1. Planning Commission Meeting Documents

Documents:

- CPC AGENDA 8.7.19.PDF
- CPC MEETING MINUTES 6.5.19.PDF
- CPC SPECIAL MEETING MINUTES 7.16.19.PDF
- CU-2019-0006 CPC STAFF REPORT.PDF
NEWPORT NEWS CITY PLANNING COMMISSION
2400 WASHINGTON AVENUE
NEWPORT NEWS, VIRGINIA 23607

DANIEL L. SIMMONS, JR.
Chairman
KATIE STODGILL
Vice-Chairman
(757) 926-8761
SHEILA W. McALLISTER
Executive Secretary

- A G E N D A -

NEWPORT NEWS CITY PLANNING COMMISSION
AUGUST 7, 2019
2:00 P.M.
CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. INVOCATION
C. MINUTES OF JUNE 5, 2019
D. MINUTES OF JULY 16, 2019 SPECIAL MEETING
E. PUBLIC HEARING

CONDITIONAL USE PERMIT

CU-2019-0006, Studio128, LLC. Requests a conditional use permit to operate a banquet/function hall located at 7202 Warwick Boulevard. The parcel contains 1.0 acre and is zoned C2 General Commercial. The One City, One Future Comprehensive Plan 2040 recommends community commercial uses for this parcel. The Parcel Number is 278.00.04.17. (Contact Planner: Carolyn Poissant at 757-926-3833)(To be heard by City Council on September 10, 2019)

F. 2019 APARTMENT SURVEY
   Presented by Camden Carpenter, Planning Intern

G. EXECUTIVE SECRETARY REPORT

H. COMMITTEE REPORTS

I. UNFINISHED BUSINESS

J. NEW BUSINESS

K. ADJOURN MEETING

Sheila W. McAllister, AICP
Executive Secretary
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; Bridjette 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
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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 outlines 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.
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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.
TECH CENTER
RESEARCH PARK
DESIGN GUIDELINES
2018

Building One at Tech Center
Building One at Tech Center

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 image. They create the overall image of a site and image while providing edges to buildings, buildings, plazas, parks, and open spaces. Streets should express the pedestrian identity and circulation. All streets within Tech Center are intended to be public and accessible to the entire community, including people with varying abilities. They include both major and minor thoroughfares, and pedestrian sidewalks.

Multi-Use Text (Within Public Right-Of-Way)
Overall Master Plan

The Master Plan establishes the framework and strategy for all project development. The street alignment locations will be refined and the overall control building placement, associated parking (both surface and structured), service areas, common areas, open space, and surrounding management guidelines.

**LEGEND**

- All space footnotes, building heights, and parking garage spaces are approximate.

**Building**

1. Office (2-Story) 91,000 sf
2. Office (2-Story) 80,000 sf
3. Office (2-Story) 91,000 sf
4. Office (2-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 (4-Story) 100,000 sf
9. Office (3-Story) 80,000 sf
10. Office (3-Story) 80,000 sf

**Site**

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

**Parking Total**

- Office 2,010 Spaces

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Building One at Tech Center

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[Image of Building One at Tech Center]
Master Plan - Phase I

The Master Plan for Phase I of Tech Center depicts the expansion of office buildings, all self-supported with surface parking. Master planning guidelines for Phase I are specific, not shown. The strategy is to develop the office park in sequential fashion, and as the market dictates absorption.

NOTE: The proposed phasing depicts an accelerated rate of expansion. Buildings 1 & 8, due to their location on the perimeter of the Tech Center development, could be constructed any time after the development of Tech Center, and parking requirements shall be consistent with this strategy.

Master Plan - Phase II(A)

The Master Plan for Phase II(A) of Tech Center depicts one additional building (Building 2A) that will be located on the surface parking area used for Building 2 as shown in Phase I. Prior to the existing construction at Building 6, surface parking for Building 2A will be constructed in the area shown herein as "PA". Once the parking structure will be constructed in the area shown herein as "PA(A)".

LEGEND - All buildings shown are self-supported, surface parking areas are shown as adjacent.

Building - Phase I
1 Office (5-Story) 81,840 sf 1A
2 Office (5-Story) 81,840 sf 1C
3 Office (5-Story) 80,000 sf 1D
4 Office (5-Story) 80,000 sf 1B
5 Office (6-Story) 100,000 sf 1E

Building - Phase II(A)
6 Office (5-Story) 80,000 sf 2A

GROSS TOTAL: 920,800 sf

Parking

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

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

LEGEND:  - A: square footage, building heights,  - B: parking layout, - C: green space, - D: subject to change

<table>
<thead>
<tr>
<th>Building - Phase I</th>
<th>1 Office (3-Story)</th>
<th>81,882 sf</th>
<th>1A</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 Office (3-Story)</td>
<td>81,000 sf</td>
<td>1C</td>
</tr>
<tr>
<td></td>
<td>3 Office (3-Story)</td>
<td>49,000 sf</td>
<td>1D</td>
</tr>
<tr>
<td></td>
<td>4 Office (3-Story)</td>
<td>38,000 sf</td>
<td>1E</td>
</tr>
<tr>
<td></td>
<td>5 Office (4-Story)</td>
<td>150,000 sf</td>
<td>1F</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building - Phase II(A)</th>
<th>6 Office (5-Story)</th>
<th>82,000 sf</th>
<th>2A/10</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7 Office (5-Story)</td>
<td>96,000 sf</td>
<td>2A</td>
</tr>
<tr>
<td></td>
<td>8 Office (5-Story)</td>
<td>140,000 sf</td>
<td>2B</td>
</tr>
<tr>
<td></td>
<td>9 Office (5-Story)</td>
<td>60,000 sf</td>
<td>2A</td>
</tr>
</tbody>
</table>

GUARDIAN TOTAL: 622,852 sf

Parking Total: Office 2,810 Spaces
# Project Guidelines

**Purpose and Intent**

**Purpose of Master Plan & Design Guidelines**

The Master Plan and Design Guidelines were used to establish and regulate the design, size, and placement of the development of Tech Center. The Design Guidelines will serve to ensure the consistency and quality of the development. Development for Tech Center shall be carried out 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. 7259-H, the Council of the City of Newport News approved on June 29, 2016, Phase 1 of Master Development Plan (2016-08) for the parcel depicted as Parcel C-5 of a 21.35 acre, located in 0-41-100 Research District, on which parcel Building One of Tech Center is under construction. The intent of the Master Plan and Design Guidelines will both help 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, Assembling, Parcel C-5, herein referred to as the Building One parcel, as included herein; and this Master Development Plan shall facilitate and encourage the previously approved Master Development Plans Building One such that all parcels located within the Tech Center Research Park shall be submitted in the Master Plan and in Design Guidelines as tech text.
Boundary Description

Architectural Character

EXISTING VERMAGRICAL
Adaptation to Tech Center's context-sensitive development which is a variety of architectural attributes which will complement each other. The key new developments which are part of the Tech Center's overall development context. Balanced with the original buildings, the diversity of materials, textures, and colors that are seen in the landscape of Tech Center. The buildings' materials, colors, and scale are also expressed in the architecture. All new buildings and spaces will play a role in developing an architectural expression which distinguishes a Tech Center."
Scale and Massing

The Center shall have a distinct architectural character that is consistent with the adjacent properties. Though not divided, but connecting horizontally 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 respond to building adjacency and other elements or features for an overall coherence. Emphasis shall be placed on the development of a more readable building, which shall clearly incorporate the massing conceptually, but place a proportion in scale and wind pressures while maximizing opportunities for natural daylight and proximity.

Building height shall have diversity as well, especially as it frames the street. Minimum building height: 2 stories.

Facades / Entrances

The building facade shall reflect an overall coordinated design approach reinforcing the massing and form. Facades shall give the end users a sense of each building without being overly decorative. Facades shall also provide a visual of streetscape (both horizontal and vertical) into points of view. There shall be an appropriate balance of wall and glass/wind surfaces, and flexibility could be achieved through materials and proportions. All facades facing streets, whether to the front side, or rear yard, shall have high-quality finish materials. No emphasis shall be given to entrances with no brink, walls.

Building entrances shall be clearly defined and easily recognizable. Whenever possible, entrances shall be reinforced through massing and fenestration, and punctuated 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 the integration, character, and specialty lighting.
Materials / Color Palette

Building materials shall enhance the overall form and massing of the individual structure. The use of rich materials is encouraged in areas where they will have the least visual impact. Fabrics, building materials shall be compatible with a high-quality, picturesque appearance, durable, and evenly distributed for the overall form of the building. Materials to be utilized include brick, stone, metal, cork, and wood or splined wood.

Streets/tiles, exterior siding and EPS are not encouraged and shall be permitted by specific approval of the Tech Center Development Authority or its designee when the overall mass 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 Transit, Terremark Enterprises, and Jefferson Labs. Colors shall also be integral to the material and enhance design features and complement building massing.

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

Architectural Character

Crafting a Style

Stylistic and design geometries form an integral part of a site’s natural environment. This style and form expresses a style consistent with adjacent architectural expressions and captures a sense of place which enhances the buildings and development environment. This style and form allows the easy and balanced application of multiple building materials, which can be focused on aesthetically appropriate forms of light in the structure.

Building One, which is currently under construction, encloses and aligns with existing adjacent architecture and is consistent. 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 masses or appearances.
Screening

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

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

Streets

A

B

DE SIGN GUIDELINES 5 - 18" X 28" SW
TECN CENTER DE SIGN GUIDELINE S 20
Streets

Open Space

There are two established areas of common open space that vary in size and scale. The central amenity formally known as the "Court 4" is the heart of the Tech Center. Research Park that provides the outdoor space for both passive and active recreational activities. It also serves as a social space for communities and encourages and promotes an active social space. Located along the walkways between some key buildings are small outdoor gathering areas for relaxation, relaxation, or in-converse business. Behind buildings, open spaces are designed to provide outdoor private space for each individual building. (A) show similar gathering, socializing, eating, and professional activities.
Open Space

Griffith Pavilion

The Pavilion stands at the focal point of the Griffiths, the glassy, sloping area of Tech Court, the character of Tech Court. A pavilion fenestrated on all sides with a canopy of glass, the Pavilion serves as a critical landmark and the materials of the surrounding buildings. As a multipurpose structure, it affords shelter for both scheduled and spontaneous events such as performances, parties, lectures, rallies, and celebrations. Additionally, it provides a gathering atmosphere for office or employee activities and serves as a gateway for the public to the Tech Center. The Pavilion adheres to the Tech Center's standards by featuring an entryway for tenants and the public alike.

Aesthetic 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 relate to overall campus and park values development. Buildings are planned close to the edges, providing a strong architectural interface and aesthetic linkage throughout the entire park, as the streets and entrances. Parking is located behind the buildings, as much as possible in evident to maintain its appearance. All entries are oriented such that the street and pedestrian parking links. The building placement also provides the ability to frame key open space views, establish communal meeting and gathering spaces. More intensive building-related parking areas are located adjacent to the rear entrances. The street level between the facades links for the interior research links, facilitating connections between buildings, open spaces, parking areas, and the adjacent Museum, Venture Agreement, and Jefferson Lab.
Setbacks /Site Criteria

There are two areas of development within Tech Center that are influenced by setbacks (buildings lines, perimeter and interior). All setbacks between the measured front, public right-of-way or public property lines. All setbacks shall be open space and shall not contain any buildings, walls, storage areas, necessary buildings or mechanical equipment. These criteria or consolidation areas may be located within the setbacks. Buildings and low walls for landscaping or space definition may also be located within the setbacks.

Pedestrian setbacks are relative to pedestrian and landscaping principal and pedestrian travel (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>75'</td>
</tr>
<tr>
<td>Oyster Point Road</td>
<td>75'</td>
</tr>
<tr>
<td>Canon Boulevard</td>
<td>75'</td>
</tr>
</tbody>
</table>

Diagram for Setbacks /Site Criteria

Building setbacks in relation to the individual building sites and interior public streets. These setbacks affect building placement.

- **Location**
  - Front Yard: 10'
  - Side Yard: 10'
  - Rear Yard: 10'

Notes:
- **10'-0"** setback for canopies and attached structures not exceeding 10'-0" on the face of the building.
- **10'-0"** setback for garage extensions within the setback.
- The building setback extends an adjacent setback.
Parking / Site Lighting

Parking spaces include parking spaces, drive aisles, parking bays, and other associated vehicular areas on site. The parking lots at Tech Center shall also have continuous circulation around the perimeter while the interior shall incorporate pedestrian circulation between parking areas. Dimensional requirements for off-street parking shall conform to the applicable Hanscom Base design requirements.

Minimum parking requirement: 1 parking space per 600 square feet of office area

The parking lot shall be located in the following requirements:
- A minimum 6' wide open space strip shall surround the parking lot perimeter. Parking lots may service more than one building, and as such, a single parking lot may be located on more than one consolidated parcel (in compliance with all parking requirements as set forth herein and in any parking agreement, as appropriate). The 6' wide open space requirement shall apply only to the-perimeter of the lot (or lot) and shall not be applicable within the interior confines of the parking lot even if the parking lot includes an interior property line between two parcels.
- Parking rows shall have a single, identified island located at either end, so that a single parking row can be used as a through-ease strip or pedestrian space. Pedestrian islands shall be a minimum of 9 feet wide and shall be accessible on all sides.
- A minimum of 6' wide open space strip shall be provided on the through-ease strips or pedestrian space. Pedestrian islands shall be accessible on all sides.
- Landscape islands shall be planted with low-growing shrubs, groundcover, or trees.
- Trees and shrubs shall be provided with satisfactory drainage, or irrigation, or both. Pedestrian islands shall be accessible on all sides.

