MINUTES OF THE PLANNING COMMISSION MEETING
Wednesday, June 5, 2019
City Council Chambers
2400 Washington Avenue
Newport News, Virginia

PRESENT: Daniel L. Simmons, Jr., Chairman; Katie Stodghill, Vice-Chairwoman; Sharyn L. Fox; Mark W. Mulvaney; Michael F. Carpenter; Zachary E. Wittkamp; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila W. McAllister, Director of Planning; Flora D. Chioros, Assistant Director – Current Planning; Rhonda L. Russell, Assistant Director – Comprehensive Planning; Saul Gleiser, Senior Planner; Johnnie Davis, Planner; Carolyn M. Poissant, Planner II; Elizabeth McRae, Landscape Planner; Lynn Spratley, Deputy City Attorney; Nyoka Hall, Zoning Administrator; Matt Johnson, Economic Development Manager; Bridgette Parker, Studies & Programs Lead Engineer)

ABSENT: Willard G. Maxwell, Jr.

CALL TO ORDER

Mr. Wittkamp read the Planning Commission’s purpose as stated in Section 15.2-2210 of the Code of Virginia. He made a motion to adopt the agenda before the Planning Commission. Ms. Fox seconded the motion. The City Planning Commission voted to adopt the agenda by acclamation.

INVOCATION

Mr. Mulvaney led the Planning Commission in the Pledge of Allegiance and asked for a moment of silence for the victims of the Virginia Beach tragedy on Friday, May 31, 2019.

MINUTES

The minutes of the May 1, 2019 public hearing and May 15, 2019 work session were approved as presented.

PUBLIC HEARING

TECH CENTER MASTER PLAN

O3-2018-0001, W.M. Jordan Development, LLC; Commonwealth of Virginia; College of William and Mary; Newport News Economic Development Authority; City of Newport News; and Southeastern Universities Research Association

Proposed master plan for Tech Center. An approximately 82.56 acre area that includes 9 properties at 12050 Jefferson Avenue, 628 Hofstader Road, 630 Hofstader Road, 690
Oyster Point Road, 700 Oyster Point Road, 730 Oyster Point Road, 12098 Jefferson Avenue, 12005 Canon Boulevard and 11951 Canon Boulevard. The One City, One Future Comprehensive Plan 2040 recommends research & development for these parcels. The parcel numbers are: 162.00.02.01, 162.00.02.12, 162.00.02.13, 162.00.01.03, 162.00.02.06, 162.00.02.05, 162.00.01.01, 163.00.02.01 and 173.00.02.01.

Flora Chioros, Assistant Director – Current Planning, presented the staff report (copy attached to record minutes).

Mr. Carpenter asked what is the timeframe of the city-funded road network and the Traffic Impact Analysis (TIA) improvements. Ms. Chioros stated the TIA improvements were approved by our Engineering Department and included not just the Tech Center full build-out, but also the build-out for Ferguson Enterprises at City Center. She stated the improvements on Hogan Drive and Village Green roadways will be made by the city, and will be completed prior to the construction of buildings in Tech Center. Mr. Carpenter asked if that means the roads will be completed before the next building gets started. Ms. Chioros stated they will be completed before the next building is finished. Mr. Carpenter asked if the roads need to be completed before the building gets its Certificate of Occupancy. Ms. Chioros stated yes. She stated our Transportation Division has told us that for a next building to be occupied, a second means of ingress/egress has to be there.

Ms. Willis stated the buildings are all numbered. She asked if they will be built in numerical order. Ms. Chioros stated no. She stated each building has to meet its requirements on its site when the site plan is submitted, but the numbering was a way to identify the buildings. Ms. Chioros stated in the design guidelines there is a phasing plan, so they have a process as to how they are going to build them based on that, but things may change depending on the market. She stated, for example, they could build Building 8 before Building 2. Ms. Willis stated Building 6 has a parking garage. She asked when the parking garage would be built. Ms. Chioros stated the parking garage will come onboard once the parking requirement for the building square footage cannot be met with surface parking. She stated the way they have shown the phases in the guidelines essentially ties Building 6 to a parking garage because they are expecting that it will be built at a later phase. Ms. Stodghill stated it looks like five buildings are built before there is a need for a parking garage. Ms. Chioros stated that is correct. She stated it could change because the guidelines allow for a little flexibility in terms of the height, but the parking requirement has to be met with each building, and when the parking requirements cannot be met with surface parking it will trigger the requirement for a parking garage.

Ms. Willis asked if any of the neighboring community or businesses have made comments on the application. Ms. Chioros stated some members of the audience have comments for the public hearing, but Planning staff has not received any comments from the neighboring businesses or citizens.
Ms. Willis asked what happened to the trail system that was in the woods on Phase I that disappeared. Ms. Chioros stated the trail system was part of the rezoning that occurred for the MarketPlace at Tech Center which is the R9 zoned property at the intersection of Jefferson Boulevard and Oyster Point Road, not Phase I of the Tech Center Research and Development Park. She stated there was a proffer at that time that a trail system would be put in if it could be permitted through all state and federal agencies. Ms. Chioros stated essentially, what we were given is that they could not get the appropriate permitting for the trail at that time. Ms. Willis asked if the trail system was ever intended to go into another phase. She stated she recognized trails that were leading across the property line, but we did not have the second phase at that time. Ms. Chioros stated the R9 zoned property showed the trails, but the O3 zoned property has never showed them and Building 1 did not show the trail system when Planning Commission reviewed that proposal. She stated the R9 zoned piece did show potential connections to the rest of the research park property. Ms. Chioros stated she thinks it was the developer's hope that they would be able to build the trails, but there were some challenges and they felt that it really was not serving the greater public need.

Mr. Carpenter stated the intersection at Oyster Point Road and Jefferson Avenue, and Oyster Point Road and Canon Boulevard can be challenging. He stated he hopes that the TIA will alleviate that. Mr. Carpenter asked if there are signalized intersections being installed at Village Green and Hogan Drive. Ms. Chioros stated no. She stated at Village Green and Oyster Point Road there is already a traffic light, and there will be a light at the Canon Boulevard and Village Green intersection, and roadway improvements on Canon Boulevard that are driven by the Ferguson TIA, which Tech Center will benefit from, but there is no traffic light at Hogan Drive and Village Green.

