

**MINUTES OF WORK SESSION
OF THE NEWPORT NEWS CITY COUNCIL
HELD IN THE DOWNING-GROSS CULTURAL ARTS CENTER – BANQUET ROOM
2410 WICKHAM AVENUE
June 25, 2019
3:00 p.m.**

PRESENT: Patricia P. Woodbury; Sandra N. Cherry, D. Min; Marcellus L. Harris III; David H. Jenkins; McKinley L. Price, DDS; Sharon P. Scott, MPA (arrived at 3:17 p.m.); and Tina L. Vick-----7

ABSENT: None-----0

OTHERS PRESENT: Cynthia Rohlf; Collins L. Owens; Mabel Washington Jenkins; Darlene Bradberry; Shelia McAllister; Flora Chioros; Lindsey Carney; Lisa Cipriano; Cory Cloud; Constantinos Velissarios; Keith Ferguson; Susan Goodwin; Virginia Lovette; Florence Kingston; Matthew Johnson; Bryan Pierce; Camden Carpenter; Brian Stilley; Carol Meredith; Venerria Thomas; Everett Skipper; Louis Martinez; Frank James; Sonia Alcantara-Antoine; Dawn Barber; Police Chief Steve Drew; Fire Chief Jeffrey Johnson; Dale Goode; Janie Bazemore; Adrian Whitcomb; Robert Coleman; Alan Archer; David Freeman; Kim Lee; Cleder Jones; Eoghan Miller; Jerri Wilson; Joye Thompkins; Indiana Brown; Zina Middleton; and Josh Reyes

I. Tech Center Master Plan Briefing

City Manager Rohlf introduced Ms. Flora Chioros, Assistant Director, Department of Planning, to provide the Application O3-2018-0001 Master Development Plan for Tech Center Research Park overview, to include regulations and the proposed guidelines (a copy of the presentation, “Application O3-2018-0001 Master Development Plan for Tech Center Research Park – June 25, 2019”, is attached and made a part of these minutes).

Ms. Chioros advised that W.M. Jordan Development LLC was the applicant and contract purchaser; and the owners were the Commonwealth of Virginia, Building One @ Tech Center, LLC, Economic Development Authority for the City of Newport News, City of Newport News & Southeastern Universities Research Association. Application O3-2018-0001 was to approve a Master Development Plan for the Tech Center Research Park that would encompass roughly over 82 acres of property which extended from Jefferson Avenue and Hogan Drive to Canon Boulevard and Oyster Point Road.

Ms. Chioros shared a brief zoning history, the property had been Zoned O3 Office/Research and Development since the citywide comprehensive rezoning became effective in August, 1997.

Ms. Chioros indicated, on August 13, 2013, City Council approved conditional rezoning CZ-13-340, which allowed the development of the mixed use area collectively called the MarketPlace at Tech Center, located at the corner of Jefferson Avenue and Oyster Point Road. The MarketPlace at Tech Center included the commercial area, One Life Fitness, Venture Apartments and Children's Hospital of The King's Daughters (CHKD) Medical Offices. On June 28, 2016, City Council approved the Master Development Plan for Building One at Tech Center Research Park of an approximately 3.3 acre area, and adopted design guidelines intended to guide the development of the over 82 acre area that constitutes the overall Tech Center Research Park.

Ms. Chioros advised that the *One City, One Future Comprehensive Plan 2040* designated the area as research and development, and expects that future development around the Jefferson Lab would attract opportunities for companies with research and technology as their focus and bring opportunities for new employment.

Councilwoman Woodbury questioned who had control of the property behind Jefferson Lab. City Manager Rohlf indicated the land was reserved for Jefferson Lab.

Councilwoman Cherry questioned the percentage of acreage of the property behind Jefferson Lab for the Ion Collider. Ms. Chioros replied a total acreage was 82.5, with a small portion designated for the Ion Collider. Councilwoman Cherry inquired whether Jefferson Lab agreed that the small portion of the property designated was all that was needed for the Ion Collider. City Manager Rohlf replied that Jefferson Lab agreed and had provided a footprint for the area for the Ion Collider. Councilwoman Cherry questioned what if Jefferson Lab was not awarded the Ion Collider and wanted to use the property for something else, would Jefferson Lab be boxed in. Ms. Chioros replied that she could not answer for Jefferson Lab, but there was a written letter of support from Jefferson Lab and a representative from Jefferson Lab would be available at the June 25, 2019 City Council Regular Meeting. Councilwoman Cherry shared that Jefferson Lab was still in competition and if Jefferson Lab did not get the Ion Collider, suppose Jefferson Lab wanted to do some other expansion, would they be boxed in by all of the other projects at the Tech Center Research Park. City Manager Rohlf replied that Economic Development Authority/Industrial Development Authority (EDA/IDA) would take ownership of the property. Councilwoman Cherry noted, as done in the past, the EDA/IDA would take ownership and turn the property over to big developers.