Lighting is intended to create a night-time environment that enhances the image of Tech Center as a welcoming and friendly research park. All outdoor lighting shall be generally consistent in height, quality, color, and typology of fixtures. Exterior lighting shall be designed to prevent safety and security for occupants, pedestrians, and cyclists. Exterior lighting includes lighting for parking areas, pedestrian and pedestrian circulation, outdoor-seating areas, and special effects.

Site lighting shall be designed to be energy efficient, environmentally friendly, and sustainable, while still maintaining the appropriate light levels as characterized by local engineering practices. The use of shields and reflectors shall be used to limit glare and light spillage. All exterior site lighting must be shielded and directed within site boundaries.

Veinular Circumferential Parking Area Lighting

Street and parking lot lighting shall be strategically located throughout for both safety and security. The lighting 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. Minimum pole height shall not exceed 20'.

Pedestrian Lighting

Pedestrian walkways and buildings, entries shall be illuminated to provide the necessary orientation and to clearly identify a secure route between parking areas and points of entry to the building. Halo-halo lighting shall be provided, a uniform height of no more than 15 above the sidewalk. Building entries may be lit with soft, indirect, or recessed lighting. Street or building lighting shall be used to identify street-level changes and landmarks for added visibility.

Outdoor Space Lighting

Outdoor spaces, gathering, and seating areas shall be lit to promote pedestrian use and safety. A variety of in-ground and ground level lighting may be used to create interest and provide for specific effects in coordination with the character and function of the space. Energy efficiency shall be encouraged.

Arrival Lighting

Arrival lighting may be used to feature architectural elements, landscaping, and site signage prominent in a compatible with other lighting, especially to reduce energy efficiency.

Architectural Lighting

All exterior architectural lighting shall utilize indirect or hidden lighting sources. Architectural lighting includes wall washing, accentuated down lighting, and linear light that spills outside. Entry areas shall also be lit with provide on-builting glare from the fixture.

Signage

Signage is an important component of the Tech Center's identity. Signage should be consistent in style, design, and content throughout the Tech Center. Architectural signage and architectural features shall be designed to be cohesive with the Tech Center's aesthetic.

TECH CENTER DE SIGN GUIDELINES 27

DESIGN GUIDELINES 8 - SITE

TECH CENTER DE SIGN GUIDELINES 30

TECH CENTER DE SIGN GUIDELINES 26

DE SIGN GUIDELINES 9 - SITE

TECH CENTER DE SIGN GUIDELINES 27
Signage

Signage objects should be large in size, with clear and legible text. The designers should consider the different factors that can affect the legibility of the text, including the size of the text, the design of the signage, and the environment in which the signage is placed. The design of the signage should also be consistent throughout the project.

Invisible signs should be avoided, as they can be difficult to notice. The use of high-contrast colors and bold fonts can help to improve legibility. The design of the signage should also consider the placement of the text, as different positions can affect legibility.

Required Yards/ Landscaping

There are three yards of space within the Tech Center that will require additional emphasis and landscaping. The primary objective of these areas is to provide a buffer between the building and the surrounding environment. These areas can include sidewalks, streets, parking lots, and other spaces. The planting of trees and shrubs can help to increase the beauty and functionality of these areas.

- Back/Side Yard: A landscaped area with trees, shrubs, and other greenery can help to increase the beauty of the Tech Center.
- Parking Lot: A landscaped area with trees, shrubs, and other greenery can help to increase the beauty of the Tech Center.
- Sidewalk: A landscaped area with trees, shrubs, and other greenery can help to increase the beauty of the Tech Center.

Required Drainage/Swale/Gutter

There are three rain swales that are required for the Tech Center. These swales should be placed in areas that are prone to flooding or other drainage issues. The size and location of the swales should be considered, as well as the type of plants that will be used to cover them. The plants should be selected based on the climate and soil conditions of the area.

- Drainage Swale: A landscaped area with trees, shrubs, and other greenery can help to increase the beauty of the Tech Center.
- Swale: A landscaped area with trees, shrubs, and other greenery can help to increase the beauty of the Tech Center.
- Gutter: A landscaped area with trees, shrubs, and other greenery can help to increase the beauty of the Tech Center.
Streetscape Planting

Streetscape planting along both sides of streetcar routes shall exist in a cohesive overall framework. Streets of continuity defined by street tree and sidewalk establishment character and minimize the research park streets.

Street trees shall visually define the vehicular conduits with strong repetition, harmony, and monoculture varieties. Trees shall be coordinated with pedestrian and vehicular signs and provide均为 vehicles and pedestrian areas, allowing for good visibility. Care shall be taken to create a pedestrian corridor between streetscapes within the research park. Storm and wind protection for climate mitigation is an added benefit.

**Criteria:**
- Concrete street tree planting shall not exceed 50'.
- Street trees shall be deciduous in nature.
- Large perennial tree shall be used in open zones between buildings and along entries, monitors, and functional core areas shall be utilized where buildings are adjacent to the street.
- All or small artery trees shall be utilized within the median.
- Minimum tree depth planting shall be 2'-3' (0.7m) in diameter.

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 blend of street tree appearance and enhance main entrance locations. Trees 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 building entries.

Landscape treatment at entries, walkways, and pedestrian crossing points shall include a balance of herbaceous and woody planting material. Low shrubs, mounding groundcover is important, and consideration shall be taken to change pricing variable at key entries and entry locations.

Note: This section is intended to be modern and contemporary style of the research park lends itself to a more naturalistic type of foundation planting, especially due to the varying types of buildings materials seen in the ground plane. Additionally, дизайна to enhance the site's garden spaces and minimize the traditional office building.

**Criteria:**
- Minimum of 25% of floor area building base shall comprise foundation planting treatment. The minimum provision would be an evergreen shrub or single, maximum height height not to exceed 50' in height. These shall be 18'-20' (5.5m) in width of planting.
- Minimum size of foundation planting shall be utilized at multi-building entries and building corners.
- Minimum of two small evergreen trees shall be provided per main entrance. The minimum size at planting shall be 2'-3' (0.7m) in diameter.
### Plant List: Approved Street Trees

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Mature Height</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Acer shirasawanum</em> 'Sunburst'</td>
<td>Shining Maple</td>
<td>25-30 ft</td>
<td>Moderate maturing pace, with reddish autumn color</td>
</tr>
<tr>
<td><em>Platanus occidentalis</em></td>
<td>American Elm</td>
<td>50 ft</td>
<td>Large shade tree with smooth bark</td>
</tr>
<tr>
<td><em>Liriodendron tulipifera</em></td>
<td>Tulip Poplar</td>
<td>60 ft</td>
<td>Fast-growing, multi-stemmed tree</td>
</tr>
<tr>
<td><em>Quercus rubra</em></td>
<td>Red Oak</td>
<td>60 ft</td>
<td>Deciduous tree with lobed leaves</td>
</tr>
<tr>
<td><em>Taxodium distichum</em></td>
<td>Bald Cypress</td>
<td>30-40 ft</td>
<td>Tolerates wet soils and flooding</td>
</tr>
<tr>
<td><em>Carya alba</em></td>
<td>White Oak</td>
<td>70 ft</td>
<td>Long-living tree with acorns</td>
</tr>
</tbody>
</table>

### Plant List: Xeriscaping

<table>
<thead>
<tr>
<th>Type</th>
<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>Assorted</td>
<td>30'</td>
<td>Suitable for desert conditions</td>
</tr>
<tr>
<td>Shrubs</td>
<td>Assorted</td>
<td>3'</td>
<td>Drought-tolerant varieties</td>
</tr>
</tbody>
</table>

### DESIGN GUIDELINE S - LANDSCAPE

17
## Plant List - continued

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Date Added</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yellow flag</td>
<td><em>Iris pseudacorus</em></td>
<td>1997-02-29</td>
<td>In public, in full sun, 18 in. tall</td>
</tr>
<tr>
<td>Great willowherb</td>
<td><em>Epilobium hirsutum</em></td>
<td>1997-03-01</td>
<td>In deep shade, 18 in. tall, swampy ground</td>
</tr>
<tr>
<td>Hairy vetch</td>
<td><em>Vicia villosa</em></td>
<td>1997-03-02</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Red clover</td>
<td><em>Trifolium pratense</em></td>
<td>1997-03-03</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Sheep sorrel</td>
<td><em>Oxalis acetosella</em></td>
<td>1997-03-04</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>White clover</td>
<td><em>Trifolium repens</em></td>
<td>1997-03-05</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Blackberry</td>
<td><em>Rubus occidentalis</em></td>
<td>1997-03-06</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Blueberry</td>
<td><em>Vaccinium angustifolium</em></td>
<td>1997-03-07</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Rose of Sharon</td>
<td><em>Hibiscus syriacus</em></td>
<td>1997-03-08</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Japanese maple</td>
<td><em>Acer japonicum</em></td>
<td>1997-03-09</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Red maple</td>
<td><em>Acer rubrum</em></td>
<td>1997-03-10</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Norway maple</td>
<td><em>Acer platanoides</em></td>
<td>1997-03-11</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Oak</td>
<td><em>Quercus rubra</em></td>
<td>1997-03-12</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Holly</td>
<td><em>Ilex opaca</em></td>
<td>1997-03-13</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Boxwood</td>
<td><em>Buxus sempervirens</em></td>
<td>1997-03-14</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Yew</td>
<td><em>Taxus baccata</em></td>
<td>1997-03-15</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Cedar</td>
<td><em>Thuja occidentalis</em></td>
<td>1997-03-16</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Pine</td>
<td><em>Pinus strobus</em></td>
<td>1997-03-17</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Spruce</td>
<td><em>Picea glauca</em></td>
<td>1997-03-18</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Aspen</td>
<td><em>Populus tremuloides</em></td>
<td>1997-03-19</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>Birch</td>
<td><em>Betula papyrifera</em></td>
<td>1997-03-20</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>maple</td>
<td><em>Acer saccharum</em></td>
<td>1997-03-21</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>dogwood</td>
<td><em>Cornus sericea</em></td>
<td>1997-03-22</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>serviceberry</td>
<td><em>Amelanchier canadensis</em></td>
<td>1997-03-23</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>chokeberry</td>
<td><em>Aronia melanocarpa</em></td>
<td>1997-03-24</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>cranberry</td>
<td><em>Vaccinium macrocarpon</em></td>
<td>1997-03-25</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>wild rose</td>
<td><em>Rosa canina</em></td>
<td>1997-03-26</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>plum</td>
<td><em>Prunus americana</em></td>
<td>1997-03-27</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>hawthorn</td>
<td><em>Crataegus mollis</em></td>
<td>1997-03-28</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>elderberry</td>
<td><em>Sambucus canadensis</em></td>
<td>1997-03-29</td>
<td>In mowed areas, by the roadside</td>
</tr>
<tr>
<td>holly</td>
<td><em>Ilex aquifolium</em></td>
<td>1997-03-30</td>
<td>In mowed areas, by the roadside</td>
</tr>
</tbody>
</table>

---

**Design Guidelines**

- Use native plants that require minimal maintenance.
- Choose plants that will grow well in the climate and soil conditions of the area.
- Consider the height, spread, and flowering and fruiting times of the plants.
- Use plants that will provide year-round interest.
- Incorporate a variety of textures, colors, and shapes.
- Avoid using invasive species.
### Plant List - continued

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aloe vera</td>
<td>Aloe vera</td>
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MINUTES OF SPECIAL MEETING
(Design-Warwick Area Plan)
OF THE NEWPORT NEWS CITY COUNCIL, NEWPORT
NEWS PLANNING COMMISSION, AND THE
ECONOMIC DEVELOPMENT AUTHORITY OF NEWPORT NEWS
HELD IN ROOM 113
DENBIGH COMMUNITY CENTER
15198 WARWICK BOULEVARD
JULY 16, 2019
1:00 P.M.