Ms. Stodghill asked if the buildings will be built in the phases in which they are laid out. Ms. Chioros stated potentially, yes. She stated there is a little flexibility, for instance, if the need for the parking garage is triggered at an earlier point than Building 6 being built, they would proceed with that. Ms. Chioros stated we cannot allow a building to be sited on any site without the appropriate parking to service it.

Mr. Simmons opened the public hearing.

Ms. Lindsey Carney, 12350 Jefferson Avenue, Attorney for the Applicant, gave a brief presentation of the application (copy attached to record minutes). Ms. Carney stated if you look at the Master Plan Phase I you will see Buildings 1, 2, 3, 4 and 5, which will all be completed before we build a parking garage. She stated Buildings 7 and 8 are not in Phase I, as we have not phased those two buildings for flexibility, based on the market. Ms. Carney stated if we have tenants that want to be out at Oyster Point Road in Building 8 or Canon Boulevard in Building 7, we could do seven buildings without having a parking garage built because Buildings 7 and 8 have their own surface parking. Mr. Carpenter asked what happens with Building 6. Ms. Carney stated if you were to build Buildings 1 through 5, by the time you build Building 6 it is going to need a parking garage. Ms. Stodghill stated if you bring Building 9 on, you lose part of your
parking. Ms. Carney stated that is correct, Building 9 is not part of the seven buildings that would not require a parking garage. She stated Buildings 1, 2, 3, 5, 7 and 8 could be constructed using surface parking without a garage.

Mr. Simmons asked if there was any reason for the multi-use trail to be stopped prior to Building 6. He stated it looks like it is no longer connected there. Ms. Carney stated that is the drill field. She stated that the path coming from Canon Boulevard will come through and stop at the back of the drill field where the pavilion is going to be, then pick back up on the other side of the drill field.

Mr. Mulvaney asked if the amenities that will be put in will maintained by the developer until a full Property Owners Association is put into place, who will then take over the maintenance of them. Ms. Carney stated that is correct. She stated it is planned and codified in the Memo of Understanding (MOU) with the Economic Development Authority (EDA) that the developer will form a Property Owners Association, and until such time the developer will be required to maintain those amenities that have been discussed today.

Ms. Willis asked how the proposed drill field will compare to the field at Port Warwick. Ms. Carney stated it is slated to be approximately the size of a soccer field, so it will be about the same size as Port Warwick. She stated with Port Warwick you have the pavilion in the middle, and this pavilion will be on the outside, so do not have a break in the flow of sod for activities.

Ms. Willis asked about the trail system and why it was not completed with MarketPlace. Ms. Carney stated it was a proffer as part of the rezoning, and the proffer stated the developer would put in pedestrian trailways through the wetlands, subject to local, state and federal government approvals. She stated the process for that was that we had to have a wetlands jurisdictional delineation prior to filing the rezoning application, which outlets where the wetlands are on the MarketPlace property. She stated that delineation is developed by our consultant and then it has to be approved by the Army Corps of Engineering (ACE) so everybody agrees this is the delineation of the area of wetlands. Ms. Carney stated that delineation was submitted as part of the rezoning application. She stated while we were in the process of getting the property rezoned for the multi-use MarketPlace, we were applying for the Wetlands Impact permit. Ms. Carney stated after several discussions with the Department of Environmental Quality (DEQ), ACE and city staff, we brought up the trails. She stated the Wetlands Impact permit only allowed impact for the buildings and not impact for the trails. Ms. Carney stated adding a layer of complication to that, at the time the ACE required you put to record a Declaration of Restrictive Covenants, whereby the property owner who owns the wetlands affirms that they will not impact the remainder of the wetlands that do not have an impact permit, and that went to record. She stated during that process, the developer attempted to get the ACE to agree to let us put in the trails. Ms. Carney stated at that time, we were successful to have the ACE saying in the Declaration of Restrictive Covenants that we could not impact the flow of water in the wetlands, except
to the extent that we would put in a pathway, subject again to ACE approval. She stated once we got through that process we went back and attempted to get the ACE to approve the trails, and at that time, the ACE and DEQ both said the trails would impact the wetlands in two ways. Ms. Carney stated first, if we did an at-grade trail that was going to negatively impact the flow of water; so our design team came back and said if we do an elevated walkway, the water would flow underneath. She stated the response back at that time was “then you are creating a shade impact.” Ms. Carney stated they also stated that a shade impact would encourage people to come in, which could contribute to additional trash and littering in the wetlands, and they felt that was a third impact. She stated finally, the response was “the trails would add an additional 0.5 to 1.0 acre impact to what you are already doing and we feel that for a project of this size, that exceeds the acceptable threshold.” Ms. Carney stated that is the response we got with regard to MarketPlace. She stated when we were applying for wetlands permits to impact this phase, including Building 1 and today’s application, it was mentioned to the ACE that we had never been permitted for the trails, and asked what was the likelihood in February 2016 that it could be permitted, and we were told “we do not think that that is going to happen.” Ms. Carney stated at this point, when we submitted the actual Master Plan application for this phase, we did not show trails because we were under the impression that we could not get them permitted. Ms. Willis asked if that is something the developer could still follow-through on and see if they can get any kind of use for those wetlands on the Corporate Research Center side. Ms. Carney stated we have an approved wetlands permit for the impacts for the road and the buildings, which is just waiting for the developer to pay for the mitigation credits, but we wanted to get through the Master Plan process to determine that it will be approved. She stated that permit does not permit pathways through the wetlands. Ms. Carney stated in order to try to add trails we would have to apply for a second permit, and considering everything that we have heard from the Planning Commission and their desire to have a better experience for the community in the Tech Center Research Park, when we look at trails versus the other amenities we are providing, we felt that the proposed public art, gathering spaces and drill field would provide a better community impact. Ms. Willis asked if the mitigation credits could be used in order to build an above-ground boardwalk. Ms. Carney stated what would have to happen is we have to apply for another permit, design engineered drawings and submit those to the ACE to determine what they will permit. She stated that, depending on the type of trail proposed, they would determine how much mitigation would have to be done. Ms. Willis asked if that is something the developer would be interested in doing. Ms. Carney stated not at this time because we weighed what we felt was going to be the benefit to the community of the trails versus the other amenities we have proposed. Ms. Willis stated this is a nice green space that could be a community asset to all of Newport News where people could get away from the sites and the sounds of the city and be able to exercise and get fresh air, as opposed to walking on a multi-use path of concrete adjacent to roads with cars that drive by. She stated as this project is being presented as something unique and different and an experience, there is more than just an economic impact in the area and it would be nice to have another community asset that people could utilize. Ms. Willis stated there are wonderful trail systems all over Virginia and she sees this as a
wonderful spot for another one. She stated she understands there are mitigation credits that cost money and money to build the boardwalks, but as we are here to create a part of the city that people can come to and a community asset, this big green space that everyone could get to would be awesome, and the only time to ask for it is now. Ms. Carney stated she appreciates Ms. Willis' comments and she and the developer agree that pathways and trails are beautiful, but the difference here is that this area is truly wetlands and there is drainage going into it to keep it wet. She stated when we are talking about giving back to the community and giving betterments to this plan, the amenities described today are going to cost more than what was planned to put in the trails at MarketPlace, so it is not a financial question for the developer, but what the community would benefit better from. Ms. Carney stated when we put trails through these wetlands, there are concerns about security and lighting, so when looking at which one we feel would be better for the Master Plan, what we have come up with is the outdoor areas and amenities.