Councilwoman Woodbury indicated that piece of property was unique for the placement of the Ion Collider for Jefferson Lab, but did not believe the goals would change so much even if they did not get the Ion Collider. Whatever Jefferson Lab would do to expand, it would be in the Research area. Councilwoman Cherry advised the City did not know the amount of acreage needed to expand what Jefferson Lab wanted to do. City Manager Rohlf replied that she was unable to answer what would happen to the property should Jefferson Lab not get the Ion Collider but was sure there would be other facilities needed for research and development even if, it was office space. Councilwoman Cherry stated that Jefferson Lab's vision was singular. Ms. Flora replied, at this point Jefferson Lab's focus was on research and development of all works related to physics. As part of that, Jefferson Lab had said to the City as for the Master Planned area, essential what was needed, was the property discussed for their vision and long-term goals moving forward. She shared whether Jefferson Lab got the Ion Collider or not, that Jefferson Lab's work was monumental. They brought researchers and scientists from around the world and the expansion would continue. The Ion Collider would be a win but that was so far down the road. Jefferson Lab was doing great things and would continue to do so. Councilwoman Cherry indicated that the Ion Collider seemed like a single vision and she not hearing the "what if" should Jefferson Lab not get the Ion Collider. City Manager Rohlf replied there was a back log of people waiting to the use the facility to do experiments. Jefferson Lab's vision of research and development was very broad. She shared that the Ion Collider was the next big science but people did not understand its potential. Vice Mayor Vick shared she was excited and knew the potential. City Manager Rohlf indicated the full scope of what could be done through that science and research was unknown. Mayor Price advised the Ion Collider would be built underground. City Manager Rohlf replied that she was not sure that it would be built underground.

Ms. Chioros advised, in the Regulatory Review the zoning ordinance required development within the office/research center park to be in accordance with a Master Development Plan approved by City Council. The Master Plan governed the physical development of the office park, including building placement, setbacks, lot coverage, and parking requirements. The Plan also addressed details such as building materials, architectural design, landscaping and amenities.

Ms. Chioros advised that the Tech Center Research Park, when fully developed, was expected to contain ten (10) buildings totaling approximately 843,000 square feet with the required 2,810 parking spaces. This would be accomplished with the use of surface parking and two (2) parking structures. The Master Plan was intended to provide for the orderly expansion of research and development oriented industries, and related facilities, with a phased approach. The Jefferson Center for Research and Technology or Jefferson Lab, attracted scientists from around the world to conduct specialized research. The facility employed over 750 people. The proximity of the proposed Tech Center Research Park to Jefferson Lab was a draw for high technology development companies, as well as, other research institutions. She shared, as Jefferson Lab

continued to compete for further growth and expansion, which included the Electron-Ion Collider (EIC) project, the opportunity for having other research facilities at Tech Center may give them a competitive edge over other localities.

Ms. Chioros advised that the proposed plan, as presented, showed a vehicular roadway system that would be developed by the City prior to the completion of any additional phases of development to the plan. The system responded to the recommendations found in the traffic impact analysis (TIA) by McPherson Consulting. The TIA identified improvements essential to the Ferguson expansion at City Center, as well as the full buildout of the Tech Center Research Park. The city would use revenue sharing dollars from VDOT for the development and construction of the public roadway network. She advised, following the main roadways within the public right-of-way, there would be a multi-use path going from Jefferson Avenue to Oyster Point Road along both Hogan Drive and Village Green Parkway, which would be complemented with sidewalks and other open spaces.

Councilwoman Cherry questioned who would develop the roadways on the project. Ms. Chioros replied the City would develop the roadways. Councilwoman Cherry inquired whether it was for Hogan Drive only. Ms. Chioros shared the City would pay for roadways within the public right-of-way going from Jefferson Avenue to Oyster Point Road, along both Hogan Drive and Village Green Parkway. Councilwoman Cherry questioned why the City was paying for the roadway development and not the private developer of the property. Ms. Chioros replied it was a public street. Councilwoman Cherry indicated it was a private developer project and they should pay for the roadway. She understood the City had to pay to maintain the roadway, but did not understand why the City had to pay for the roadway. Ms. Chioros replied Hogan Drive had to be connected to a roadway and the City would pay for the roadway and improvements. Councilwoman Cherry stated, if the project was not being done, the City would not have to pay for the roadway. The project was not the City's project, it was a private developer's project.

