sdm14412

ORDINANCE NO. 7280-16

AN ORDINANCE APPROVING PHASE 1 OF MASTER DEVELOPMENT PLAN NO. O3-16-01 FOR THE HEREINAFTER DESCRIBED PROPERTY IN AN O3 OFFICE/RESEARCH AND DEVELOPMENT DISTRICT.

WHEREAS, application has been made by **W. M. JORDAN DEVELOPMENT, LLC, applicant,** and **COMMONWEALTH OF VIRGINIA, DEPARTMENT OF GENERAL SERVICES JEFFERSON LAB A/P, owner,** for the hereinafter described property for the approval of Phase 1 of Master Development Plan No. O3-16-01 in an O3 Office/Research Development District; and

WHEREAS, the application has been referred to the Planning Commission of the City of Newport News for recommendation and has been duly advertised as required by law and the said Planning Commission has made its recommendation.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia;

(a) That Phase 1 of Master Development Plan No. O3-16-01 is hereby approved for the property described in paragraph (b) hereof in an O3 Office/Research Development District; and

(b) That the property, hereinafter referred to as the "Property," to which Phase 1 of Master Development Plan No.)3-16-01 applies is particularly described below:

> Situated, lying and being a parcel of land located in the City of Newport News, Virginia; said parcel being designated as "Parcel C-3, 3.23 Acres" and being more particularly described as follows:
>
> Beginning at a point on the east right of way line of Jefferson Avenue (State Route 143), said right of way being 140 feet in width, at the intersection of the southern right of way line of Hogan Drive, said right of way being 140 feet in width, thence along said southern right of way line of Hogan Drive in a northeastern direction a distance of 1,075.23 feet to a rod set, said rod Being the True Point and Place of Beginning: thence continuing along said right of way line S 72°32'20" E a distance of 440.78 feet to a point, thence along a curve to the left having a radius of 441.86 feet, an arch length of 188.95 feet, an interior angle of 24°30'04", a chord bearing N 89°35'04" E and a chord distance of 187.51 feet to a rod set, said rod lying at the terminus of Hogan Drive, thence S 13°01'12" E a distance of 66.79 feet to a rod set, thence S 72°32'20" E a distance of 11.50 feet to a pipe found, thence S 11°35'54" W a distance of 3.80 feet to a rod found, thence S 62°24'09" W a distance of 602.47 feet to a rod set, thence N 27°25'43" W a distance of 207.45 feet to

a rod set, thence N 62°34'17" E a distance of 134.00 feet to a rod set, thence N 27°25'43" W a distance of 266.32 feet to a rod set, said rod Being the True Point and Place of Beginning containing 3.323 Acres of land more or less.

The Property has a common street address of 628 Hofstadter Road and a Real Estate Assessor's Tax I.D. #162.00-02-03.

(c) That the aforesaid Property shall be developed in conformance with Phase 1 of Master Development Plan No. O3-16-01, as reflected in Exhibits A-2, A-3, A-4, A-5, A-6, and A-7, which are attached hereto and made a part hereof.

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON JUNE 28, 2016

Mabel Washington Jenkins, MMC
City Clerk

McKinley L. Price, DDS
Mayor

A true copy, teste:

City Clerk

LEGEND

(ALL SQUARE FOOTAGES APPROXIMATE)