Ms. Fox asked Venture Apartment and MarketPlace is no longer owned by the developer. Ms. Carney stated that is correct. Ms. Fox stated then there is no opportunity for any trails there unless the new owner agreed to jointly meet that proffer. Ms. Carney stated that is correct. She stated her client no longer owns that property so it would not be something her client could do. Ms. Carney stated moreover, she encouraged the Planning Commission to take a look at this Master Plan, and what is behind the buildings abutting the wetlands on the left side where the MarketPlace property is. She stated those wetlands abut the back sides of the retail buildings and there is a retaining wall that runs from the back of Whole Foods down behind those buildings and behind Venture Apartments. Ms. Carney stated that the retaining wall is anywhere from 2 feet tall to 5 feet tall. She stated those trails would not help facilitate getting to those buildings because they would lead to the backs of those buildings and the retaining wall prohibits any sort of ease of access.

Mr. Mulvaney stated that being that these are actual wetlands, if we put this proposed trail out there, we would have little control of people's actions once they are out there. He stated the amenities that are being proposed will be appealing to the public and usable by more people than those that would use the trails, it is a much better opportunity for the park overall because it accentuates its overall purpose and use and beauty as compared to the trails. Mr. Mulvaney stated he is concerned that the wetlands would be really harmed by humans who would not be respectful of them.

Mr. Wittkamp asked if there was discussion with the Newport News Arts Foundation. Ms. Carney stated the plan is to collaborate with the Newport News Arts Foundation.

Ms. Stodghill asked if it is the intention that Buildings 4, 2, 3 and 5 will be built before Building 6. Ms. Carney stated when looking at the orientation of the land and our restrictions based on the roads and the Ion Collider, our market study says to build Building 2, then Building 3 because by then Hogan Drive is done and you have a nice egress out that way, and then go back out to Building 4. She stated that also has to do
with who owns the land and their plan for relocating what is currently in those buildings. Ms. Carney stated if we get a tenant who wants Building 8 built next, then we will go out there and do it, because it does not impact a parking garage.

Mr. Carpenter asked is the multi-use trail anticipated to be serpentine as it is in front of Venture Apartments or straight. Ms. Carney stated it is going to follow the roadway and is not envisioned to be serpentine. She stated what you see in the street exhibit is the curvature and it follows pretty straight along with the roadway.

Mr. Mike Maier, 12000 Jefferson Avenue, Chief Operating Officer, Jefferson Lab, stated his perspectives on the Tech Center Master Plan. He stated we have worked very closely with the developer over the last several years to understand their plans to make sure that they accommodate all of our concerns and impacts in their design, which they have done successfully. Mr. Maier stated we view this development as very complementary to our research and development mission and it is going to be an asset to the plans we have ahead of us for the science research program we have underway. He stated last year we completed a very significant enhancement to the accelerator and doubled the energy we are capable of generating, which has opened up a new frontier of research opportunities which we are now engaged in. Mr. Maier stated we have an 8 year program of science experiments that are scheduled and experimenters coming to Newport News from all over the world. He stated we have a user community of approximately 1,600 users that are planned to come to the laboratory to do their experiments and the Tech Center Development has been viewed as a positive enhancement to allow them to come and have amenities in the local area with restaurants that make the laboratory a more attractive location to work in. Mr. Maier stated a major part of our research mission is to do tech transfer, which is a priority for the Department of Energy (DOE) so they flow that down to us as their Management Operations Contractor, so we have created this program to push the accelerator science that we are developing out to lab-to-market applications. He stated a number of small to medium size businesses have already come to locate in the Newport News areas that we have tech transfer relationships with, and many of our staff scientists work directly with these small companies and more and more of them are spinning off new ideas all of the time. Mr. Maier stated the Tech Center Research and Development Park is an important asset that allows them to cooperate with investors and other developers and entrepreneurs to take our technology into the market place.

Mr. Carpenter asked if the 1,600 scientists would be arriving at the same time or sporadically each month. Mr. Maier stated they are not here all at one time, they come and go as we run the accelerator and typically we will have anywhere from 150 to 200 during an experiment run that will come in. He stated during the summer time we have a large population of students that come to our STEM program, which includes high school students through undergraduate students, and the researchers come and go as their experiments are scheduled. Mr. Carpenter asked if we are chosen for the Ion Collider, how much would that number of scientists grow. Mr. Maier stated he guesses it would likely double, including the staff size that would need to increase to run the
larger facility as well as the user population that would need to be supported. Mr. Carpenter asked if having the research and development park located next to Jefferson Lab is a “feather in our cap” in terms of helping us get the Ion Collider. Mr. Maier stated it is. He stated there will be a very careful evaluation by the DOE where to locate that facility and we would anticipate using this as one of our assets in that proposal. He stated Newport News has a large number of attractive advantages in terms of being able to do construction here at a lower cost, attract labor and talent, as well as cost of living and transportation. Mr. Maier stated there are a number of advantages, including the development of the Tech Center nearby, which we would feature in our proposal. Ms. Willis thanked Mr. Maier for his comments.