PRESENT: David H. Jenkins; McKinley L. Price, DDS; Sharon P. Scott, MPA; Tina L. Vick; and Dr. Patricia P. Woodbury

ABSENT: Saundra N. Cherry, D. Min. and Marcellus L. Harris III

OTHERS PRESENT: Cynthia D. Rohlf; Collins L. Owens; Mabel Washington Jenkins; David Freeman; Lynn Spratley; Ralph L. Clayton, III; Sheila W. McAllister; Flora D. Chioros; Rhonda L. Russell; Saul Gleiser; Angela Hopkins; Brian Pierce; Johnnie Davis; Melissa Leskovar; Lisa Cipriano; Robert E. Pealo; Sarah S. Bowman; Joye L. Thompkins; Florence Kingston; Sam Workman; Carol Meredith; Elizabeth McCoury; Matthew E. Johnson; Kalila Walker; Priscilla Greene; Daniel Owens; Sumeet Saini; Kearston Milburn; Cherry Croushore; Jeffrey S. Johnson; L. John Marr; James R. Gower; Michael Grinstead, II.; Eric D. Randall; Brandon E. Creswell; Zina F Middleton; Eoghan P. Miller; and Josh Reyes

WRT Design: Woo Kim, Principal; and Stacy Humphreys Blankin, Planner

Planning Commission - Daniel L. Simmons, Jr.; Katie Stodghill; Michael F. Carpenter; Mark W. Mulvaney; Elizabeth W. Willis; N. Steve Groce; Pastor Willard Maxwell, Jr.; and Sharyn L. Fox

Economic Development Authority of Newport News - Alonzo R. Bell, Jr.; Jennifer S. Smith-Brown; Cassandra P. Greene; Mary C. Aldrich; C. Gary Minter; Jeffrey C. Verhoef; and Raymond H. Suttle, Jr., (Legal Counsel)

Mayor Price welcomed all to the July 16, 2019 Special Meeting. He called the Special Meeting of the Newport News City Council to order and asked the City Clerk to call the roll and advise of a quorum.

Vote on Roll Call:
Ayes: Jenkins, Price, Scott, Vick, Woodbury
Nays: None

City Clerk, Mabel Washington Jenkins, announced that there was a quorum of the Newport News City Council.
Mr. Daniel L. Simmons, Jr., Chair, Newport News Planning Commission, called the Special Meeting of the Newport News Planning Commission to order and asked the Recording Secretary to call the roll and advise of a quorum.

Vote on Roll Call:
Ayes: Simmons, Stodghill, Maxwell, Fox, Mulvaney, Willis, Groce, Carpenter
Nays: None

Planning Commission Recording Secretary, Melissa Leskovar, announced that there was a quorum of the Newport News Planning Commission.

Chairman Simmons thanked his fellow commissioners for their presence.

Mr. Alonzo R. Bell, Jr., Chair, Newport News Economic Development Authority/Industrial Development Authority (EDA/IDA), called the Special Meeting of the Newport News EDA/IDA to order and asked the Recording Secretary to call the roll and advise of a quorum.

Vote on Roll Call:
Ayes: Bell, Aldrich, Verhoef, Smith-Brown, Greene, Minter
Nays: None

EDA/IDA Recording Secretary, Kearston Milburn, announced that there was a quorum of the EDA/IDA.

Mayor Price announced that a special tour was planned for the members of the Newport News City Council, Newport News Planning Commission, and the Newport News EDA/IDA.

RECESS: 1:15p.m.-2:15p.m.

Newport News officials received a full look at a Denbigh revitalization plan. Over the past year, city planning staff and consultants, WRT Design, developed the Denbigh-Warwick Area Plan (DWAP), inviting area residents to state their desires for the area - 12 square miles bounded by Boxley Boulevard, Enterprise Drive, the Warwick River and the CSX railroad.

Ms. Angela Hopkins, Senior Planner and Project Manager for the Denbigh-Warwick area plan, advised that the purpose of the tour was to provide an opportunity to observe existing conditions and challenges, and to identify opportunities for redevelopment within the area. She shared the demographics of the plan area as follows:
Denbigh-Warwick area approximately 12 square miles
Contains over 48,000 people
Fourteen percent (14%) of family household led by females
Median household income over $57,000
Median home value over $210,000
Median rent over $1,100

Ms. Florence Kingston, Director, Department, Secretary/Treasurer for the
EDA/IDA, also participated in the tour, sharing several strategic property acquisitions made by the
EDA/IDA to include (1) the former Hills property (429 Oriana Road), acquired in July 2006 for
$1.6 million; (2) the former Kmart property (401 and 413 Oriana Road), acquired in March 2019 for
$2.9 million; and (3) the Sherwood Shopping Center (13785, 13771 Warwick Boulevard and select
outparcels, acquired in November 2016 for $7.8 million. Ms. Kingston also shared facade
improvement grants received, as well as other local incentives (a copy of Ms. Hopkins and Ms.
Kingston's comments are attached and made a part of these minutes).

The meeting reconvened at 2:20 p.m.

Ms. Sheila McAllister, Director, Department of Planning, welcomed members of
the respective boards in attendance. She introduced the consultants from WRT Design - Ms. Stacey
Blankin and Mr. Woo Kim. She thanked Ms. Blankin and Mr. Kim for their work on the DWAP.
Ms. McAllister advised that once the DWAP is adopted by City Council, it will become an
amendment to the One City, One Future Comprehensive Plan 2040.

Mr. Kim and Ms. Blankin presented the DWAP (a copy is attached and made a
part of these minutes).

Vice Mayor Vick inquired about the strategy for getting people out of their cars and
into a walkable mixed-use environment. Mr. Kim replied the strategy is to create a destination. He
urged creating a place and a destination to give people a reason to want to be here. He indicated
this strategy would call for a partnership between the public sector and the private sector in order to
make the vision a reality. Vice Mayor Vick mentioned adding the attractions for the citizens would
be the winning piece.

Ms. Hopkins asked for feedback from members that participated in the bus tour.

Vice Mayor Vick responded that she liked the concept of having a municipal area
for people using services, but were unable to drive. Referencing the Municipal Center in Denbigh,
which included the Police and Fire stations, as well as Human Services and the Grissom Library.
Vice Mayor Vick indicated it would be great to have these services on a street which included
access to public transportation.
Mayor Price expressed concern about connectivity and how citizens were able to safely cross streets. He suggested creating a path parallel to the roadways to increase walkability and bicycling, to enable citizens to get safely from one side of the street to another.

Vice Mayor Vick urged, as the city plans to seek funding from the public and private sector, be mindful of creating a good marketing budget. She cited the Peninsula Town Center in Hampton as an example, which included fountains where citizens could bring their children to play, as well as listen to bands, and have different attractions, as a method to get people out, and encourage them to get out of their cars.

EDA Chairman, Mr. Alonzo Bell added, as a longtime resident of the Denbigh-Warwick area, he recalled all of the sites in their original iteration, and was excited as he envisioned future opportunities. He shared that the EDA/IDA had worked to create locations for viable opportunities as discussed. He questioned the length of time to implement some of the planned opportunities. Chairman Bell believed the city is moving in the proper direction. The DWAP created an opportunity to revitalize the Denbigh-Warwick corridor, which is an integral part of the city of Newport News. He advised that he looked forward to being a part of the process.

Councilwoman Scott indicated that she enjoyed the tour. She felt there could be more diversity in the area with EDA/IDA support and the acquisition of the various parcels. She shared that many residents, citizens, and members of the military, had suggested a fitness center near the gate at Ft. Eustis. Also suggested was a Starbucks. Councilwoman Scott believed the Kmart site provided the perfect opportunity for a Town Center concept, which would lead to increased traffic in an already congested and tight area. She indicated the possibilities for this site added synergy to the DW Center, and could be very positive and possibly bring people together in a place, for entertainment and attractions such as mini-concerts.

Mayor Price believed Village Centers were a key and could be a focal point in key areas.

Mr. Kim shared that the city did not have to wait until all of the parcels were assembled, and the DWAP completed, but some things could be done immediately. He suggested Community Clean-up Days, or Pop-up Events. He indicated there are examples across the country where publicly-owned land was underutilized, but advised the market could be tested with Pop-up Events. This would allow the city to consider how to deal with traffic for events that could conceivably bring in hundreds of people. Mr. Kim indicated there were also examples of closing down segments of roadways, and handing them to pedestrians and bicyclists to test, which were low-cost/no-costs measures to try.

Councilwoman Woodbury inquired about the timeline for the DWAP and the needed steps to implement the plan.

Ms. Hopkins replied, some projects would be long-term, but there are some that could be done in the short-term of zero to three years. The short-term projects would be considered first.
Referencing Mr. Kim’s comment that the city did not have to wait until all of the parcels were assembled to begin working on projects, Councilwoman Scott inquired how to begin looking for businesses who would want to be in the Denbigh-Warwick area, and what type of businesses they believed would fit in the district. She also reminded, whatever is done, that the Lee Hall area be included. She stated once one passed a certain point, Lee Hall appeared not to belong to Newport News. She added that it would be important to ensure that Lee Hall appeared as a part of the North District. Councilwoman Scott indicated she wanted some synergy with what is already in the North District as the city moved forward.

Vice Mayor Vick suggested musical bands and markets as the city considered Pop-up Events, as this would attract people from other areas. She was excited to learn the city did not have to wait for all parcels to be assembled. She believed the Kmart site is a great location for Pop-up Events to occur.

Newport News Planning Commission Chair, Mr. Simmons, agreed with the comments made. He believed there is a lot of synergy; but expressed concern about the public’s safety as the city created new connections for the citizens. He indicated it was important to consider safety as the communities are created and walkability is brought into the area. He also expressed concern about available services in the area of the Grissom Library. He believed there are opportunities in that area for the EDA/IDA to consider acquiring property that would enhance the library or even expansion of the site. Chairman Simmons agreed with Councilwoman Scott that the Lee Hall community seemed to be forgotten, and should be connected to the DWAP moving forward. He expressed appreciation to the Planning staff and ideas being suggested to enhance the quality of life for the citizens in the city of Newport News.

City Manager Rohlf reminded that the meeting was about the DWAP only. She advised that staff is in the process of updating the Lee Hall Area Plan. It had been 25 years since City Council signed off on the Lee Hall Area Plan. City Manager Rohlf advised that some parts of the Plan are outdated and will not happen. Staff will be reviewing the process in conjunction with the DWAP. She advised that developers had expressed an interest in the Lee Hall area. City Manager Rohlf thought the DWAP is great, but advised that interest must be generated before businesses would step forward. She mentioned that Pop-up Events are discussed often. She envisioned Pop-up Events beginning immediately, energizing the Kmart site, by adding sod, installing lights, having something done with the old Kmart building, such as getting children to decorate the outside or having an art contest. City Manager Rohlf indicated that some things could happen relatively quickly, but citizens must feel comfortable to venture in the area, as opposed to driving by. She felt the way to fix that is to energize the area and have activities. She suggested an afternoon jazz session or a similar activity on a Saturday or Sunday. Regarding connectivity, City Manager Rohlf advised that it is not only connectivity in the DWAP, but throughout the city. She shared a conversation with the Director of Planning about connecting the Denbigh area somehow to the City Farm Park. It would not be an easy task, but there is a route making it possible with some narrow roadways.

City Manager Rohlf questioned the method needed to open up amenities, encouraging citizens to take advantage of those amenities as well. She felt it is important to get other developers and businesses interested in an effort to plan long-range projects, but to do what
is necessary immediately to generate activity, particularly related to the planning phase for the Grissom Library and the Fire Station.

Vice Mayor Vick suggested a celebration of Hampton Roads Transit incorporating the bus system in an event; i.e., "Fun Day in Newport News as we ride HRT," which would bring people out of their cars to the celebration, particularly since the city allocates millions of dollars to support HRT.

WRT Consultant, Ms. Blankin added, in terms of connectivity, the area of Old Courthouse Way was looked at to alleviate traffic and move it off of Warwick Boulevard, maneuvering though other roadways and creating other connections. She also suggested making similar connections/multi-modal through bike or pedestrian connections. Ms. Blankin added, with the Kmart site, one proposal created a multi-use trail across the rear that ran along the Stoney Run corridor, in an effort to take advantage of beautiful, scenic views. The hope is that the trail would extend across Warwick Boulevard and pick up on Old Courthouse Way. Stronger connections with bikes and pedestrians across east-west connections to the neighborhoods were also considered. With Atkinson Boulevard, Ms. Blankin recommended bike facilities in the long-term to ensure connectivity to other parts of the city and employment centers. She advised that the Sherwood and Kmart sites were focused on to create mixed-use centers, with a variety of housing and services, in an effort to promote links to the existing public transit, which runs along Warwick Boulevard.

City Manager Rohlf advised there had been discussions on the staff level about various initiatives, such as activating the Kmart site. She encouraged other suggestions or thoughts as far as activities and attractions to give the area a sense of place within the community. She welcomed feedback and hearing from the public about other opportunities to consider.

Councilwoman Scott recalled carnivals held on the old Kmart site that included rides, pony rides, and fun family type activities. She added that car shows are also a big deal in the Denbigh area in the parking lots of restaurants or parks. She believed that car shows would be great because they brought families out. She suggested reflecting on historic Denbigh, and have people resurrect historical artifacts, particularly tractors, as Denbigh was once a rural area. She recalled being in Luray, Virginia, and attending one of the largest events in the town, with old cars and tractors, and bicycles. She suggested adding food to the event, which would make it an even grander event, with something for the children, making it a great family event. She advised that more people could be attracted to a family event than an individual event, which was her experience as she travelled around the United States to other areas with the National League of Cities.

EDA/IDA Vice-Chair, Jennifer Smith-Brown, observed numerous vacant offices and businesses, as well as retail units along the Denbigh corridor. She expressed appreciation for what the city was doing to revitalize the Denbigh community. She shared that her family came to Newport News in 1997 and began their business on Denbigh Boulevard, making the community special to her family. Seeing the decline in the market was not easy to experience, but when one observed it, one had to also acknowledge the potential. Vice-Chair Smith-Brown advised that she would be interested to hear the feedback and take-a-ways the consultants received from the local business owners incorporated into the DWAP to help other businesses flourish. She stated the city
could build it but they will not necessarily come; and as a business owner, she is not willing to build without some assurances that there is sustainability in the community.