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

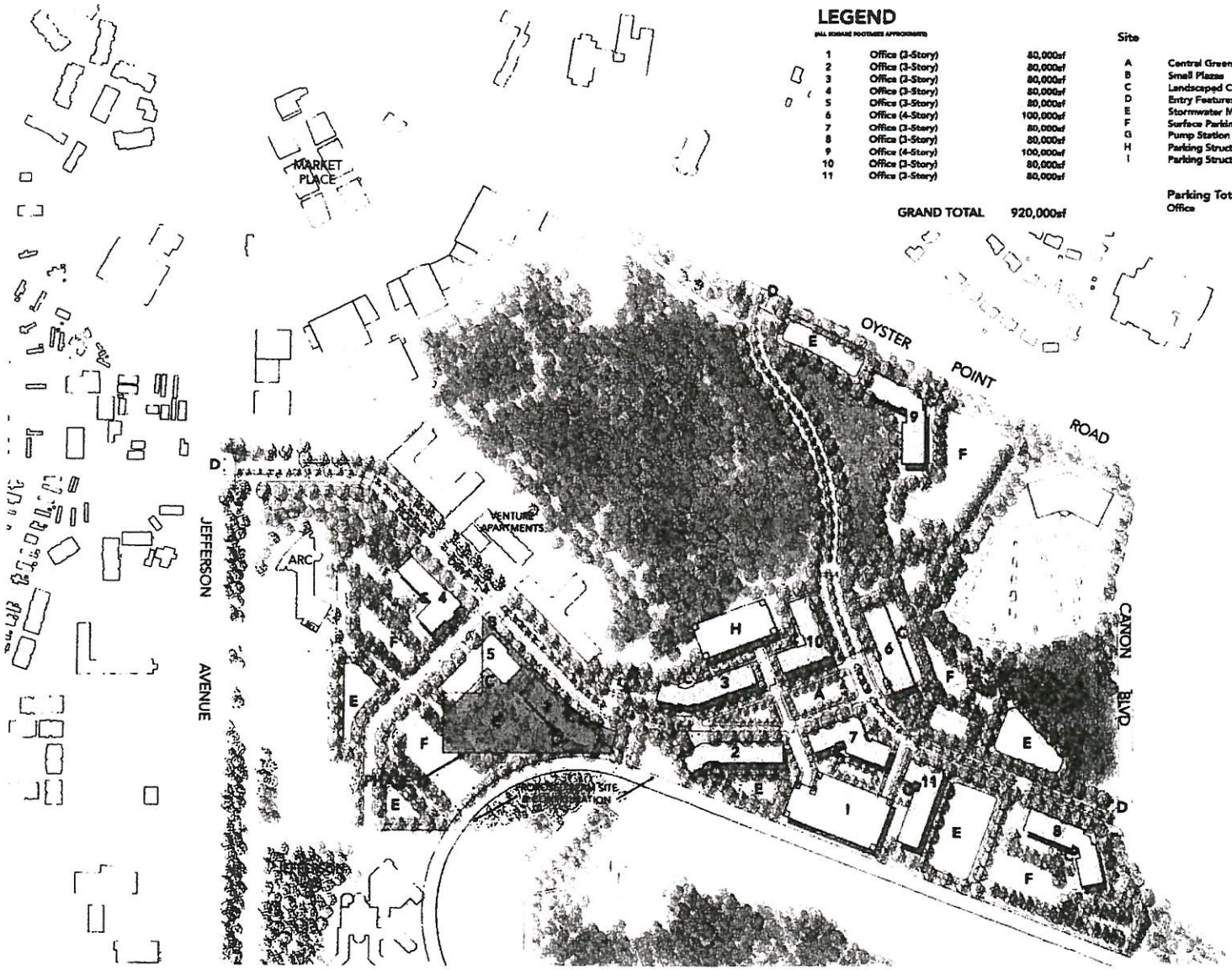
GRAND TOTAL 920,000sf

Site

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

Parking Total

Office 3,070 Spaces



CONCEPTUAL MASTER PLAN

Tech Center at Oyster Point
Newport News, VA

APRIL 12, 2016

WM Jordan Company

CLARKNEXSEN

NEW CENTER AT OYSTER POINT
CONCEPTUAL

Master Plan

MASTER PLAN - BUILDING ONE

The Master Plan establishes the framework and strategy for development of Building One at Tech Center. The street sizes and locations will be set and the plan will control building placement, associated surface parking, service areas, common areas, open space, and stormwater management facilities.