Mr. Sean Hughes, 5308 Discovery Park Boulevard, Williamsburg, Executive Director, College of William and Mary, stated we are the chosen administrator for the Commonwealth owned land within the Tech Center Development plan. He stated we support this development and find it appropriate and beneficial for the Commonwealth Lands, and we are in support of the perceived benefits shared by Jefferson Lab.

Mr. Simmons closed the public hearing.

Ms. Fox stated the Planning Commission has spent a lot of time and energy on this Master Plan and we have the opportunity to either approve or disapprove the application. She stated the trail system certainly would have been a nice amenity as it is was originally envisioned, but this is a landlocked area and she is not sure what a trail system would do at this point.

Ms. Fox made a motion to recommend approval of Tech Center Master Plan O3-2018-0001 to City Council with conditions. The motion was seconded by Mr. Mulvaney.

Mr. Mulvaney stated in his 29 years here in the city, the city of Newport News has gone unrecognized for its abilities, talent and infrastructure, the businesses we have here and the opportunities. He stated this, within itself, is just continuing to grow Newport News to be recognized not only within the Seven Cities of Hampton Roads, but throughout the United States. He stated he is supporting this application wholeheartedly because he thinks it is one of the great additions to the city.

Mr. Groce stated he thinks this is a great project and he is really glad that everybody came to agreement.

Ms. Willis stated she thinks it is a wonderful project and she would like to see it with trails where people could go to get away and enjoy nature. She stated she hopes someday the developer can go back and capture that. Ms. Willis stated she supports the plan.

Mr. Carpenter stated this has not been an easy case for him or most of the Planning Commission. He thanked Ms. Willis for doing the research she did and speaking so
passionately and eloquently about the trails, which he appreciated. Mr. Carpenter stated he appreciates the explanation that Ms. Carney gave and the process they went through to end up without approval. He stated he thinks in the future, trails may still end up there because with all of the development surrounding this wetland area it is possible the hydrology could change over time. Mr. Carpenter stated it is also possible the rules and regulations could change. He stated the other main issue we have seen in this project is the parking garages and it was difficult for him because when he looked at this development, he would have done it differently in a more urban and denser type setting. Mr. Carpenter stated he understands the developer was modeling after the Virginia Tech Research Center in Blacksburg and they have a lot more land so it makes sense there. He stated he would have taller buildings that require larger parking garages. Mr. Carpenter stated it is not clear how the parking garages will be funded and he will leave that to the City Council and EDA to figure out, as that is beyond the Planning Commission. He echoed Mr. Mulvaney’s comments and stated a good development like this is good for the city, the tax base and jobs. Mr. Carpenter stated he hopes the next building gets leased up as quickly as the last one.

Mr. Simmons thanked everyone for their comments. He thanked the Planning Commission for working as team and working to continue to help Newport News be recognized as a premier city to relocate for business and bringing new life into areas that are being revitalized. Mr. Simmons thanked Planning staff for working with the applicant.

**Vote on Roll Call**
For: Fox, Mulvaney, Carpenter, Stodghill, Wittkamp, Willis, Groce, Simmons
Against: None
Abstention: None

The Planning Commission voted unanimously (8:0) to recommend approval of Tech Center Master Plan O3-2018-0001 to City Council with conditions.

**CONDITIONAL USE PERMIT**

**CU-2019-0005, First Baptist Church Newport News** Requests a conditional use permit to allow for the installation of an electronic display sign in conjunction with a community facility in a residential district on property located at 12716 Warwick Boulevard. The parcel contains 14.5 acres and zoned R3 Single-Family Dwelling. The One City, One Future Comprehensive Plan 2040 recommends community facilities uses for this parcel. The Parcel No. is 182.00.01.40.

Saul Gleiser, Senior Planner, presented the staff report (copy attached to record minutes).

Ms. Fox asked if this application meets all of the requirements of the sign ordinance. Mr. Gleiser stated yes.
Mr. Mulvaney asked if the proposed landscaping around the sign is a requirement. Mr. Gleiser stated no. He stated the landscaping is conditioned.

Mr. Carpenter asked where the existing sign is located. Mr. Gleiser stated it is on the main entrance by the parking lot. He stated it is shown on Exhibit A-2, next to the entrance to the parking lot; however, it is difficult to see.

Ms. Stodghill asked if the existing sign with the movable letters will remain. Mr. Gleiser stated yes, it will remain as is; however, it is a much shorter sign.

Mr. Simmons opened the public hearing.

Mr. Kris Keyes, 45 Minton Drive, Applicant, thanked Planning staff. He stated he was available for questions.

Mr. Simmons closed the public hearing.

Mr. Mulvaney made a motion to recommend approval of conditional use permit CU-2019-0005 to City Council with conditions. The motion was seconded by Mr. Carpenter.

**Vote on Roll Call**
**For:** Mulvaney, Carpenter, Stodghill, Wittkamp, Willis, Groce, Fox, Simmons  
**Against:** None  
**Abstention:** None

The Planning Commission voted unanimously (8:0) to recommend approval of conditional use permit CU-2019-0003 to City Council with conditions.

**EXECUTIVE SECRETARY REPORT**

Ms. McAllister stated on May 28, 2019, City Council approved the Faison School with a revised condition limiting the number of students to 80 since the revised traffic analysis was approved by the transportation division without the need for physical changes to the site plan. The City Council also approved the City Life church preschool with childcare. She stated the three text amendments for short-term rentals public hearing was continued to the June 11, 2019 City Council meeting. She stated the Hospitality Association had some concerns that will be discussed prior to the June 11, 2019 meeting.