Mr. Kim shared, the first questions he always asked a Korean-American business owner was "What are you doing here?" He stated their usual response was "Because of the economy around Fort Eustis." Mr. Kim indicated, in response to that statement, the plan was to make sure that the economic revitalization component of the plan, as it related to Fort Eustis being an economic engine and making sure the connections to Fort Eustis were identified. One Korean-American business owner of a small grocery store advised most of his customers were not Korean. Mr. Kim was surprised, but indicated it showed how diverse and open the community is.

EDA/IDA Chairman Bell advised that everyone should be cognizant that business decisions are prominently demographically driven. The residential neighborhoods should be supported because businesses look for rooftops and income. The city needed strong residential neighborhoods in order to have any commercial revitalization. The businesses will come because of the people, the community and the disposable income to buy goods and services. Mr. Bell indicated this was the case of Ms. Smith-Brown's statement regarding her business. One had to have a community to serve, that had money to spend. Everything being done has to support the ability to grow and sustain the residential communities to avoid the potential of the community becoming blighted.

Planning Commissioner Sharyn Fox concurred with Councilwoman Scott's idea about a car show, which was a great way to establish and build interest and vibe in the community at the Kmart site. Commissioner Fox suggested food truck competitions, which is one of the most popular activities in the area. With a diverse population, there is a great opportunity to share different foods and cultures. She suggested a "bounce house" for children, which should not be very expensive. It was necessary to think about the city's demographics and attracting people back into the area.

Planning Commissioner, Elizabeth Willis, advised that there had been discussions about transportation and connectivity, but nothing was mentioned about benches. She indicated that people could only walk so far before getting tired. Many bus stops did not have benches, and people are left to stand while waiting for a bus. Commissioner Willis indicated there are benches situated along the trails in the Kiln Creek neighborhood. She shared that she had travelled to a large city, with benches or some kind of seat to sit on, allowing people to talk, and stop to observe the environment. She recalled the carnival that had come to the Kmart site, in years past, which was always a fun and exciting time. Inviting a carnival back, or having an event monthly, such as a car show or Pop-up Event, would help to attract people to the area.

Councilwoman Woodbury shared that she had an occasion to visit the Virginia State Fair, and there were a plethora of activities for families, such as rides, food, and dog shows. There were many small attractions that would be ideal for the Kmart site. She suggested contacting some of the coordinators.

Councilwoman Scott shared while on a trip to Chicago, she attended an event entitled, "A Taste of Chicago," which was held in a large shopping center, with many different
foods, to include ice cream smoothies, and ices. She suggested that the Kmart site would be the perfect place, and it could be entitled, "A Taste of Newport News."

Ms. Hopkins thanked members of the Newport News City Council, Newport News Planning Commission, and the Newport News EDA/IDA for their attendance and participation. She advised the period beginning July 16, 2019 is the beginning of the public comment period for the draft DWAP. She invited citizens to visit the website, nva.gov/2401/Denbigh-Warwick-Area-Plan to review the plan. To share feedback or ask questions, contact Angela Hopkins at 926-8077 or hopkinsav@nva.gov. The public comment period is open from July 16, 2019 to July 31, 2019. Once comments are received and reviewed, a final document will be prepared for the public hearing process for the Planning Commission and City Council, which is tentatively scheduled for September or October 2019.

**Adjournments:**

Mayor Price adjourned the July 16, 2019 Special Meeting of the Newport News City Council.

Planning Commission Chairman, Mr. Daniel L. Simmons, Jr., adjourned the July 16, 2019 Special Meeting of the Newport News Planning Commission.

EDA/IDA Chairman, Mr. Alonzo R. Bell, Jr., adjourned the July 16, 2019 Special Meeting of the Newport News Economic Development Authority/Industrial Development Authority.

**THERE BEING NO FURTHER BUSINESS,**
**ON MOTION, COUNCIL ADJOURNED AT 3:34 P.M.**

Mabel Washington Jenkins, MMC
City Clerk

McKinley L. Price, DDS
Mayor
Presiding Officer

A true copy, test:

City Clerk
PRESENTATION TO CITY COUNCIL, PLANNING
COMMISSION, EDA/IDA (JULY 16, 2019)

DENBIGH-WARWICK
AREA PLAN
OUR VISION

DENBIGH-WARWICK IS A DIVERSE AND WELCOMING COMMUNITY WITH BEAUTIFUL TREE-LINED NEIGHBORHOODS SURROUNDING A LIVELY TOWN CENTER AND A SERIES OF VILLAGE HUBS. AN ENTREPRENEURIAL VIBE IS EVOLVING AROUND OAKLAND INDUSTRIAL PARK AND FORT EUSTIS. THE AREA'S BLOSSOMING FOOD SCENE, ARTS AND CULTURAL EVENTS, PARKS AND TRAILS, MAKE IT A SPECIAL PLACE TO BE FOR RESIDENTS AND VISITORS OF ALL AGES.
TODAY'S
AGENDA

➡️ PROJECT OVERVIEW
➡️ ENGAGING THE COMMUNITY
➡️ PLAN VISION AND GOALS
➡️ BIG MOVES + DEVELOPMENT CONCEPTS
➡️ QUESTIONS
PROJECT OVERVIEW

Why plan now? Denbigh-Warwick is at a point of convergence:

► Recently completed Comprehensive Plan cited Denbigh as a Planning Opportunity Area 2040

► Grissom Library and municipal services facilities are in need of substantial upgrades.

► A new Transit Center and other transportation improvements are anticipated.

► Blighted conditions along Warwick Boulevard and competition from Jefferson Avenue are impacting the area’s ability to attract investment and are impacting property values.

► EDA/IDA have made strategic acquisitions and would like to maximize these investments through transformative redevelopment projects that form part of a larger vision for the area.
ENGAGING THE COMMUNITY

- 549 surveys collected
- 3 public meetings
- 5 focus groups

1. Oakland Industrial Park
2. Millennials
3. Small business owners
4. Youth (age 16-18)
5. Citizens Advisory Group

- Kick-off community meeting #1
- Data analysis and visioning
- Final plan

DENBIGH-WARWICK AREA PLAN 5
OVERARCHING THEMES

COMMUNITY IDENTIFIED PLANNING PRIORITIES

- Safety
- Police/Emergency Services
- Medical Services
- Supportive Services
- Former Kmart Site
- Grasmere Library
- Existing Site of Library / Municipal Complex
- Shepherd’s Plaza
- Denbigh Community Center
- Identity Gateways (Places of Arrival)
- Establish Character Signatures
- Future Site of Municipal Services
- Infill, Redevelopment Sites
- Streetscape Improvements
- Enhance Land Use Development Standards
- Black Island Industrial Park
- Fort Uniter
- Warwick Bvds
- Shipyard and Downtown
- Oyster Point / Jefferson Ave
- Schools
- Parks and Community Spaces
- Neighborhoods
- Amenities
- Bike and Pedestrian Trails
- New Economic Opportunities
- Perception of Scholars
- Hospitality
- Entertainment/Infillscape
- Higher-End Retail Services
- Arts and Cultural Spaces
- Warwick Blvd North
- Warwick Blvd Core
- Warwick Blvd South
- Prep Park / Climate Adaptation
- Expanding Access to Waterfront
- Enhance Green/Recreational Network

PLAN THEMES AND SUB THEMES

- **Health and Safety**
- **Placemaking**
- **Connectivity**
- **Economic Revitalization**
- **Natural Systems**

PLAN GOALS
PLACEMAKING

OUR VISION/

DISTINCT FROM THE OTHER PARTS OF NEWPORT NEWS, DENBIGH-WARWICK IS VIBRANT, GREEN, AND DIVERSE WITH DYNAMIC CIVIC SPACES LIKE THE GRISSOM LIBRARY, DENBIGH-WARWICK COMMUNITY CENTER, PARKS, AND PUBLIC PLAZAS. THERE IS ALWAYS SOMETHING TO DO FROM FESTIVALS TO FARM MARKETS, OUTDOOR CONCERTS AND MOVIES, WHICH CREATE A WARM SENSE OF COMMUNITY. A HIP FOODIE CULTURE IS ALSO EVOLVING AROUND THE ENTREPRENEURIAL, TECH HUB THAT IS TAKING SHAPE ALONGSIDE OAKLAND INDUSTRIAL PARK AND FORT EUSTIS.
PLACEMAKING

GOALS

1. Establish a series of pedestrian-friendly, mixed-use village centers along Warwick Boulevard so that the majority of neighborhoods are within a mile or less of a village center.

2. Define and enhance character areas throughout Denbigh-Warwick so that they celebrate and showcase the area’s history, culture, and waterfront location.

3. Identify major entrances to and within Denbigh-Warwick and create a consistent set of welcoming gateways, including entries to Fort Eustis and Oakland Industrial Park.

COMPREHENSIVE PLAN CONNECTIONS:
GPNS-5, GPNS-6 GPNS-8, GPNS-11, PRC-6, HSC-4, HSC-5, HSC-8, CRU-1, CRU-2, CRU-3, CRU-4, CRU-5, CRU-6, CRU-7
PLACEMAKING

THE PLANNING PROCESS IDENTIFIED SIX LOCATIONS FOR POTENTIAL GATEWAYS AND SIX AREAS FOR POTENTIAL VILLAGE CENTERS.

VILLAGES CENTERS AND GATEWAYS

GATEWAYS
These are areas of arrival, marking major entrances and points of interest in Denbigh-Warwick.

1 ENTERPRISE DRIVE 2 DENBIGH BLVD
3 FORT EUSTIS BLVD 4 BLAND BLVD
5 ATKINSON BLVD 6 OYSTER POINT RD

VILLAGE CENTERS
These are centralized character areas and locations of activity accessible to the community.

1 OAKLAND IND. PARK 2 KMART SITE
3 SHELLABARGER DR 4 SHERWOOD SITE
5 DENBIGH COMM CTR 6 COLONY RD
ESTABLISHING GATEWAYS

The plan takes the first step in identifying six potential gateway locations. Next steps involve:

- Exploring ways to celebrate and reflect the unique identity of Denbigh-Warwick and the image it wants to become (artistic, welcoming, diverse, and family-oriented).
- Considering enlisting local community artists and/or local colleges and universities.
- Developing a flexible tool box to mark gateways with a unified set of components that respond to the sites’ unique conditions, including a mix of:
  - Signage and banners
  - Plantings and landscaping
  - Lighting
  - Architecture
  - Art
  - Street treatments
- Tie into city-wide gateway planning effort.
HEALTH AND SAFETY

OUR VISION

DENBIGH-WARWICK IS A SAFE, HEALTHY, AND INVITING
COMMUNITY FOR ALL RESIDENTS, INCLUDING YOUNG
PROFESSIONALS, FAMILIES, EMPTY NESTERS, AND
RETIREE ENTREPRENEURS AND SMALL BUSINESS
OWNERS ARE ATTRACTION TO THE AREA'S DIVERSITY
AND FLOURISHING LOCAL BUSINESS CLIMATE
HEALTH AND SAFETY

GOALS

1. Improve overall appearance and sense of safety for all who live, work, and visit Denbigh-Warwick by eliminating blight and vacancies.

2. Establish a modern police, fire, emergency, and community services facilities in an accessible and visible location that fosters a close relationship with the community, allows efficient response times, and strengthens connections to other related uses.

3. Foster a healthy environment for residents of all ages with access to quality health care and wellness services, programs, and providers, as well as opportunities to be physically active.

4. Build on the area’s agricultural history and improve local access to affordable and nutritious food.

COMPREHENSIVE PLAN CONNECTIONS:
GPNS-8, GPNS-11, AC-6, HSC-1, HSC-2, HSC-3, HSC-5, HSC-8
CONNECTIVITY

OUR VISION/

RESIDENTS, BUSINESSES AND EMPLOYEES FIND DENBIGH-WARWICK AN APPEALING AREA TO LOCATE AS IT IS WELL-CONNECTED TO THE CITY AND LARGER REGION. MULTIPLE BUS ROUTES, A NETWORK OF BIKE LANES, AND ENHANCED WALKABILITY PROVIDE TRANSPORTATION ALTERNATIVES. AN INTERCONNECTED SYSTEM OF SIDEWALKS AND CROSSWALKS ALLOW RESIDENTS OF ALL AGES TO SAFELY ACCESS AND TAKE ADVANTAGE OF THE COMMUNITY’S SCHOOLS, PARKS, WATERFRONT, SHOPPING, SERVICES AND CIVIC AMENITIES.
CONNECTIVITY

GOALS

1. Reduce traffic congestion, improve connectivity, and create transit choices for people who live and work in the area and enjoy visiting.

2. Enhance the safety and character throughout the Denbigh-Warwick area and improve pedestrian and bike connections for residents between neighborhoods and community amenities such as schools, parks, the waterfront, and Warwick Boulevard corridor.