LEGEND

Building

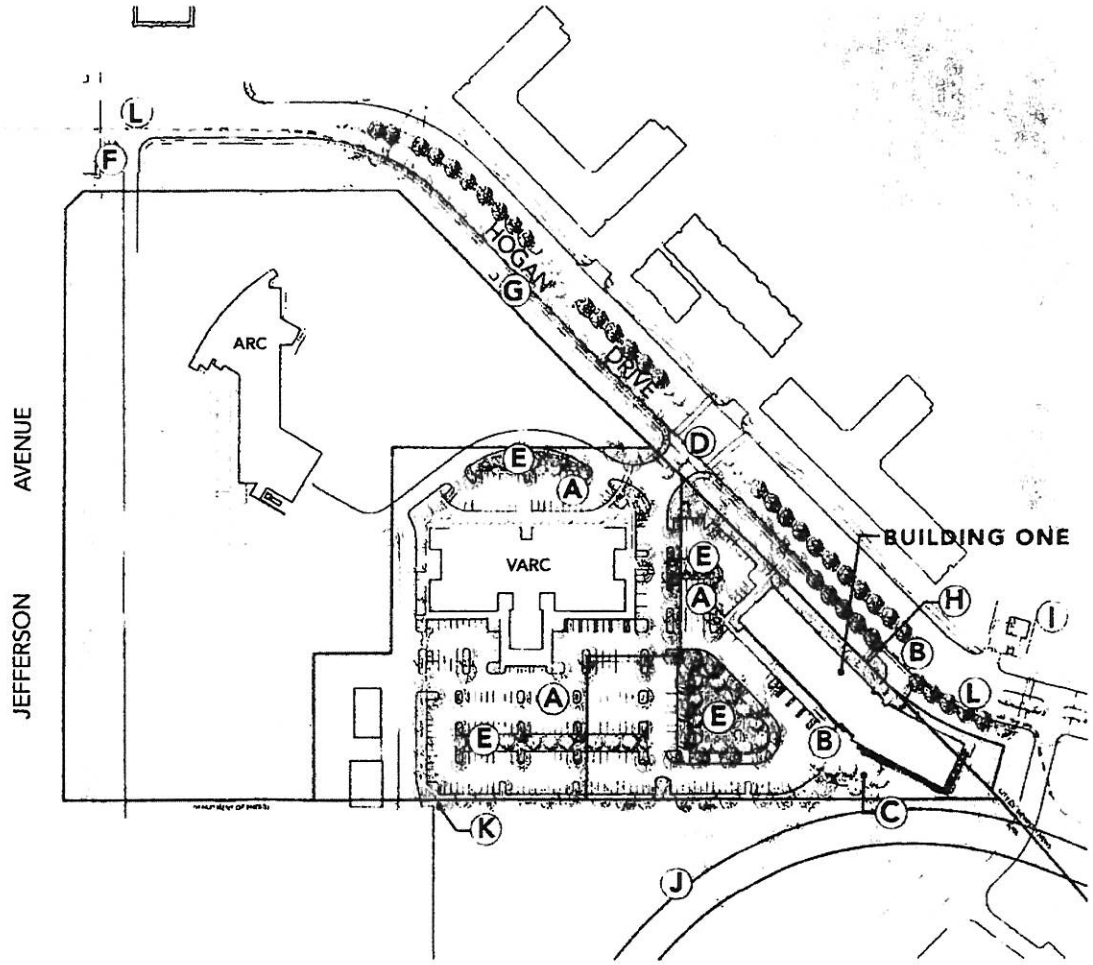
1	Office (3-Story)	80,000sf +/-

Parking Total

Building One	267 Spaces
VARC	107 Spaces

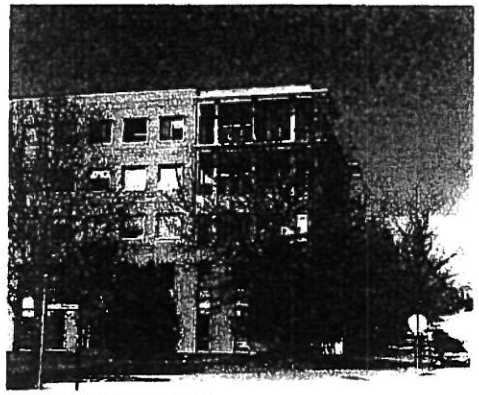
Site

A	Surface Parking
B	Main Entries
C	Private Patio
D	Controlled Access (After Hours)
E	Stormwater Management
F	Gateway Sign
G	Directional Sign
H	Building Identification Sign
I	Pump Station
J	Beam Outer Ring
K	Re-Aligned Walk
L	Potential Bus Rapid Transit Route