Ms. McAllister stated we have no cases for the June 19, 2019 meeting and the July 3, 2019 meeting. Ms. Fox made a motion to cancel the June 19, 2019 and July 3, 2019 meetings. The motion was seconded by Mr. Mulvaney. The Planning Commission voted by acclamation.
Ms. McAllister stated the July 17, 2019 meeting will have an annual land use map update to the One City, One Future Comprehensive Plan 2040. She stated when the comprehensive plan was adopted, it was stated that moving forward, any land use plan changes would be reviewed annually as opposed to when someone requests a rezoning.

Ms. McAllister stated the Newport News Redevelopment and Housing Authority and the City of Newport News were selected as one of three recipients of a $30 million dollar grant from the Department of Housing and Urban Development. She stated this is for the redevelopment of the Marshall-Ridley Choice Neighborhood. Mr. Simmons congratulated everyone on their hard work, recognizing NNRHA, city staff, citizens and our business partners.

Ms. McAllister stated there is a joint-meeting for the Denbigh-Warwick Area Plan on July 16, 2019 between City Council, Planning Commission and the EDA, which will start with a bus tour.

Ms. McAllister introduced Carolyn M. Poissant, Planner II. The Planning Commission welcomed Ms. Poissant.

There being no further business, the meeting adjourned at 3:28 P.M.
Building One at Tech Center

Streets

Streets form the framework of a development, and although their primary function is to provide connectivity, they also play a significant role in defining the spatial experience. They mark the overall site scale and image while providing edges to buildings, buildings, gathering points, communal areas, and pedestrian safety and circulation. All streets within Tech Center are intended to be public and will have clear street names, incorporate nodes of varying size, and include both on-street and off-street sections and sidewalks.

Multi-Use Trail (WALK/BIKE/PARK/RIDE)
Overall Master Plan

The Master Plan establishes the framework and strategy for all project development. The street orientation locations will be created, the core walkway building placement, landscaped parking (both surface and structured), service areas, common areas, open space, and surrounding transportation facilities.

**LEGEND:** All space footages, building heights, and parking garage spaces were approximated.

**Building:**
1. Office (5-Story) 91,000 sf
2. Office (3-Story) 80,000 sf
3. Office (3-Story) 80,000 sf
4. Office (3-Story) 80,000 sf
5. Office (4-Story) 100,000 sf
6. Office (3-Story) 80,000 sf
7. Office (3-Story) 80,000 sf
8. Office (4-Story) 100,000 sf
9. Office (3-Story) 80,000 sf
10. Office (3-Story) 80,000 sf

**GRAND TOTAL:** 842,000 sf

**Site:**
A. Central Green
B. Retail/Plaza
C. Landscaped Courtyards
D. Entry Features
E. Stormwater Management
F. Bicycle Parking
G. Parking Structure (5-Story - 600 Spaces)
H. Parking Structure (4-Story - 550 Spaces)

**Parking Total:**
Office 2,010 Spaces

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Building One at Tech Center
Master Plan - Phase I

The Master Plan for Phase I of Tech Center depicts the expected office buildings, as well as the anticipated parking, wastewater management, and landscaping. The buildings will be phased in the sequence shown, and the parking structures will be completed in the sequence shown as well.

NOTE: The proposed phasing depicts an anticipated rate of expansion. Buildings 1 to 6, in their initial stages, are expected to be constructed as they are needed, as the market dictates absorption.

Master Plan - Phase II(A)

The Master Plan for Phase II(A) of Tech Center depicts one additional building (Building 7A) that will be located on the south side of the site. This building will be constructed in the sequence shown as 7A, and the parking structure will be completed in the sequence shown as well.

Building - Phase I

1. Office (1-4 Story) 81,682 sq ft 1A
2. Office (1-4 Story) 81,680 sq ft 1C
3. Office (1-4 Story) 80,000 sq ft 1D
4. Office (1-4 Story) 80,000 sq ft 1B
5. Office (1-4 Story) 100,000 sq ft 1E

Building - Phase II(A)

6. Office (2-Story) 80,000 sq ft 2A

GROSS TOTAL: 449,360 sq ft

Parking Total:
Office 1,670 Spaces
Master Plan - Phase II(B)

The Master Plan for Phase II(B) of Tech Centre depicts three additional buildings that will be served by structured parking and surface parking. The parking structure located at site 2A will replace on site surface parking and will include 244 spaces removed due to future conditions.

LEGEND: 4 sq ft square footage, building heights, the following dimensions for approximately, the layout is subject to change.

<table>
<thead>
<tr>
<th>Building - (Phase I)</th>
<th>1 Office (3-Storey) 81,882 sf</th>
<th>2 Office (3-Storey) 87,000 sf</th>
<th>3 Office (3-Storey) 49,000 sf</th>
<th>4 Office (3-Storey) 82,000 sf</th>
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<td>Building - (Phase II)</td>
<td>6 Office (3-Storey) 52,000 sf</td>
<td>7 Office (3-Storey) 90,000 sf</td>
<td>8 Office (4-Storey) 106,000 sf</td>
<td>9 Office (4-Storey) 119,000 sf</td>
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<td>10 Office (5-Story) 60,000 sf</td>
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GUARDIAN TOTAL: 62,053 sf

Parking Total

Office 2,810 Spaces

TECH CENTER DE SIGN GUIDELINES 5
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<td>3. Overall Master Plan / Master Plan: Phase I, Master Plan: Phase II (see Master Plan: Phase II)</td>
<td>5-6</td>
</tr>
<tr>
<td>4. Architectural Character / Existing, Vernacular</td>
<td>10</td>
</tr>
</tbody>
</table>

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Purpose and Intent

PURPOSE OF MASTER PLAN & DESIGN GUIDELINES

The Master Plan and Design Guidelines were used to develop and regulate the design, style, and construction of the development at Tech Center. The Design Guidelines will assist in ensuring the compatibility and character of the development. The Master Plan shall be submitted in accordance with the Newport News City Council approval. The Master Plan and Design Guidelines shall be reviewed and approved by the Newport News Economic Development Authority, or its designee.