3. Ensure that all neighborhoods are within a 10-minute walk of a park or green space.

COMPREHENSIVE PLAN CONNECTIONS:
AC-1, AC-5, AC-6, AC-7, AC-8, GPNS-11, SC-1, HSC-1, HSC-2, HSC-3
ABOUT THE VISION

The connectivity vision takes a forward-thinking approach to transportation that strives not only to ease traffic congestion but to provide more transit choices for all residents, and to better connect residents to community resources. The vision:

- aims to enhance connections to the larger region (harnessing east-west routes) and within the Denbigh-Warwick area.
- establishes priority connections to community assets—schools, library, municipal services, employment centers, Warwick Boulevard, parks, trails, and the waterfront.
- strives to expand publicly accessible green space.
- supports other Area Plan themes such as improving health and safety, protecting natural systems, and enhancing the sense of place.
- illustrates a desired vision that will require further study in order to implement. Installation of new sidewalks, bike lanes, or trails would require further analysis of each route and specific conditions, which vary widely.
PLANTING THE SEEDS OF A MORE VIBRANT MULTI-MODAL NETWORK

EXAMPLE/
LUCAS CREEK ROAD NORTH OF MENCHIVILLE ROAD

This segment of Lucas Creek Road, which runs approximately from Sandpiper Street to Menchville Road, currently exists as a 2-lane neighborhood street, without sidewalks or curbs.

Within the existing 68' right-of-way, there is room for improvements to create a more pedestrian and bike-friendly environment along the residential corridor. A distinctive trail on the eastern side of the corridor, buffered from the street, could provide an alternative safe route to neighborhood schools while establishing the seeds of a larger bike/pedestrian network.
ECONOMIC REVITALIZATION

OUR VISION:

DENBIGH-WARWICK HAS A VARIED AND SUPPORTIVE EMPLOYMENT BASE THAT BENEFITS FROM PROXIMITY AND RELATIONSHIPS WITH FORT EUSTIS AND OAKLAND INDUSTRIAL PARK, AS WELL AS THE LARGER HAMPTON ROADS REGION. IN ADDITION TO QUALITY EMPLOYMENT, RETAIL, RESTAURANTS, AND COMMUNITY SERVICES THAT CATER TO THE AREA'S DIVERSE RESIDENTS, EMPLOYEES, AND VISITORS, DENBIGH-WARWICK'S DIVERSIFIED HOUSING MAKES IT LIVABLE AT EVERY STAGE OF LIFE.
ECONOMIC REVITALIZATION

GOALS

1. Support local small business growth and encourage expansion of existing home-based businesses through programs, incentives, and development of affordable flex-space and small business incubator.

2. Create opportunities for new job creation, education, and training that allow community interaction (e.g., open-air or indoor market, restaurant incubator, art/craft showcase or market).

3. Ensure a wide range of housing options by encouraging new types of housing that are currently limited (e.g., attached townhomes, duplexes, senior housing) in locations accessible to jobs, transit, services, parks and open space, and other community amenities.

COMPREHENSIVE PLAN CONNECTIONS:

PRC-5, PRC-6, GPNS-8, GPNS-T1, AC-25, AC-26, AC-27, AC-28
NATURAL SYSTEMS

OUR VISION/

DENBIGH-WARWICK'S AGRICULTURAL ROOTS ARE STILL EVIDENT TODAY THROUGH ITS MATURE TREES, NATURAL CORRIDORS, PARKS, AND OTHER GREEN SPACES THAT ARE INTEGRATED INTO ITS PUBLIC PLACES. THE AREA GREATLY RESPECTS ITS LOCATION ALONG THE WATER, PRESERVING ITS EDGES WITH NATURAL BUFFERS. PARK AND RECREATIONAL SPACES PROTECT THE AREA'S NATURAL RESOURCES WHILE ENCOURAGING PHYSICAL ACTIVITY AND WELLNESS. RESILIENT DESIGN AND STORMWATER MANAGEMENT FEATURES CREATE ADDITIONAL GREEN ELEMENTS WHILE REDUCING THE ENVIRONMENTAL IMPACT OF THE BUILT ENVIRONMENT.
NATURAL SYSTEMS

GOALS

1. Preserve green corridors and a natural buffer along waterfront with integrated multi-purpose trails or paths where feasible to protect natural resources, air, and water quality.

2. Encourage new development and significant redevelopment to incorporate resilient design, green building practices, dedication of public open space, and manage stormwater runoff onsite.

COMPREHENSIVE PLAN CONNECTIONS:
SC-1, SC-2, SC-3, SC-4, SC-5, SC-6, SC-7, SC-8, PRO-9
ABOUT THE VISION

Preserving our natural systems is vital to preserving human life, health, and prosperity. It is also the top priority for residents of Denbigh-Warwick. The vision emphasizes:

- Resiliency and sustainable practices to minimize the impact of the built environment and expand green infrastructure.

- Preservation by identifying priority green corridors to enhance, restore, and protect.

- Stewardship that increases resident access to and enjoyment of natural resources.

Like the Connectivity Vision, this will require further study prior to implementation. Installing trails to run along Lucas Creek or Stoney Run would require an environmental assessment. And in some cases, the trails would likely have to cross private property, for which an easement would be required.
BIG MOVES

- **Three sectors**: Given the length and configuration of the area, think in terms of sectors or character areas.
- **Village centers**: The plan strives to locate at least one village center in each sector.
- **Catalyst sites**: Two highly visible, publicly-owned sites have the potential to jumpstart transformation.
- **Land use**: Aligning the land use to support the goals of the plan will be necessary.
VILLAGE CENTERS

"Establish a series of pedestrian-friendly, mixed-use village centers along Warwick Boulevard so that the majority of neighborhoods are within a mile or less of a village center."

The purpose of creating village centers is to aggregate some of the underutilized land and form denser, more vibrant activity hubs that can be accessed on foot or by bike, as well as by car.

Developing village centers also supports the plan's other themes, including economic revitalization, connectivity, health and safety, and natural systems.

Ultimately, redevelopment of these sites will require further conversations and coordination with the City, land owners, and residents, as well as completion of the full development planning and approval process.
CATALYST SITES

The planning process entailed a thorough analysis of four publicly-owned sites that could be reimagined to ignite transformation.

OPPORTUNITY SITES

1. SHERWOOD SITE
2. KMART SITE
3. GRISSEOM LIBRARY/MUNICIPAL CENTER
4. DENBIGH COMMUNITY CENTER
CREATING A TOWN CENTER FOR DENBIGH-WARWICK ON THE FORMER KMART SITE

This prominent 22-acre site sits in the heart of Denbigh-Warwick near the major crossroads of Warwick Boulevard and Denbigh Boulevard.

VISION

The vision is to transform this highly visible eyesore into a vibrant mixed-use town center organized around an inviting "main street" and town square that attracts neighbors, business people, and visitors day and night. Stoney Run Greenway becomes a focal point with a multi-use trail running along its meandering edge. Housing is seamlessly integrated with retail and commercial spaces along attractive, pedestrian-scaled blocks. The mix of uses affords the opportunity to live, work, and play in one location, creating a destination for the community and larger region.
THE TOWN CENTER WILL BE THE PLACE TO BE! IT WILL CREATE THAT SPECIAL "THIRD PLACE" WHERE FRIENDS GATHER FOR A CUP OF COFFEE OR A DRINK AFTER WORK, OR BUMP INTO ONE ANOTHER AT A WEEKLY FARMER'S MARKET OR YOGA ON THE GREEN.
CREATING AN ACTIVITY CENTER AND PLACE FOR GATHERING

A town green serves a number of functions and provides a wide variety of amenities that can be enjoyed by everyone in a community. These spaces are designed to serve as a central gathering space where casual interactions may occur and friendships nurtured. Here are just a few of the many benefits:

- Environmental
- Social
- Placemaking
- Fiscal
CREATING A SAFER AND MORE VIBRANT ROAD NETWORK

As redevelopment occurs, there will be opportunities to improve existing roadways and to create new connections. Roadways should be designed to accommodate vehicular, bicycle, and pedestrian traffic, and could include:

- Planted medians and landscaping to screen surface parking, provide shade, and improve aesthetic qualities.
- On-street parking and protected bicycle lanes to calm traffic and shield cyclists and pedestrians from vehicular traffic.
- New buildings brought up to the street edge with sidewalks to shape a more intimate and pedestrian-oriented environment.
CREATING A "CIVIC HUB" AT SHERWOOD SHOPPING CENTER

The Sherwood Shopping Center spans 32 acres of publicly-owned land that backs to Lucas Creek. Ferguson Industries is anticipated to move to Oyster Point in summer of 2020.

VISION

The vision is to transform the site into a pedestrian-friendly "civic hub" where the Grissom Library becomes a beacon, greeting neighbors, friends, and visitors to the community day and night. The iconic library building will become a highly recognizable feature of the community and become synonymous with its identity. Stately municipal buildings will create a welcoming new front door to Denbigh-Warwick.

MOST BUILDINGS ON THE SHERWOOD SITE ARE SET FAR BACK FROM WARWICK BLVD.
CREATING AN ACCESSIBLE CIVIC SPACE

The buildings will overlook an intimate green space, framing views of Lucas Creek. Outdoor spaces will offer informal gathering places and enable library programming to spill outside.

The Sherwood Site will be easily accessible by bus, bike, car and foot from surrounding neighborhoods to reach a wider audience. The area plan also calls for improvements to be made to Old Courthouse Way, integrating safe sidewalks and a bike trail.

THE ICONIC LIBRARY BUILDING WILL STAND PROUDLY AT THE ENTRANCE TO THE FORMER SHERWOOD SITE AS A TIMELESS ANCHOR, ENRICHING THE LIVES AND MINDS OF ALL WHO VISIT.
CREATING A SAFER AND MORE COMPLETE ROAD NETWORK

EXAMPLE/
OLD COURTHOUSE WAY

Old Courthouse Way has the potential to become an attractive alternative route of north-south circulation in the Core Sector that could alleviate congestion along Warwick Boulevard.

Old Courthouse Way is currently a 2-lane road with a very narrow right-of-way. Proposed improvements envision keeping the two vehicular lanes and adding off-street bike facilities on both sides of the road, with adequate area for planting and a sidewalk. In order to achieve this desired design, additional right-of-way will need to be acquired.
NEXT STEPS

PUBLIC COMMENT PERIOD:
JULY 16 - 31, 2019

CONTACT:
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CITY OF NEWPORT NEWS
PHONE: 757.926.8077
EMAIL: AHOEKINS@NNVA.GOV
WEBSITE: WWW.NNVA.GOV/2401

PUBLIC HEARINGS:
TENTATIVELY SCHEDULED FOR SEPTEMBER 2019
DWAP Tour

Tuesday, July 16, 2019

- Welcome and thank all for participating in the Denbigh-Warwick Area Plan process. The purpose of today’s tour is to provide the opportunity to observe existing conditions and challenges, as well as to identify opportunities for redevelopment within the area.
- Tour starts at DCC (basically our tour will be along the corridor; however, will point out things that cannot been seen from the corridor. We will not go to the southern end of the plan area but point out that OYSTER POINT RD. IS RECOMMENDED AS A GATEWAY. If time permits, we will go to the northern end (Fort Eustis & Oakland Industrial Park)
- Head south on Warwick Blvd. - points of interest
- Before we begin I would like to remind you of some of the demographics of the plan area:
  - Denbigh-Warwick Area is approximately 12 square miles
  - It contains over 48,000 people
  - 14% of family households are led by females
  - Median household income is over $57,000
  - Median home value is over $210,000
  - Median rent is over $1100
- DENBIGH COMMUNITY CENTER – 52,800 square foot facility with a double gymnasium surrounded by an indoor walking track, seven multi-purpose rooms, full-service concession stand/café, fitness room, a dance room, an early childhood center, an outdoor playground surrounded by exercise equipment and an interactive splash fountain (CITIZENS IDENTIFIED AS A STRENGTH OF THE COMMUNITY)
- STONEY RUN PARK – which Stoney Run Athletic Complex is an element of the overall park design - STONEY RUN ATHLETIC COMPLEX – (is a great five field facility primarily developed for softball but is also used for baseball, field hockey, and soccer);
- WHAT WE HEARD FROM OUR CITIZENS
  - Strengths (Grissom Library, Denbigh Community Center, established neighborhoods and long-time residents, Fort Eustis, cultural diversity)
  - Weaknesses and Needs (sidewalks and crosswalks, crime and safety, limited river and water access)
  - Opportunities (Former Kmart site and other vacant parcels, quality public spaces, housing alternatives, new library facilities, celebrating multiculturism)
- Threats (violence/crime, lack of code enforcement, commercial vacancies, young people not staying in area)

- INTERSECTION OF WARWICK & CURTIS TIGNOR RD.
  - Dutrow Elementary School (K-5)

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<th>2015-2016</th>
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<td>85</td>
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<td>Grade 3</td>
<td>74</td>
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<tr>
<td>Grade 4</td>
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<td>Grade 5</td>
<td>64</td>
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</tr>
<tr>
<td>Total Students</td>
<td>453</td>
<td>468</td>
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</tr>
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</table>

- ROADWAY IMPROVEMENT (City has a sidewalk project underway along Warwick Blvd. from Atkinson Way to Lucas Creek Road – sidewalks will be widen to 8 feet)

- Appearance of the corridor (vacant bldgs.); number of churches

- INTERSECTION OF WARWICK & BEXLEY PARK (Bexley Park approximately 50 single family lots)