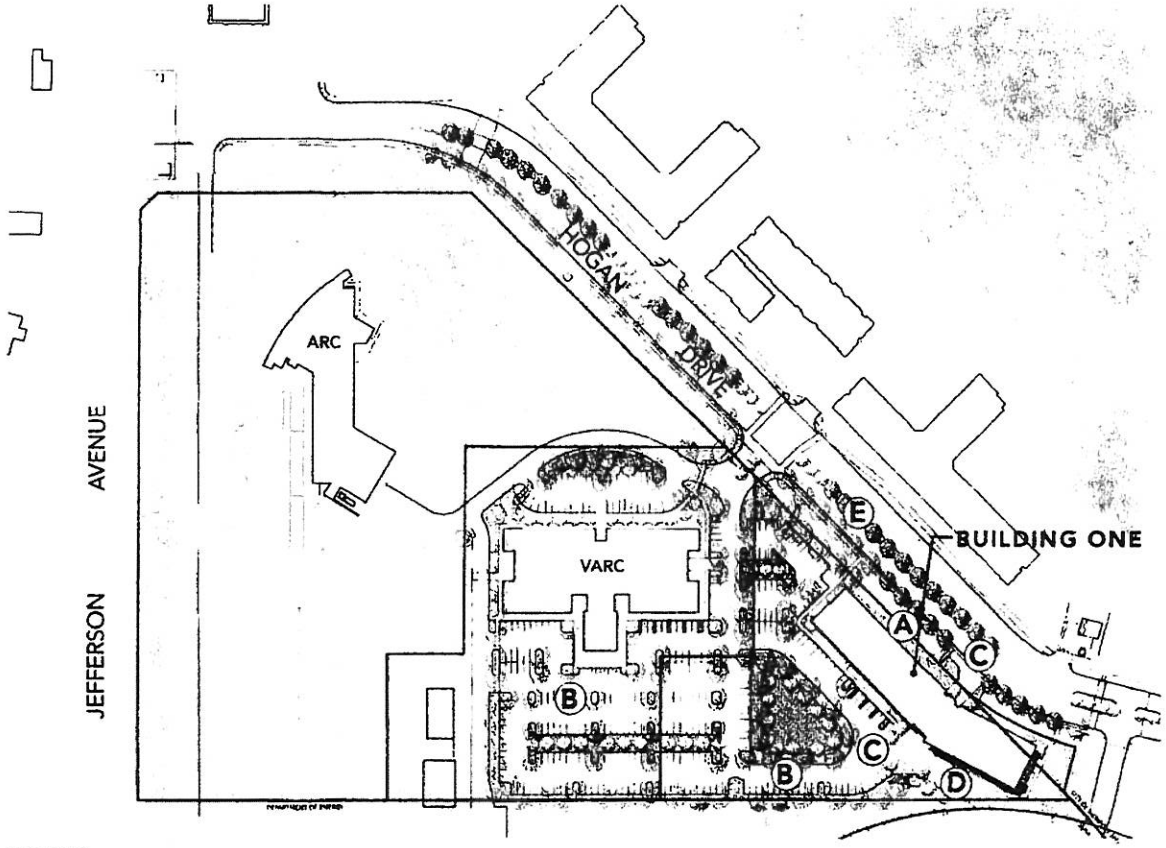


Building Placement

Building One at Tech Center shall be placed close to the street, providing a strong architectural narrative. Parking is located behind the building as much as possible to screen or soften its appearance. The main entries for the building are oriented both towards the street and subsequent parking fields. More intimate building related seating areas are located adjacent to the rear entry. The street itself becomes the circulation link facilitating a connection between the adjacent Marketplace, Venture Apartments, and Jefferson Lab.



ARCHITECTURAL EDGE



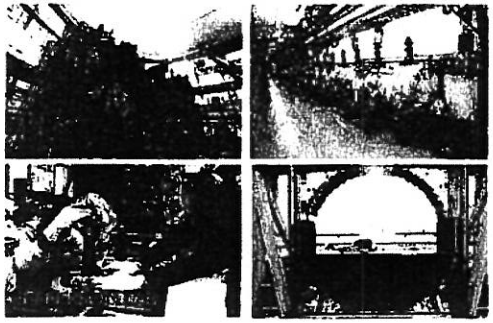
LEGEND

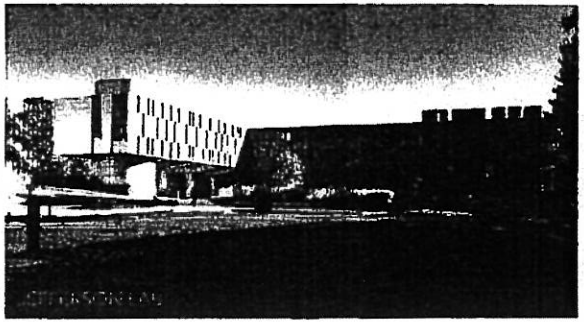
A Buildings Forward
B Parking in the Rear
C Main Entries
D Private Patios
E Street Linkage