Pursuant to Ordinance No. 70894, the City Council of the City of Newport News approved on June 29, 2016, Phase 1 of Master Development Plan (O-16-94) for the parcel designated as parcel D 8, consisting of 1.63 acres, located in the City of Newport News Research and Development District, on which parcel building D of Tech Center is under construction. This intent of the Master Plan and Design Guidelines 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 D 8, herein referred to as the Building D parcel, is included herein, and the Master Development Plan shall reference and incorporate the previously approved Master Development Plan Building D such that all parcels bounded within the Tech Center Research Park shall be submitted to the Master Plan and the Design Guidelines.
Architectural Character

EXISTING VERNACULAR

Adaptive to Tech Corridor's current existing development which is a variety of institutional, academic, and commercial uses which is evident in Santa Clara. The new development which are part of the Tech Corridor's revitalization coincide with the recent construction of Mission Creek, Mission Commons, and Mission Apartments. A variety of design models, materials, and styles are utilized in the architecture of Mission Creek, Mission Commons, and Mission Apartments. The high-tech world of Silicon Valley will also play a role in developing an architectural expression which does not isolate, but integrate into the neighborhood.
Scale and Massing

Tech Center shall have a distinct architectural character that is consistent in theme with the adjacent properties. Though not identical, but in concerting to each other, the buildings shall be designed to provide a clean, unified, and easily identifiable image and appearance. Clear, simple, geometric forms shall be incorporated, and a definite sense of human scale included relative to building masses and form. Massing shall always respect the architectural context and required building adjacency and other constraints or possible for mixed tenancy. Emphasis shall be placed on the development of a more steady building, which not only provides for massing correctly, but planes a pleasant on-site and wind protection while minimizing opportunities for solar shading and renewable energy.

Building height shall have redundancy as well, especially as it frame 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 the front curtains to each building without being overly decorative. Facades shall also provide a visual of streets (both):cladding, as well as, on the points of view. There shall be an appropriate balance of solid and glazed surfaces, and identity could be achieved through materials and proportions. All facades facing streets, whether to the front side, or rear yard, shall have a high quality and detailed appearance. No emphasis shall be 4-in-coined architecture with no front walls.

Building entrances shall be clearly defined and easily recognizable. Whenever feasible, entrances shall be enhanced through massing and fenestration, and ornamented with recesses, columns, or other architectural elements. The entry shall always be an integral part of the overall building ensemble, and weather protection and security shall always be addressed. Entries may provide opportunities for the signs, colors and specialty lighting.
Materials / Color Palette

Building materials shall enhance the overall form and massing of the individual structure. The use of materials in a coordinated manner is encouraged in areas where they will come to the level at which impact building materials shall be typical of use of high-quality, architecturally appropriate, durable, and readily identifiable for the overall effect of the building. Materials to be utilized include brick, stone, concrete, architectural precast concrete, fiber-cement panel, metal panel, and weathered wood.

Sheathing and siding and EPS 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 development of high-quality, architecturally appropriate, and weathered look. Colors shall also be integral to the material and enhance design features and compliment building massing.

Declaration of Conditions, 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

Style and support generic forms, proportionally balanced with available fenestration shall be used. This style should express a style consistent with adjacent architectural expression and capture a modern element. This style and form allows for easy and balanced application of multiple building materials, which can be grouped to enhance key parts and is inherent in the structure.

Building One, which is currently under construction, includes the following: windows precast, architectural precast, and weathered. A Tech Center consists of 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 appearances.
Screening

All mechanical equipment located on site or projecting above the building roof, exhaust fans, chimneys, smoke stacks, exhaust fans, HVAC equipment, plumbing vents, storage tank, generators, satellite dishes and communication equipment shall be screened from view from any adjacent public walkway or wall, or other opaque screening consistent in finish, texture and color with the site or site of the building.

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

Streets

A

B

DE SIGN GUIDELINES 5-18-12

TE CH CENTER DE SIGN GUIDELINES 10
Streets

Open Space

There are two established areas of common open space that vary in size and scale. The central area is formally known as the "C" Park. It is the heart of the Tech Center. Research Park. It provides the landscape for both passive and active recreational activities. It also serves as a communal focus for social gatherings and outdoor events, and provides an attractive visual. 

Located along the periphery of the Tech Center, common open space is designed to serve as an outdoor private space for the individual building. This area is intended for social gathering, relaxation, dining, and informal activities.
Open Space

Griffith Pavilion

The Pavilion stands at the focal point of the Griffiths, the green of the core of Tech Center. Its design is inspired by the Griffiths form, the materials of the surrounding buildings, and the inappropriate form of Tech Center. It offers shelter for both scheduled and spontaneous events such as performances, lectures, functions, sculpts, and exhibitions. Additionally, it provides a gathering atmosphere for offices or employee activities and membership. The Surgery Building encourages additional activities and includes the Tech Center presence for tenants and the public alike.

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

Potentially Architectural Character

Building Placement

This is an element of the Tech Center Master Plan—the arrangement of buildings, parking, circulation areas, and open space, and how they create an overall cityscape and path for development. Buildings are placed close to the street, providing a strong architectural identity and aesthetic linkages throughout the entire site. The streets act as transitional spaces. Parking is located behind the buildings, as much as possible, to access to within its appearance. The main entries for the buildings are oriented both towards the street and reorienting parking links. The building placements also provide the ability to frame key open space areas, and establish communal seating and gathering spaces. Various buildings building-related seating areas are located adjacent to the rear entrances. The effect itself becomes the ecocenosis link for the entire research park, facilitating connections between buildings, open spaces, and gathering areas and the adjacent Maricopa, Venture Apartments, and Jefferson I and J.

ARCHITECTURAL SIDE

GRIFFITH PAVILION

LEGEND
A Buildings Forward of Site
B Filling in the Rear
C Main Entries
D Framed Open Space
E Griffith Pavilion
F Gathering Spaces

NOTE: Accessibility for emergency and fire safety access between Buildings 3, 9, and 14 between Buildings 3 & 9 is to provide access to key parking structures shown. Location is on site, not on drawing. All open spaces are to be maintained.
Setbacks /Site Criteria

There are two areas of development within Tech Center that are influenced by setbacks (buildings lines), property line, and setback. All setbacks are measured from property lines or property lines of sites. All setbacks shall be planned areas and shall not contain any buildings, roads, storage areas, accessory buildings or mechanical equipment. These areas are to be kept open for use area. The setback area shall be planned areas for use of the setback.