- INTERSECTION OF WARWICK & LUCAS CREEK RD (recommendation to explore bike/pedestrian connection along Lucas Creek Road)

- INTERSECTION OF WARWICK & BEECHMONT RD

- Potter's Field
  - This 4.4-acre tract is the last portion of the 17.3-acre Warwick County Poorhouse and Pauper's Graveyard
  - Those buried in the fields include former inmates, pauper infants, victims of smallpox and influenza, criminals, and nameless indigents who died in accidents and other causes. Victims of the Spanish flu epidemic in 1918 are also buried here
  - Little known fact: in 1974 the city considered using the site for the Grissom branch library, but the idea was dropped because the graves would need to be located and moved first

- INTERSECTION OF WARWICK & OLD COURTHOUSE WAY
Go into municipal complex (circle parking lot and pull to the side an allow Sonia, Human Services, Police, Courts to talk)
  - Total acreage of site – 6.8 acres
  - Consist of Grissom Library, Municipal Center (Police, Human Services, Court Services)
  - The facilities are dated and lack space to expand for needed additional services
  - During public engagement, citizens would like the facilities to have accessibility to public transportation and more overall visibility

- **INTERSECTION OF WARWICK & DENBIGH BLVD (RECOMMENDATION AS A GATEWAY)**
  - Warwick-Denbigh Shopping Center – approximately 11 acres older center but majority of retail spaces are occupied
  - Beside the WD Shopping Center is Denbigh Elementary School however it is accessed from Old Courthouse Way (is now the Courthouse Green Community Center)
  - Character of the corridor (you can see where sidewalks have been widen to 8 feet); corridor appears wider

- **INTERSECTION OF WARWICK & TABBS LANE (SHORTLY AFTER IS SHERWOOD SHOPPING CENTER)**

- **Sherwood Shopping Center/Fergerson (RECOMMENDED FOR A VILLAGE CENTER)**
  - 20 acre site
  - Currently occupied by Ferguson but they are constructing a new headquarters in City Center (they will vacate the site in a few years)
  - Other tenants include several churches, barber

- In front of Sherwood Shopping Center – City project to improve ADA accessibility at HRT bus stops (pedestrians utilizing HRT will experience easier accessibility)

- **INTERSECTION OF WARWICK & BLAND BLVD. (RECOMMENDED AS A GATEWAY)**
  - Bland Blvd. & Warwick Blvd. – intersection improvements (elevate roadway to minimize flooding); also ADA accessibility improvements to HRT bus stop
  - Newport News Multimodal Transit Center – approximately $42 million center will replace the current AMTRAK station and provide a maintenance facility and interface with the airport through taxis and shuttles

- Condition of sidewalks; walkability
• INTERSECTION OF WARWICK & COLONY RD. (RECOMMENDED FOR A VILLAGE CENTER)
  o Approximately 7 acre site contains the international market which residents spoke highly off
  o Behind the shopping center is Aqueduct Public Housing complex
• INTERSECTION OF WARWICK & COLONY RD. (HEADING NORTH)
  o Local restaurant (Viking Burger- many of the citizens pointed out this restaurant as one of their favorite places to eat); however, they would like to see more restaurants locate in Denbigh
• INTERSECTION OF WARWICK & BLAND BLVD. (RECOMMENDED AS A GATEWAY)
  o Newport News Multimodal Transit Center – approximately $42 million center will replace the current AMTRAK station and provide a maintenance facility and interface with the airport through taxis and shuttles. This new multi-modal transportation center will be more energy efficient, it will allow for increased passenger train ridership.
  o Campbell Road – Road improvements to reconstruct the north section of Campbell Road from Bland Blvd. to Warwick Blvd. (at Tabbs Lane). Improvements include constructing storm sewer system, curb and gutter and sidewalk (anticipated completion data 2022)

• INTERSECTION OF WARWICK & DENBIGH BLVD.
  o D-W Shopping Center has undergone renovations and housing entertain options that attract the youth
  o Kmart Shopping Center (RECOMMENDED FOR VILLAGE CENTER)
    ▪ Kmart site is 12 acres
    ▪ Hills Dept. store site is 9 acres
    ▪ Additional parcel – 1 acre
    ▪ Total publicly owned property is approximately 22 acres
    ▪ The Stoney Run Greenway Plan proposes to connect through a system of green corridors or greenways the Stoney Run Sandpits behind the Kmart site continues down behind Denbigh High School and Epes Elementary School and ends at the Warwick River.
      ▪ The remainder of the shopping center contains PACE, Food Lion, Dollar Tree
  o Turn down by main drive towards PACE
  o Point out city property (Stoney Run Greenway Plan proposed behind green space) – what are potential uses for this location
• INTERSECTION OF WARWICK & ATKINSON WAY
  o Atkinson Way which will become Atkinson Blvd. – a four lane divided roadway with bridge over CSX and I-64. This will be a new roadway between Warwick Blvd. and Jefferson Ave., north of Denbigh Blvd. and south of Fort Eustis Blvd.
  o Mary Passage Middle School
• Stafford Dr. – Merry Oaks Mobile Home Park #2 – 32 acres
• INTERSECTION OF WARWICK & SHELLABARGER DR. (RECOMMENDED FOR VILLAGE CENTER)
  o Shellabarger Dr. – Fort Eustis Gate 2 – challenges with land use or traffic flow
  o This is the area where workers from Fort Eustis and Oakland Industrial Park workers eat
  o Citizens pointed out more options for lunch
• Merry Oaks Mobile Home Park – 39 acres
• Denbigh Early Childcare Center
  • Provide developmental school readiness for 4 and 5 year olds
• INTERSECTION OF WARWICK & INDUSTRIAL PARK DR.
  o Roadway improvement to resurface Industrial Park Dr. from Warwick Blvd. to railroad tracks
  o Off Industrial Park Drive
    • 12 new single family attached dwelling units are under construction
    • Waterworks
    • Behind second entrance to Waterworks is the Lee Hall Reservoir

• Dozier Middle School

<table>
<thead>
<tr>
<th>Fall Membership by Grade</th>
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<tbody>
<tr>
<td>Grade</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Grade 6</td>
</tr>
<tr>
<td>Grade 7</td>
</tr>
<tr>
<td>Grade 8</td>
</tr>
</tbody>
</table>
Total Students | 1094 | 1113 | 1074

- Entrance to residential community of Lee's Mill
- Parkside at Charles Street
- INTERSECTION OF WARWICK & FORT EUSTIS BLVD. (RECOMMENDED AS A GATEWAY)
  - Roadway improvement to replace Fort Eustis Bridge over the Newport News Waterworks Reservoir (anticipated completion 2022/2023)
  - Economic activity in Denbigh-Warwick is concentrated at Fort Eustis and Oakland Industrial Park in the northern part and Ferguson in the southern part of the plan area
  - Fort Eustis has over a $2 billion impact on the local economy
  - Fort Eustis has the greatest potential to generate demand for housing in Denbigh-Warwick by virtue of its size and the turnover among its staff.
  - Main gate entrance to Fort Eustis – one of the biggest challenges facing the base is traffic leading to and from the main gate
- Green area before Enterprise Dr. on the right of Warwick Blvd. is Waterworks property
- Mulberry Inn has been serving the community and military personnel for more than 20 years
- INTERSECTION OF WARWICK & ENTERPRISE DR. (RECOMMENDED AS A GATEWAY) - Stay on Enterprise Dr. – make second left onto Pickett’s Line - stay on Pickett’s Line and make a right onto Warwick Blvd. heading south
  - Contains over 640 acres
  - Oakland Industrial Park is the city’s top industrial park. It houses approximately 26 domestic and international businesses involved in distribution and production as well as several technology companies, employing over 3,000 people.
  - Although not visible, Oakland Industrial Park is thriving with a low vacancy rate.
  - A challenge for the park is that there are few amenities for employees to enjoy and limited services available nearby such as a coffee shop, dry cleaners, daycare facility, gym or walking trail, making it difficult to attract young talent.
  - A lack of restaurants to entertain clients and high-quality hotels for out-of-town visitors pose other obstacles for business owners.
  - Roadway improvements - install an 8 foot wide sidewalk on one side of Pickett’s Line and Harwood Drive (this will connect the existing sidewalk previously constructed along Enterprise Dr.)
- OVERALL GENERAL INFORMATION
RESIDENTIAL DEVELOPMENT

- Denbigh-Warwick has a solid base of homeowners with a growing renter population
- The housing stock was developed primarily before 1990 with 68% built between 1950 and 1979. Less than 2% of units have been developed since 2010.
- The main constraint on further residential development is the lack of developable land. Much of the study area is developed, but redevelopment of dated shopping centers and commercial properties could provide opportunities to build new housing.

RETAIL DEVELOPMENT

- During the 1960s and 1970s, Warwick Blvd. was the dominant commercial location for the area. With upgrading of Jefferson Ave., the 1987 opening of Patrick Henry Mall and the suburbanization of York County, the commercial center of gravity moved to Jefferson Ave. in the 1980s and 1990s.
- Warwick Blvd. is lined with small strip centers and freestanding retail and service businesses. Many are auto-oriented, providing auto repair, body shop and related services.
- The abundance of vacant retail space along the corridor has attracted numerous faith-based organizations to lease or purchase spaces for places of worship. Churches of all sizes have replaced retail operations. Some have made significant investments in upgrading and beautifying their spaces; while others have made little investment.

LOOKING TOWARDS THE FUTURE

- Development of key public facilities, such as the library, should be leveraged to help change the area’s image and reality, creating vibrant gathering places that can set the stage for future private investment.
- The Denbigh Community Center is a tremendous asset, demonstrating the community’s support for quality recreational uses. Better connectivity to the corridor’s neighborhoods could help encourage residents to support area businesses.

- Tour ends at DCC
- NEXT STEPS TALKING POINTS
  - The public comment period to make comments on the DWAP will be from July 16 – 31, 2019
  - The draft plan can be found on the project website: [www.nnva.gov/2401](http://www.nnva.gov/2401); there will also be copies placed in branch libraries by 12 noon
- All comments should be emailed to me at ahopkins@nnva.gov or hopkinsay@nnva.gov
- Or mailed to the Department of Planning; 2400 Washington Avenue; Newport News, VA 23607
- All comments will be reviewed and draft plan will be prepared for public hearings with Planning Commission and City Council
- Public hearings are anticipated to occur in September or October (a public notice will be posted in the newspaper and other social media outlets when the date has been determined)
1) Strategic Property Acquisitions
   a. Former Hills Property (429 Oriana Road)
      i. Acquired in July 2006 for $1.6M
      ii. Building demolished in 2011
   b. Kmart (401 and 413 Oriana Road)
      i. Acquired in March 2019 for $2.9M
   c. Sherwood (13785, 13771 Warwick Boulevard and Select Outparcels)
      i. Acquired in November 2016 for $7.8M

2) Other Strategic Property Acquisitions
   a. Babbs (15401, 15407 and 15411 Warwick Boulevard)
      i. Acquired in September 2014 for $928,775
      ii. Demolition and Environmental costs were approx. $99,500
   b. Beechmont (14874, 15002, 14872, 14872A, 14876, 14878, 15004 and
      15008 Warwick Boulevard)
      i. Acquired in 2012 and 2013 for $607,524.50
      ii. Demolition and Environmental costs were approx. $26,000

3) Fort Eustis Gateway Grants – $732,947 from Federal Highway Administration
   a. $366,473 used to install landscaping in medians along Warwick Boulevard
      and the entrance to Stoney Run Park and Fort Eustis Boulevard.
   b. Between 2007 and 2010 over $322K in matching grants were provided to
      support aesthetic improvements, most all along Warwick Boulevard.
      i. 27 properties were approved for grants.