City Manager Rohlf introduced Mr. Everett Skipper, Director, Department of Engineering, to provide further details on streets and roadways in the project. Mr. Skipper advised that Jefferson Avenue was most congested along that corridor. The new roadway and improvements would move traffic more quickly from Canon Boulevard, away from the intersection of Jefferson Avenue and Oyster Point Boulevard. Much of the traffic that came to Tech Center and Jefferson Lab came from the interstate. Councilwoman Cherry stated she heard and respected Mr. Skipper's explanation; however, the road was not a road that could be used from Jefferson Avenue to Village Green Parkway. She indicated it was private developer's project, creating the street congestion, and that was why the private developer should pay, and the City could cover the cost for street maintenance. Mr. Skipper gave an example of the City Center project, and the City paid the upfront costs for roadways, stormwater, and utilities. The

connections exit from Jefferson Avenue to Oyster Point Road along both Hogan Drive and Village Green Parkway. Canon Boulevard would make better access for residents and the split would help the residents. Councilwoman Cherry noted just because the City had always paid for everything, did not mean this process had to continue. She advised that she was a member of the Newport News Planning Commission at the time, and recalled the private developers of Tech Center state the City would not have to pay for anything; yet the City continued to pay for private developers. The City had paid for roadways and sump-pumps. Mr. Skipper shared that the City paid for the sump-pump; however, it was being paid for through user fees or people who would be connected to it. Councilwoman Cherry advised, without the private developer who created the issue, the City would not have had to pay for the installation of a sump-pump station. She questioned why the citizens of the City were paying for the private developer roadways. Mr. Skipper shared that the traffic impact analysis (study), had always provided what the developer would pay for, as well as items that were not the developer's responsibility. The other items in every major development the City paid for and had always been done for every major development. The City was paying for the primary roadways, and off-site development (improvements to the intersection at Canon Boulevard and Thimble Shoals Boulevard) which were considered regionalized improvements. Councilwoman Cherry questioned what other funding would be available to pay for the roadways, other than from the City. City Manager Rohlf replied that City Council had voted on the revenue sharing funds for the road at 50/50 with the State and that the roadways discussed would be of value and benefit to the citizens. Councilwoman Cherry indicated she understood there was a benefit; however, did not know how much revenue was generated at the Tech Center, and why those dollars were not put into the roadways. City Manager Rohlf replied that information would be provided for City Council. She indicated that the Revenue Sharing program began approximately four (4) years ago. Mr. Skipper shared that the Revenue Sharing application would be presented to City Council for consideration at the August or September 2019 Regular Meeting.

Councilwoman Cherry shared, she understood funding used for new development, but had concerns and was challenged when her constituents on Harpersville Road were still in need sidewalks. There were citizens in motorized chairs on the street without sidewalks, and one individual turned over in the ditch. City Manager Rohlf noted Councilwoman Cherry's concerns.

Ms. Chioros shared that building placement was governed by minimum front, rear and side setbacks of 15 feet. The entrance canopies and building supports may encroach up to 8 feet within these setbacks. The perimeter setbacks from Jefferson Avenue, Oyster Point Road and Canon Boulevard would be a minimum of 70 feet. The proposed architecture would be influenced by existing buildings within Jefferson Lab, to include the ARC building as well as the MarketPlace and Venture Apartments. She advised that signage, which was approved with Building One at Tech Center, was proposed to carry through the entire project, and included a series of freestanding signs varying in height and size depending on location and purpose. All signs should be of similar

design and materials to help with the branding of the research park. The building signs would be permitted on all sides.

Councilwoman Woodbury inquired about the City Code relating to buffers, as she remembered it as 70 sf. Ms. Chioros replied it was the buffer required along Oyster Point Road. Councilwoman Woodbury questioned why the City Code was not observed for the parcel at the MarketPlace at Tech Center. Ms. Chioros replied no, that parcel did not have the same restriction. Councilwoman Woodbury indicated she thought all parcels along major highway observed the same restrictions. She inquired whether the rules were changed for the Tech Center project. Ms. Chioros replied the MarketPlace, which was zoned R-9 went through a rezoning and it was discovered that the parcel discussed, was owned by the State, and never had that restriction in place. Additional buffers were required.