Pedestrian Setbacks are relative to pedestrian and landscaping principal and aesthetic values (these setbacks affect both buildings and parking area).

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jefferson Ave</td>
<td>70'</td>
</tr>
<tr>
<td>Oyster Point Rd</td>
<td>70'</td>
</tr>
<tr>
<td>Carson Blvd</td>
<td>70'</td>
</tr>
</tbody>
</table>

Building Setbacks are related to the individual building site and internal public areas (these setbacks affect building placement).

<table>
<thead>
<tr>
<th>Location</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>90'***</td>
</tr>
<tr>
<td>Side Yard</td>
<td>90'***</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>10'**</td>
</tr>
</tbody>
</table>

*Existing trees and building elevations must be maintained if the trees are to be preserved.
**Existing trees and building elevations will not be removed.
 ***Existing trees and building elevations will not be removed but will be maintained.

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Tech Center Design Guidelines 26
Parking / Site Lighting

Parking spaces include parking spaces, drive aisles, parking nodes, and other associated vehicular areas on site. The parking lot at Tech Center shall also have continuous circulation around the perimeter while side circulation shall ensure pedestrian circulation between perimeter core. Driveway requirements for off-site parking shall conform to the applicablechapter. The parking space requirements are as follows:

- Minimum parking requirements: 1 parking space per 200 square feet of office area

The parking lot shall be located to the following requirements:
- A minimum of 8 feet open space strip shall surround the parking lot perimeter. Parking lots may serve more than one building, and as such, a single parking lot may be located on more than one subdivided parcel (in accordance with all zoning requirements, set forth herein and on the plan, and shall not be applicable within the internal confines of the parking lot and be within 100 feet of the building.
- Pedestrian sidewalks shall be provided to provide the pedestrian circulation and to clearly identify a separate route between parking areas and points of exit to the building. Pedestrian sidewalks shall be constructed at the building height of no more than 12 inches above the sidewalk. Pedestrian sidewalks may be on with left, and, where in green color. Sidewalks shall be accessible to be used in conjunction with all pedestrian areas. Outdoor space lighting:

- Outdoor space lighting shall be provided to promote pedestrian use and safety.
- A variety of rear and ground level lighting may be used to create interest and provide for specific uses in coordination with the character and function of the specific area. Indoor lighting shall be controlled.

Architectural Lighting:

- All exterior architectural lighting shall utilize indirect or hidden lighting sources. Architectural lighting includes wall washing, accent lighting, and monorail lighting that spills outdoors. Entry areas shall also be lit with a similar light source from the interior.

Site lighting shall be designed to be an energy-efficient alternative while still maintaining the appropriate light levels in character with the engineering practices. The use of slabs and rideup lighting shall be used to limit glare and light pollution. All outdoor site lighting must be affordable and utilized within site boundaries.

Vehicle/Additional Parking Area Lighting:

Street and parking lighting shall be strategically located throughout for both safety and security. The lights shall be directed and reflector to direct light towards the targeted ground plane area and ensure compatibility with the surrounding area. Lenses shall not be visible from the office building. Minimum pole height shall not exceed 30 feet.

Pedestrian Lighting:

Pedestrian pathways and buildings shall be illuminated to provide the pedestrian circulation and to clearly identify a separate route between parking areas and points of exit to the building. Pedestrian lighting shall be constructed at a building height of no more than 12 inches above the sidewalk. Pedestrian sidewalks may be on with left, and, where in green color. Sidewalks shall be accessible to be used in conjunction with all pedestrian areas. Outdoor space lighting:

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Signage

Technically, signage and communications for street signs, drive aisles, parking nodes, and other associated vehicular areas on site. The parking lot at Tech Center shall also have continuous circulation around the perimeter while side circulation shall ensure pedestrian circulation between perimeter core. Driveway requirements for off-site parking shall conform to the applicable. The parking space requirements are as follows:

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Required Yards/ Landscaping

There are three yards per one acre within Tech Center that will receive additional emphasis and landscaping treatment. The primary objective of these zones is to provide additional site screening or buffer from adjusted land uses. These three zones are the front yard, between buildings, and the side yard. Parking lot perimeter, adjacent to the street, and parking lot perimeter, adjacent to an unoccupied property line. Note: It is critical to note that all three zones are narrow in width, and if not designed to the best of the designer's discretion, there are already required shrubs, trees, and vegetation designated.

- **Grading:**
  - Front Yard:
    - The maximum yard grade for any visible front yard shall be a grade of 0.5%.
  - Between Buildings:
    - The maximum yard grade for any visible yard between buildings shall be a grade of 1.0%.
  - Side Yard:
    - The maximum yard grade for any visible yard between buildings shall be a grade of 1.0%.

- **Shrubbery:**
  - The shrubbery shall be a minimum of 0.5'-0.75' tall at planting.

- **Tree Planting:**
  - A list of desired tree types shall be provided to the designer.

- **Grass:**
  - The maximum yard grade for any visible yard between buildings shall be a grade of 1.0%.

- **Existing Trees:**
  - Trees shall be at least 0.5' tall at planting.

- **Vegetation:**
  - Trees shall be at least 0.5' tall at planting.

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Streetscape Planting

Streetscape plantings along both sides of internal roads shall exist in a cohesive visual framework. "Threads of continuity", defined by street trees and sidewalks, establish the character and liveliness of the research park streets.

Street trees shall visually define the vehicular corridor with strong repetition, harmony, and manufacture spaces. These shall be in coordination with pedestrian and vehicular access and pedestrian comfort. Small ownable character between streetscapes within the research park. Special eased conditions for climate mitigation is an added benefit.