4) Oakland Industrial Park Supported Investments (Select)
   c. Riverside Paper – $1.9M (2009)
   d. High Liner - $6.6M, 57 Jobs (2014)
   e. Target Flavors – $1.5M, 15 Jobs (2014)
   f. Printpack - $35.7M, 50 Jobs (2016)
   g. NNI/HII Mechanical – $17M (2018)
5) **New Oakland Industrial Park Sign**
   a. Installed in 2019 - $25,900

6) **Façade Improvement Grants**
   a. 23 FIGs from 2012 through Present
      i. $588,885 in Grants; $1,546,073 in Project Costs [See attached]

7) **Loan Programs**
   a. 14 Businesses Assisted; $2,318,498 in Loans [See Attached]

8) **Other Local Incentives (EZ/CRPTA/Etc.)**
   a. BPOL and Local Utility Tax Refunds
      i. MDR Specialty Distribution
      ii. Muhlbauer
      iii. Riverside Paper
      iv. Walgreens
   b. CRPTA
      i. B&S Associates (14501 Warwick Boulevard)
      ii. 230 Enterprise Drive LLC (230 Enterprise Drive) [MDR Specialty Distribution]
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<td>$30,000.00</td>
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<td>Autotech</td>
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<td>421 Denbigh Boulevard</td>
<td>North Carolina Furniture &amp; Mattress</td>
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<tr>
<td>14501 Warwick Boulevard</td>
<td>Pet World Shopping Center</td>
<td>$30,000.00</td>
<td>$181,737.00</td>
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<tr>
<td>15458 Warwick Boulevard</td>
<td>Denbigh Self Storage</td>
<td>$30,000.00</td>
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<tr>
<td>14346 Warwick Boulevard</td>
<td>Denbigh Village Centre</td>
<td>$30,000.00</td>
<td>$40,139.00</td>
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<tr>
<td>353 Beechmont Drive</td>
<td>formerly Eagles Nest Learning Ctr.</td>
<td>$29,170.00</td>
<td>$58,339.00</td>
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<tr>
<td>15237 Warwick Boulevard</td>
<td>Economy Inn &amp; Suites</td>
<td>$7,352.00</td>
<td>$9,802.00</td>
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<tr>
<td>13508 Warwick Boulevard</td>
<td>Sharon Shops shopping center</td>
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<td>$65,275.00</td>
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<tr>
<td>14346 Old Courthouse Way</td>
<td>formerly Money Mart (currently vacant)</td>
<td>$30,000.00</td>
<td>$44,715.00</td>
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<tr>
<td>14347 Warwick Boulevard</td>
<td>Big Lots Shopping Center</td>
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<tr>
<td>251 Enterprise Drive</td>
<td>Target Flavors, Inc.</td>
<td>$30,000.00</td>
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<tr>
<td>14700 Warwick Boulevard</td>
<td>Belgian Waffle &amp; Steakhouse</td>
<td>$30,000.00</td>
<td>$46,800.00</td>
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<tr>
<td>230 Enterprise Drive</td>
<td>Venuty Corporation</td>
<td>$30,000.00</td>
<td>$256,196.00</td>
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<tr>
<td>13269 Warwick Boulevard</td>
<td>(Various) Frasers Automotive, Total Grace and Love Center, ISOY Hair Couture</td>
<td>$20,000.00</td>
<td>$94,807.00</td>
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<tr>
<td>15324 Warwick Boulevard</td>
<td>Ziegler Plumbing</td>
<td>$14,085.00</td>
<td>$18,780.00</td>
</tr>
<tr>
<td>14798 Warwick Boulevard</td>
<td>Mr. Transmission</td>
<td>$20,000.00</td>
<td>$28,200.00</td>
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<tr>
<td>13181 Warwick Boulevard</td>
<td>Currently Colony Group Property</td>
<td>$30,000.00</td>
<td>$54,898.00</td>
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<tr>
<td>15650 Warwick Boulevard</td>
<td>Trinity Car Care</td>
<td>$30,000.00</td>
<td>$47,936.00</td>
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<tr>
<td>13179 Warwick Boulevard</td>
<td>Danny’s Auto Glass</td>
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</tr>
</tbody>
</table>

$588,885.00  $1,546,073.00
## Denbigh-Warwick Area Loan Summary

### NNCF Loans

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opton Inc.</td>
<td>241 Enterprise Drive</td>
<td>$60,610</td>
</tr>
<tr>
<td>Opton Inc.</td>
<td>241 Enterprise Drive</td>
<td>$18,388</td>
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<tr>
<td>SiTech Corporation</td>
<td>140 Harwood Drive</td>
<td>$70,000</td>
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<td>Triton Industries, Inc.</td>
<td>250 Enterprise Drive</td>
<td>$250,000</td>
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<tr>
<td>Coastal Forms</td>
<td>141 Enterprise Drive</td>
<td>$100,000</td>
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<tr>
<td>Bryant Equipment</td>
<td>250 Picketts Line</td>
<td>$211,500</td>
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</table>

### PRLF Loans

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Takaha</td>
<td>Oakland</td>
<td>$200,000</td>
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</table>

### NNUDAG Loans

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>J.C. Mustard Engineering, Inc.</td>
<td>Oakland</td>
<td>$250,000</td>
</tr>
<tr>
<td>ACR Environmental</td>
<td>Oakland</td>
<td>$100,000</td>
</tr>
<tr>
<td>The Boxwood Inn</td>
<td>Endview area</td>
<td>$100,000</td>
</tr>
<tr>
<td>Evercel, Inc.</td>
<td>Oakland</td>
<td>$250,000</td>
</tr>
<tr>
<td>Iceland Seafood</td>
<td>Oakland</td>
<td>$350,000</td>
</tr>
<tr>
<td>International Communications Group</td>
<td>Oakland</td>
<td>$350,000</td>
</tr>
</tbody>
</table>

### Micro Loan

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Touch Hair Designs</td>
<td>13675 Warwick Blvd</td>
<td>$8,000</td>
</tr>
</tbody>
</table>

**TOTAL LOAN VALUE** $2,318,498
APPLICANT/OWNER  Studio128, LLC

LOCATION  7202 Warwick Blvd.

PRESENT USE  Office/Vacant

REQUEST  Conditional use permit for operation of a banquet/function hall

ZONING  C2 General Commercial (Appendix A-1)

ONE CITY ONE FUTURE  Community Commercial (Appendix A-2)

ACREAGE  1.00 acre

FACTS

North  One Stop Auto on property zoned C2 General Commercial
South  Spoonios Hair Salon on property zoned C2 General Commercial
East  CSX railroad zoned M1 Light Industrial
West  Huntington on the James apartments zoned R7 Medium-Density Multi-Family

Zoning History  The property has been zoned C2 General Commercial since the citywide comprehensive rezoning became effective on August 1, 1997.

Regulatory Review  Banquet/function halls are permitted in the C2 General Commercial district with the approval of a conditional use permit. The existing building is 10,037 square feet in total. The parking requirement for a banquet/function hall is one space per 100 square feet of total floor area, with the exception of unoccupied floor area. The site plan (Appendix A-4) indicates 7,261 square feet of the building will be dedicated to banquet hall use, which includes a kitchenette, restrooms, an entry/reception area and associated access points.
and hallways. The building also includes a 356 square foot office not associated with the banquet/function hall for which the parking requirement is one space per 300 square feet. As such, the total parking requirement for the site is 75 spaces (73 for the banquet/function hall and 2 for office use). The remainder of the building (2,420 square feet) is devoted to bulk storage associated with the banquet/function hall use, which is excluded from the off-street parking requirement as indicated above.

Department of Engineering staff requested the submittal and approval of a class 2 site plan that will include a Traffic Impact Statement. They indicated that a clear drive aisle width of twenty-four feet is required for vehicular access and parking in the rear of the property and the need for modification of the driveway entrances at the city right-of-way. Existing utilities are adequate to serve the property.

The departments of Codes Compliance, Public Works, Waterworks, Fire, Police, Parks, Recreation and Tourism and Development have no objection to the request.

**Comprehensive Plan Review**

The adopted *One City, One Future Comprehensive Plan 2040* land use map identifies Community Commercial uses for the parcel. (See Appendix A-2.)

**ANALYSIS**

The property is located along a predominantly commercial corridor with a multi-family apartment complex directly across the street. The historic North End Huntington Heights neighborhood lies just to the southwest and the railroad right-of-way abuts the property to the east. Commercial enterprises in the area include auto sales and service, business offices, convenience stores and other small retail establishments. A number of the commercial buildings are vacant and for sale, however, the area has seen some reinvestment with the rehabilitation of a few of the commercial buildings. The great majority of nearby residential properties are well-cared for and thriving.

The 10,037 square foot building had previously been utilized for a church, a charity clothing distribution facility and other commercial uses. Conversion of the building into a banquet hall will re-activate the space and provide a new and vibrant use for the community. Proposed landscaping will enhance the street frontage and make the building entrance area more attractive.

The business plan indicates that the owners of the property will operate the facility. The target market is small to moderately-sized gatherings, with a total capacity of 300 people. There are no other facilities of this size in the area. The banquet facility will have the ability to provide chairs and tables, stanchions, linens, audio-visual equipment, and will allow use of the kitchenette to facilitate catering. The occupancy load maximum of 300 total occupants includes guests, caterers and servers, entertainment and all other staff. Events will end no later than 11:00 PM. (See Appendix A-7.)
The proposed site plan includes parking for a total of 75 vehicles, including 65 regular, 3 handicap and 7 compact spaces, which satisfies code requirements. The parking lot will be repaired, resealed and restriped which will improve its appearance. Landscape improvements will be installed around the existing monument sign, in front of the parking lot along Warwick Boulevard, and at the front entrance. The existing monument sign will be re-utilized with its illuminated regular lettering cabinet. Site lighting will be adjusted as necessary so as not to adversely affect neighboring properties.

CONCLUSION

The proposed use of a banquet/function hall is consistent with the One City, One Future Comprehensive Plan 2040 and will enhance the commercial vitality of the Warwick Boulevard corridor. As conditioned, the banquet/function hall use is compatible with, and not injurious to the surrounding properties.

STAFF RECOMMENDATION

Recommend approval of conditional use permit CU-2019-0006 to allow for the operation of a banquet/function hall and office space at 7202 Warwick Boulevard with the following conditions:

1. Total occupancy shall be limited to 300 maximum.

2. Banquet/function hall events shall end by 11:00 PM and the premises shall be vacated from 12:00 AM to 6:00 AM.

3. There shall be no outdoor storage on the property.

4. Signage shall be restricted to the existing monument sign. If the sign is to be replaced, the new sign shall be a monument style sign no taller than 8 feet measured from the curb to the highest point of the sign area structure. The sign shall be no more than 50 square feet. The sign placement, design and materials shall be reviewed and approved by the Director of Planning prior to the issuance of a sign permit.

5. The existing building-mounted sign panel shall be removed and the façade repaired and re-painted as necessary. If new building signage is proposed, the design and materials shall be reviewed and approved by the Director of Planning prior to the issuance of a sign permit.

6. The portion of the building labeled “Storage” on the site plan entitled “Banquet Facility” prepared by ARCI and dated February 5, 2019, and identified as Appendix A-4 shall be utilized only for bulk storage incidental to the banquet/function hall use.

7. A class 2 site plan shall be submitted to and reviewed by the Site Plan
Review Committee and approved by the Director of Planning. This site plan shall be in general conformance with the site plan entitled “Banquet Facility” prepared by ARCI dated February 5, 2019 and identified as Appendix A-4 and shall conform to this conditional use permit, the city’s site regulations and the zoning ordinance.

8. The parking areas shall be striped in accordance with the site plan entitled “Banquet Facility” prepared by ARCI and dated February 5, 2019, and identified as Appendix A-4, subject to modifications required for the class 2 site plan approval.

9. Site lighting shall be shielded in a manner so as to direct lighting inward to the property and prevent glare onto adjacent properties or vehicular public rights-of-way.

10. Landscaping shall be installed along Warwick Boulevard and at the building entry area, subject to review and approval by the Director of Planning. All landscaping shall be installed in accordance with the approved plan and shall be maintained in healthy condition in perpetuity. The use approved by this permit shall not commence until the landscaping has been installed.

11. The applicant shall cause a plan (“the Plan”) to be prepared for the installation and operation of digital video equipment (the “Equipment”) with recording devices and capability sufficient to include date and time that recording is made. The Equipment shall provide surveillance coverage encompassing both the front, side and rear exteriors of the business. The Plan shall be submitted for review and approval by the Police Department. The Plan shall include an operational period for the Equipment, which shall include all operating hours of the business and one hour or more after the close of business. Once the Plan is approved, the applicant shall install the Equipment in accord with the provisions of the Plan; and operate, record, and maintain the Equipment to provide for the required surveillance coverage. The Equipment and recordings made thereby shall be subject to periodic inspection by the Police Department at reasonable times. Commencement of the use authorized by this conditional use permit shall constitute acceptance of the conditions of this permit, including consent for such inspections. Surveillance tapes or recorded data must be maintained in a condition permitting review of the information recorded or stored therein or thereon for a period of time no less than thirty days.

12. If approved, the ordinance approving this conditional use permit shall be prominently displayed within the establishment at all times until the use is abandoned.

13. Violation of any of the above conditions and safeguards attached thereto shall be deemed a violation of the zoning ordinance, and, in addition, shall serve as grounds for revocation of the conditional use permit by the City
serve as grounds for revocation of the conditional use permit by the City Council.

14. The applicant, as well as successors, assigns, and agents, shall comply with all codes, ordinances and regulations of federal, state and local government.

15. The applicant, as well as his successors, assigns, and agents, shall obtain all necessary licenses, approvals, or conditional approvals, and permits prior to commencing any use, which is authorized by this conditional use permit or law. The applicant, as well as successors, assigns, and agents shall maintain all necessary licenses, approvals, and permits for the entire period of time during which the real property, whether improved or otherwise is put to a use which is authorized by this conditional use permit.

16. Notwithstanding any other provision of law, this conditional use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; therefore, the conditions contained in this conditional use permit are not severable; in the event that any condition contained herein, or part thereof, is found by a court of competent jurisdiction to be invalid, unconstitutional or otherwise unenforceable, then the use permitted by this conditional use permit shall be void and the use permitted by this conditional use permit shall be invalid. If this conditional use permit becomes void as a result of a condition or a part thereof, or conditions there in, being ruled invalid, unconstitutional or otherwise unenforceable, the property owner shall be afforded the right to reapply for a conditional use permit.