Councilwoman Cherry inquired about the maximum height for entrance signage. Ms. Chioros replied the maximum height was 20 feet. Councilwoman Cherry indicated she thought it was 8 feet, and inquired about the height of the current signage. Ms. Chioros replied the current signage was 15 feet.

Ms. Chioros advised that there were five (5) buildings proposed for the first phase that included the previously approved Building One currently under construction and would total just over 420,000 sf of office space with their associated 1410 surface parking spaces. There were two (2) additional buildings, 7 and 8, that could be built with an additional 180,000 sf of office space with their associated parking fields.

Ms. Chioros indicated the first structured parking would be needed when an additional 80,000 square feet of office space was constructed with Building 9. The second structured parking would be needed with the construction of Building 10 to facilitate the final 80,000 sf of office space. She shared that would bring the total to just over 840,000 square feet of office space in the Tech Center Research Park. The proposed guidelines would set the tone for all development within the Research Park, which included streets, open spaces and facilities.

Ms. Chioros advised, among the amenities proposed within the plan, and were two (2) common open space areas that were complemented by smaller gathering spaces around each of the proposed buildings. The largest of the public spaces was proposed to house a pavilion that would allow for open air concerts and other activities, that would be a focal point of the development. She shared, to offset the lack of the trail system within the wetland area, proffered as part of the rezoning of the MarketPlace due to regulatory challenges, the developer would provide several amenities for which they would bear the responsibility of installing, which included the following: (1) the placement of artwork or sculpture in the small plaza on Hogan

Drive adjacent to Buildings 2 and 3; (2) sodding and irrigation of the public drill field; (3) enhanced landscaping within the public rights-of-way; (4) fountains and lighting within each of the storm water management ponds; and (5) community events within the Tech Center Research Park. All of the common areas and amenities would be open for all of the citizens of Newport News.

Councilwoman Cherry questioned whether Buildings 9 and 10 were parking garages. Ms. Chioros replied yes, Buildings 9 and 10 were parking garages. Councilwoman Cherry questioned who would be paying for those two (2) garages. City Manager Rohlf replied the City had not made any commitment to pay, and those garages would not be built for another 12 – 15 years. Councilwoman Cherry indicated when City Council approved the Master Plan, the parking garages were included. City Manager Rohlf reiterated that there was no financial commitment from the City.

Councilwoman Cherry inquired about the art work? She also inquired about the trails that was in the plan prior to this Master Plan, where were the trails? City Manager Rohlf replied the trails at the MarketPlace, the developers did not get the permit to not do the trails. Councilwoman Cherry shared that the developers submitted a proffer for the trails, but did not follow through. She asked why? City Manager Rohlf replied the developers had a Conditional Use Permit and proffered the trails, if they could get the permits. Councilwoman Cherry questioned whether the developers applied for the permit needed. City Manager Rohlf replied no, the developers did not do the trails. City Attorney Owens advised the Conditional Use Permit was contingent upon approval. Councilwoman Cherry had concerns with the proffers, the developers indicated they would do proffers in the first plan and did not, came back with more proffers on the Master Plan. She questioned whether the developers would follow through with those proffers because they had not done so previously. Where was the integrity and transparency? City Attorney Owens stated the application would have been submitted through the Army Corps of Engineers for a wetlands permit. Councilwoman Cherry again questioned whether the developers applied to the Army Corps of Engineers and to Department of Environmental Quality for the proper permit. Did the developers get rejected, what happened? City Attorney Owens replied that he did not have the answers but would inquire.

II. Comments / Ideas / Suggestions

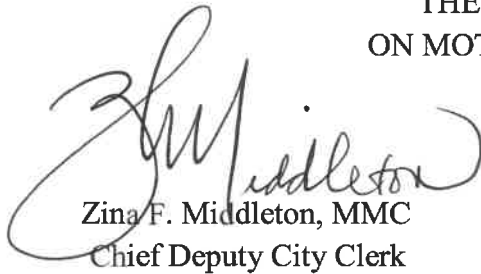
Councilwoman Cherry advised that bulk trash had not been picked up across from the 7-11 at 600 Jefferson Avenue and 27th Street. City Manager Rohlf replied staff would ensure that the bulk trash got picked up.

Councilman Jenkins advised that he would submit constituent(s) questions and concerns to the City Manager via email with full details.

III. Closed Session

(3:50 p.m. – 3:58 p.m.)

THERE BEING NO FURTHER BUSINESS
ON MOTION, COUNCIL ADJOURNED 4:00 P.M.



Zina F. Middleton, MMC
Chief Deputy City Clerk

McKinley L. Price
Mayor
Presiding Officer

A true copy, teste:

City Clerk