Criteria:
- Trees located at intersections shall be located 25'-30' apart.
- Street trees shall be deciduous in nature.
- Large canopy trees shall be used to open views between buildings and along entrance corridors.
- Easement byway trees shall be utilized where buildings are adjacent to the street.
- Small ownable trees shall be utilized within the median.
- Minimum tree diametrical planting shall be 2'-3" 1/2" in caliper.

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 an inviting streetside appearance and enhance walk-throught 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 entries or front facing windows.

Landscape treatments at entries and private entry paves shall include elements of heritage and contextual materials. Low shrub, groundcovering species are important, and considerate be used to change privacy levels at key entrances 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 unique to this building space. Additionally, shrubs to reinforce the climate protection walls and ensure of the individual office building.

Criteria:
- Minimum of 25% of the total building base shall require foundation planting treatment. The minimum provision would be an evergreen shrub, minimum height not to exceed 2'-0" in height. Trees shall be 16'-0" or more in diameter.
- Special treatments are to use planters at multi-entry locations.
- Minimum of two small canopy trees shall be provided per main entrance. The minimum size of planting shall be 2'-3" 1/2" caliper.
Plant List

Plant List: Approved Street Trees

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Height (ft)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer platanoides</td>
<td>Tulip Tree</td>
<td>30-40</td>
<td></td>
</tr>
<tr>
<td>Acer saccharinum</td>
<td>Maple</td>
<td>40-60</td>
<td></td>
</tr>
<tr>
<td>Betula nigra</td>
<td>Birch</td>
<td>40-60</td>
<td></td>
</tr>
<tr>
<td>Crataegus crus-galli</td>
<td>Hawthorn</td>
<td>40-60</td>
<td></td>
</tr>
<tr>
<td>Fraxinus americana</td>
<td>Ash</td>
<td>50-80</td>
<td></td>
</tr>
<tr>
<td>Populus deltoides</td>
<td>Cottonwood</td>
<td>60-90</td>
<td></td>
</tr>
</tbody>
</table>

Plant List: Xeriscaping

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size (ft)</th>
<th>Sunlight</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alchemilla mollis</td>
<td>Alchemilla mollis</td>
<td>White Alchemilla</td>
<td>3-5</td>
<td>Full Sun</td>
<td></td>
</tr>
<tr>
<td>Aster novae-anglia</td>
<td>Aster novae-anglia</td>
<td>New England Aster</td>
<td>2-3</td>
<td>Full Sun</td>
<td></td>
</tr>
<tr>
<td>Aster amellus</td>
<td>Aster amellus</td>
<td>Smooth Steptoe</td>
<td>3-4</td>
<td>Part Sun</td>
<td></td>
</tr>
<tr>
<td>Aster novae-anglia</td>
<td>Aster novae-anglia</td>
<td>New England Aster</td>
<td>2-3</td>
<td>Full Sun</td>
<td></td>
</tr>
</tbody>
</table>

DESIGN GUIDELINE 5 - Landscape

TECH CENTER DE SIGN GUIDELINES

Plant List - continued

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Height (ft)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer saccharinum</td>
<td>Maple</td>
<td>40-60</td>
<td></td>
</tr>
<tr>
<td>Betula nigra</td>
<td>Birch</td>
<td>40-60</td>
<td></td>
</tr>
<tr>
<td>Crataegus crus-galli</td>
<td>Hawthorn</td>
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</tr>
<tr>
<td>Fraxinus americana</td>
<td>Ash</td>
<td>50-80</td>
<td></td>
</tr>
<tr>
<td>Populus deltoides</td>
<td>Cottonwood</td>
<td>60-90</td>
<td></td>
</tr>
</tbody>
</table>

DESIGN GUIDELINE 5 - Landscape

TECH CENTER DE SIGN GUIDELINES
Plant List - continued


<table>
<thead>
<tr>
<th>Plant List - continued</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AUGUSTINE</strong></td>
</tr>
<tr>
<td>Banya chrysanthemum</td>
</tr>
<tr>
<td><strong>AUGUSTINE</strong></td>
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<td>Banya chrysanthemum</td>
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**DE SIGN GUIDELINES - LANDSCAPE**

**TE CH CENTER DE SIGN GUIDELINES**
### Plant List - continued

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Common Name</th>
<th>Size/Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>253.20</td>
<td>Sce Beaches</td>
<td></td>
<td>2.5' x 5'</td>
<td>In order to have beach scene for North Beach side.</td>
</tr>
<tr>
<td>254-255</td>
<td>Sce Beaches</td>
<td></td>
<td>2.5' x 5'</td>
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</tr>
<tr>
<td>258-259</td>
<td>Sce Beaches</td>
<td></td>
<td>2.5' x 5'</td>
<td>In order to have beach scene for North Beach side.</td>
</tr>
</tbody>
</table>

### Design Guidelines - Landscape

- **Material Selection:**
  - Use native or low maintenance plants to reduce maintenance costs.
  - Incorporate hardy, drought-resistant plants to minimize water usage.

- **Planting:**
  - Plan for seasonal interest by incorporating a variety of plants with different blooming times.
  - Consider the height and spread of each plant to ensure a balanced and aesthetically pleasing landscape.

- **Water Management:**
  - Utilize drip irrigation systems to efficiently water plants, reducing water waste.
  - Incorporate xeriscaping techniques to minimize water usage.

- **Soil Management:**
  - Improve soil quality by adding organic matter such as compost or mulch.
  - Regularly monitor soil moisture using a soil moisture meter to adjust irrigation needs.

- **Plant Health:**
  - Regularly inspect plants for signs of disease or pests and take appropriate action to maintain their health.
  - Prune and trim plants as necessary to promote growth and enhance the landscape.

- **Maintenance:**
  - Establish a maintenance schedule to keep the landscape looking its best.
  - Involve the property owner in the decision-making process to ensure their satisfaction and involvement.

**Design Firm:**
- **W.M. Jordan Co.**
- **Timmons Group**

**Architect:**
- **Clark Nexsen**

**Engineering Firm:**
- **Patterson Womble Metz & Edmundson**

**Location:**
- Virginia Beach, VA 23452

**Contact:**
- [clarknexsen.com](http://clarknexsen.com)