interest and provide for special effects in coordination with the character and function of the specific area. Energy efficiency shall be maintained.

Accent Lighting
Unique lighting may be used to feature architectural elements, landscaping, entries, and site signage provided it is compatible with other lighting, especially in color.

Architectural Lighting
All exterior architectural lighting shall utilize indirect or hidden lighting sources. Acceptable lighting includes wall washing, overhead down-lighting, and interior light that spills outside. Entry areas shall also be lit to provide an inviting glow from the interior.

Signage

Tech Center Signage shall: (1) identify/build each building, (2) provide direction, (3) provide identity, address, and occupancy for the buildings, and (4) identify the research park limits. A comprehensive package has been developed that is consistent in character, materials, and color and will match signage used at both Marketplace and Venture Apartments.
Signage

Signage shall not be based on the location, size, picture, direction, or content, and shall not obstruct the view of a public thoroughfare or any portion of a public street. Signage shall be limited to that which is necessary to provide information or to promote safety or security. The use of signs shall be regulated by the City, and no sign shall be erected unless it complies with the requirements of the City

B. Directional Signage

1. A directional sign shall be considered as "Directional Signage" and is individually as "Directional Sign" at each Street or Property line. The sign shall be placed in a way that is visible to all vehicles, including street, tire, and vehicle speeds. The sign shall be located in such a way that it does not obstruct the view of a public thoroughfare or any portion of a public street. The sign shall be of a size that is visible to all vehicles, including street, tire, and vehicle speeds.

C. Building Identification Signage

1. A Building Identification Sign shall be permitted for each Building. The sign shall be placed at the main entrance of the building and shall be of a size that is visible to all vehicles, including street, tire, and vehicle speeds. The sign shall be of a size that is visible to all vehicles, including street, tire, and vehicle speeds.

Required Yards/Landscaping

There are three yard areas or zones within the Tech Center that will require additional embellishments and landscape treatment. The primary objective of these zones is to provide additional site servicing or buffering to support adjacent land uses. These three zones are the front yard setback between buildings and the street, the parking lot perimeter yard adjacent to the street, and the parking lot perimeter yard adjacent to the street.

Legend

A. Building Front Yard
B. Parking Perimeter/Street
C. Parking Perimeter/Property Boundary
Streetscape Planting

Streetscape planting along both sides of internal roads will assist in creating a cohesive visual framework. Threads of continuity defined by street trees will establish the character and hierarchy of the research park streets.

Street trees shall spatially define the vehicular corridors with strong opposition, hierarchy, and monoculture stands. There shall be penetration of pedestrian and vehicular views past the roadways and peripheral areas, allowing for good visibility. Care shall be taken to create a seamless character between streetscapes within the research park. Sun and wind protection for climate mitigation is an added benefit.

Criteria:
- On-center street tree placement shall not exceed 50'.
- Street trees shall be deciduous in nature.
- Large canopy trees shall be used in open zones between buildings and along entrance corridors.
- Medium/Small canopy trees shall be utilized where buildings are adjacent to the street.
- Medium or small canopy trees shall be utilized within the medians.
- Minimum tree size at planting shall be 2"-2 1/2" in caliper.

LEGEND
- A: Large/Medium Canopy Tree Behind Sidewalk
- B: Medium/Small Canopy Tree Behind Curb
- C: Medium/Small Canopy Tree in Median

Building Foundation Planting

Building foundation planting shall provide opportunities for a variety of design approaches, depending on building orientation. Landscape design objectives are to provide a strong street-side appearance and enhance main entrance locations. There shall be a landscape expression at the building edge, especially at building corners. The building architecture shall be enhanced at the ground level, especially at key structural or facade features.

Landscape treatments at entrances and private planting pats shall include a balance of hard and softscape materials. Low shrub masses defining spaces is important, and consideration shall be taken to change paving materials at key gathering and entry locations.

Note: It is critical to understand that the modern architectural /contemporary style of the research park lends itself to a low-profile type of foundation planting, especially due to the varying types of building materials carried to the ground plane. Additional to this helps to reinforce the simple geometric shapes and massing of the individual office building.

Criteria:
- A minimum of 25% of the total building base shall receive foundation planting treatment. The minimum protection would be an evergreen shrub, a maximum mature height not to exceed 36" in height. Shrubs shall be 18"-24" spread at time of planting.
- Upright shrubs can be utilized at main building entrances and building corners.
- A minimum of two small canopy trees shall be provided per main entrance. The minimum size at planting shall be 2"-2 1/2" caliper.
### Plant List: Approved Street Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maple, Scarlet</td>
<td>Acer rubrum</td>
<td>25-40'</td>
<td>Brilliant orange in fall, red, tolerant of urban conditions, not to species</td>
</tr>
<tr>
<td>Red Maple</td>
<td>Acer rubrum</td>
<td>25-40'</td>
<td>Red, tolerant of urban conditions, not to species</td>
</tr>
<tr>
<td>Magnolia, Soul</td>
<td>Magnolia</td>
<td>25-40'</td>
<td>Large with flowers through early spring, fragrant, more tolerant of heavy soil and slower drainage than many other shrubs</td>
</tr>
<tr>
<td>Oak, White</td>
<td>Quercus alba</td>
<td>25-40'</td>
<td>Fast growing up to 60', perfect for acid soil, beautiful fall color</td>
</tr>
<tr>
<td>Ginkgo biloba</td>
<td>Ginkgo biloba</td>
<td>25-40'</td>
<td>Fast growing up to 60', perfect for acid soil, beautiful fall color</td>
</tr>
</tbody>
</table>

### Plant List: Xeriscaping

<table>
<thead>
<tr>
<th>Plant Type</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Mature Size</th>
<th>LUMetrics</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>HYDRAULIC</td>
<td>Baldcypress</td>
<td>Taxodium distichum</td>
<td>25-30'</td>
<td>40+</td>
<td>Moderated tree &quot;Champion&quot; Under</td>
</tr>
</tbody>
</table>

### Design Guidelines - Landscape

**Tech Center Design Guidelines**

**DESIGN GUIDELINES - LANDSCAPE**
Plant List - continued

PHYSIC ULZEN ASR

ICMINDS

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA

IYOKA
# Plant List - continued

|.Cursors | Subdivided
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sample:</td>
<td>Centaurea montana</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**DESIGN GUIDELINES - LANDSCAPE**

4525 Main Street, Suite 3400
Virginia Beach, VA 23452
clarknksen.com