17. Notwithstanding any other provision of law, this conditional use permit is being approved due, in part, to the mitigating effects of each and every condition contained herein; as such, in the event of an amendment to the zoning of the property is produced by a comprehensive implementation of a new or substantially revised zoning ordinance, the conditions imposed by the conditional use permit shall continue in effect.
APPENDIX

A-1  ZONING MAP
A-2  ONE CITY ONE FUTURE LAND USE MAP
A-3  AERIAL PHOTOGRAPH
A-4  SITE PLAN
A-5  FLOOR PLAN AND ELEVATIONS
A-6  SITE PHOTOGRAPHS
A-7  BUSINESS PLAN AND RENTAL CONTRACT
Business Plan

OWNERS:
James Chester
Valarie Chester
Paul Davis
Sparkle Bailey
Steven Fields
Oneka Fields
Our Business Structure

The owners of Studio 128, LLC will collectively serve as the staff to carry out all daily operational duties of the business.

Marketing and Sales Strategy

Studio 128, LLC intends to advertise using various outlets such as social media, local newspapers and radio and tv stations. We also plan to do in-person networking with other local businesses.

Pricing Structure

Studio 128, LLC will offer rental of event space with an hourly rate of $150/hr (banquet room) and $100/hr (conference room). Studio 128, LLC intends to offer affordable pricing that is competitive with other local banquet halls.
STATEMENT OF PURPOSE: This business plan was created for the purpose of Studio128, LLC opening a banquet hall/event space that will occupy the existing building at 7202 Warwick Boulevard Newport News, VA 23607. This plan was developed for all six owners (listed above); who, collectively, has a mortgage on the space and will serve as the employees of the business. The intent is to eventually hire staff that will align with the company’s core values and will communicate our brand positively to customers. Studio128, LLC is intended as a private venue that can be rented hourly to host personal or professional events such as birthday parties, baby showers, weddings, meetings, conferences, rehearsal dinners, holiday parties, corporate events, fundraisers, etc. Our goal is to provide a safe and professional environment for the residents of Newport News. We also plan to cater to religious bodies who would like to use our event space for regular meetings. The expected revenue generated by the venue is estimated to be at least $60,000 the first fiscal year.

Our Products and Services

Studio128, LLC intends to offer customers the rental of event space (banquet room and/or conference room) to include use of table, chairs and kitchen area (for warming only). In addition to our core service, we intend to offer clients the rental of additional equipment such as linens, stage, red carpet, stanchions, sound bar, projector, and food warmers.

Our Vision Statement

Studio128, LLC plans to bring a beautiful yet affordable venue space to the city of Newport News. We intend to be viewed as a great addition to Hampton Roads’ growing community.

Our Mission Statement

The purpose of Studio128, LLC is to provide the Hampton Roads area with a banquet hall/event space that provides the perfect solution for meetings, gatherings and events. We plan to provide a safe and exceptional experience for our clients. Our company will produce a positive influence and service to our community, while providing a clean, accessible, and affordable facility to the public. Our goal is to accommodate to our client’s specific needs by providing personal and professional service.
Thank you for choosing to have your event at Studio128, LLC. We are committed to working with you and look forward to creating a truly unique experience for you and your guests. Below is the rental contract which includes the terms and policies for the event venue.

**RENTAL CONTRACT TERMS**

Studio128, LLC offers two rental spaces perfect for any special occasion. The Banquet Room, being the venue’s largest room, has a maximum occupancy of 225 guests. The Conference Room, a more intimate space, has a maximum occupancy of 75 guests. Both rooms are rented by the hour or two day wedding package (includes 6 hours setup- day 1 and 5 hour venue rental- day 2 (wedding day). You will not be allowed to prorate rental hours. Walk through and review of contracted time will be done by renter and staff of Studio128, LLC prior to event setup. Cleaning checklist and walkthrough with staff to be completed at end of contracted event. Studio128, LLC will give 30 minutes of rental time which may be used towards décor setup or cleanup time only; your choice. Any additional time needed for setup is discounted at $75/hour. Please be advised that you are to rent as many hours needed to accommodate for décor setup, time of actual event and cleanup. Starting your event later than contracted time does not allow you to stay later unless additional hours have been purchased and are available. You will be charged the regular hourly rate if your event starts or ends outside of your contracted times. Payment for any additional time needed is expected at time of event. No refunds will be issued for ending event early; NO EXCEPTIONS. Please keep in mind that all venue/banquet activities must end by 11:00 pm. The entire premises must be vacated no later than midnight (12:00 am). Front doors will be unlocked only during contracted rental time. Ramp must be used for all load-in of equipment to prevent damage to floors. Violation of this may result in forfeiting security deposit. Studio128, LLC is not responsible for rental time lost due to the misuse of utilities by your guests and/or vendors. (i.e. use of DJ equipment causing breaker to trip).
Renter to initial each section below to acknowledge agreement

1. 50% of the grand total is due as a deposit/1st payment upon booking and the remaining balance is due at least 7 days prior to event. Forms of payment accepted are cash, credit card (additional 3% surcharge), CashApp ($Studio128LLC), money order or cashier's check ONLY. Personal checks will NOT be accepted. There will be NO refunds after payment is made. NO EXCEPTIONS.

DATE CHANGES/CANCELLATION POLICY: If renter cancels this contract with less than 45 days notice, Studio128, LLC will NOT issue a credit and all payments made will be forfeited. If renter cancels 45 days or more from date of contracted event, a credit equal to amount paid will be issued to use towards another available rental date at Studio128, LLC. Credit must be used within 6 months. The request for a new event date must be done at least 30 days in advance. Studio128, LLC will work to accommodate a date change, within policy guidelines.

2. Responsible party agrees to be solely responsible for any damage/loss and/or missing items of Studio128, LLC's property AND the renter's personal property or any injuries to or by your guests or group. Responsible party also agrees to be solely responsible for and pay any costs associated with any injuries, liabilities, and/or legal suits initiated by or for their guests and/or any attendee at their event for any situation occurring during their event. Liability insurance is encouraged for all events, however it is a requirement of all vendors for weddings. Prior to event, copies of appropriate documentation is to be presented to staff of Studio128, LLC by the responsible party on this contract (renter). Applicable to all events other than weddings: If renter does not purchase insurance and a loss of any kind to products or property occurs, (regardless of fault), renter agrees to fully release Studio128, LLC and its' representatives of any responsibility and/or cost of loss of damages due to that loss, whether to property or on person. These statements apply whether inside building or outside on Studio128, LLC property. Renter agrees he/she is responsible for any damage or missing items that occur to the rented premises resulting from any reason, whether intentional or unintentional (i.e. broken windows, chairs, etc). Replacement cost of property is due and payable to Studio128, LLC by end of event. (Reference accepted forms of payment above). By contracting Studio128, LLC's facility, you are responsible for the actions of those you include/invite to your event and must follow and enforce all facility regulations with your guests, family, hired vendors, etc. Any violation forfeits your $200 security deposit.

3. Renter will be responsible for any fine imposed on the landlord due to renter's negligence to follow Studio128, LLC policies or the policies governed by the City of Newport News (i.e. noise ordinance).

4. Renters may bring in their own décor, food, and liquor (within ABC Guidelines).

5. Will alcohol be served at this event? YES or NO (Renter to circle response)

Alcohol is not permitted on premises without a posted liquor license by the responsible party on this contract (renter). ABC permit must be presented to Studio128, LLC's staff prior to start of event (during walk through) and it must then be posted next to bar. Consuming alcohol on Studio128, LLC's premises without a liquor license will void this contract and contracted event will immediately come to an end. All guests will be instructed to leave the premises, and clean-up must be completed immediately. No refunds will be issued. Liquor license can be obtained at the ABC office. (4907 W. Mercury, Newport News, 757-825-7830)

6. HOURS OF OPERATION: All venue/banquet activities must end by 11:00 pm. The entire premises must be completely vacated no later than 12:00a (midnight). DJs and all other vendors must adhere to this time as well. Please allow ample time for cleanup when selecting time of event. Renter
will be charged the hourly rental rate if rented room has not been completely cleaned and vacated by end of contracted time. Fee for staying past contracted time will NOT be prorated. (i.e. 15 mins over contracted time will result in 1 hour room rental charge).

7. Rental includes use of up to 12 (twelve) - 60" round tables (8 guests per table), up to 100 padded guest banquet chairs/covers, stage access in banquet room and up to 4 rectangle tables. Wi-Fi is available by request.

- Studio128, LLC will setup tables and chairs in the room according to number of guests expected. It is renter’s responsibility at walk through to verify room is set-up with correct amount of chairs and tables.

- Foyer includes: 2 benches, 2 console tables, fireplace and 2 TVs (with cable and USB capability). Upon request, a slide show of the honored guest can be played through the TV(s) in the foyer. Furniture CANNOT be moved without prior permission from Studio128, LLC staff.

8. Renter is responsible for cleaning at the end of the event, unless payment has been made to Studio128, LLC for our employees to do so. A walk through will be performed by Studio128, LLC staff and renter at the end of the event. Renter will be charged the hourly rate if cleaning is not finished by contracted time. $200 refundable security deposit is subject to forfeit if premises not left in original condition.

#9. Total: $ 

9. Renter may choose to pay $75 for staff of Studio128, LLC to provide cleaning services. If cleaning services are not paid for in advance, renter will be responsible for the cleaning of the venue based on the requirements outlined below. Use of candles are permitted but must be contained for safety purposes. Use of glitter and/or confetti of any kind is prohibited. Chewing gum will not be allowed on premises. The removal of all personal décor is the responsibility of renter (i.e. items attached to walls, posts, ceiling/lights, etc). All visible trash must be bagged. Command Strips, Scotch Tape, and tacks (banquet room only) are the only items that can be used to attach decorations to the walls and must be removed from walls at end of event. Use of anything outside of Command Strips, Scotch Tape, and tacks (banquet room only) on walls will result in $25 damage fee for every item hung. Damage fee would be due and payable by cash only to Studio128, LLC by end of event.

<table>
<thead>
<tr>
<th>KITCHEN - (*applicable if used during rental period)</th>
<th>FOYER - (*applicable if used during rental period)</th>
<th>BANQUET/CONFERENCE ROOM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wipe and clean all surfaces including microwave (if used)</td>
<td>Removal of all personal décor</td>
<td>Removal of all personal décor</td>
</tr>
<tr>
<td>Removal of all personal items from refrigerator, counters, cabinets and/or shelves</td>
<td>Furniture returned to original location</td>
<td>All visible trash must be bagged</td>
</tr>
<tr>
<td>Removal of all personal décor</td>
<td>All visible trash must be removed and bagged</td>
<td>Vacuum</td>
</tr>
<tr>
<td>All visible trash must be bagged</td>
<td></td>
<td>Wipe and clean counter (back corner of banquet room)</td>
</tr>
</tbody>
</table>

10. Events can only be open to invited guests. Selling tickets or collecting money at the door is prohibited. No guns and/or weapons allowed on premises.

11. No smoking, vaping or use of e-cigarettes on rented premises or other areas inside of Studio128, LLC. Smoking is only allowed outside; guests are to put used cigarettes/cigars in the designated receptacle provided. The renter will notify Studio128, LLC’s staff of any illegal activity witnessed in or around rented Studio128, LLC premises. Guests are not allowed to hang out in the parking lot or behind the building. Fire extinguishers are supplied in the common areas and must not be blocked, used without negligence or misuse, or removed from premises. Absolutely no hazardous materials are permitted in or
around rented premises. Renter must not block designated fire exits. Pets are not allowed in rented premises other than service animals.

12. If renter violates any part of this rental agreement, he/she will be considered in breach of contract and it will be at the sole discretion of Studio128, LLC staff to terminate or continue with this contract, even if violation occurs during the contracted event time. Any such violation could result in forfeiting renter’s security deposit. This contract shall be governed, construed and interpreted by, thru, and under the laws of the state of Virginia.

13. By signing this rental agreement and/or initialing contract terms/policies, the renter certifies that he/she is at least 18 years of age and has read, understood and agrees to comply with all of the terms, conditions, rules, and regulations set forth in this rental agreement.

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**ROOM RENTAL RATES:**

Banquet Room: $150/hr with 2 hour rental minimum; Set-up Time: $75/hr
Conference Room: $100/hr with 2 hour rental minimum; Set-up Time: $75/hr
Wedding Packages: 2 Day rentals; Pricing TBD based on needs

**EQUIPMENT RENTAL RATES**

Room rental includes use of up to 12 (twelve) 60” round tables (up to 8 guests per table) up to 100 banquet chairs/cover, and up to 4 rectangular tables. Rate for additional tables and chairs outlined below.

- Banquet Chair: $1 per chair (includes spandex cover; black or white)
- 60 in round table: $10
- 6 ft rectangle table: $10; 8 ft rectangle table: $11
- Tablecloth: $5 (polyester tablecloth, black or white; round or rectangle)
- Projector: $20
- Sound Bar: $25
- Runway (2’ x 4’ wood sections): $40 (total set- 8 sections) or $5 per section (min of 2 rental requirement)
- Buffet Serving Set: $35 (each set includes: 1 wire stand, 1 aluminum water pan, and 2 fuel cans)

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**ACCEPTED AND AGREED TO BY:**

Studio128, LLC Staff Signature:  
Renter’s Signature:  

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Print:  

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Date:  

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**THE PARTIES AGREE** to the terms and obligations and so execute on the day and date mentioned above.