Architectural Character

EXISTING VERNACULAR

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

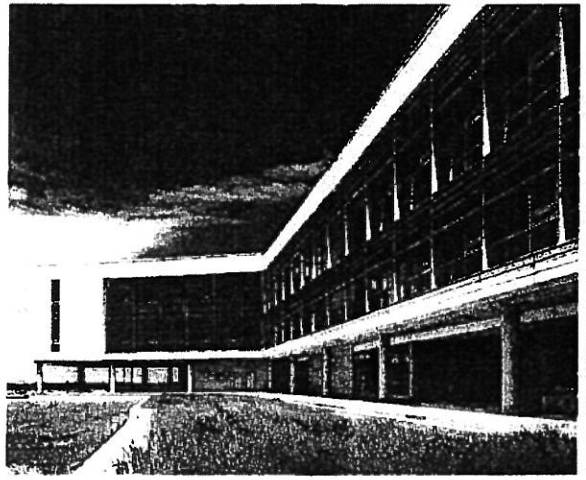


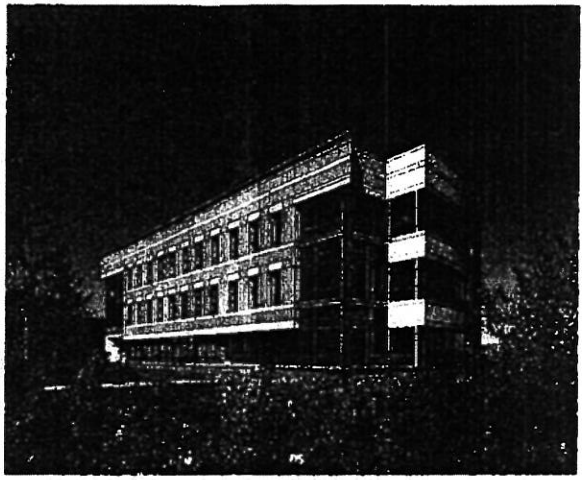


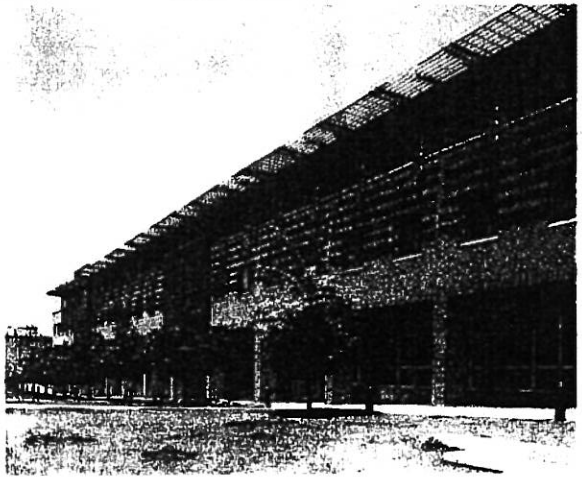
Scale and Massing

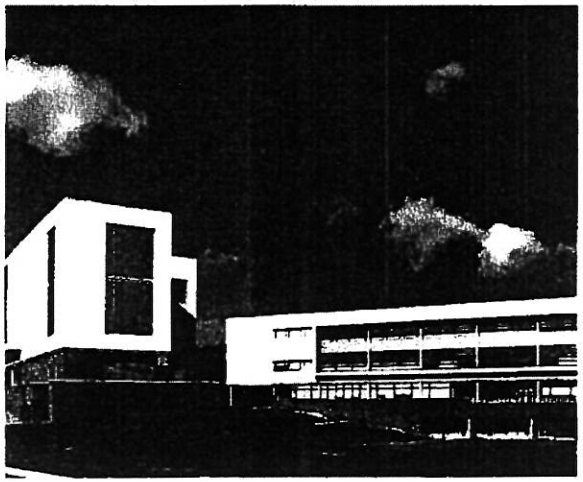
Building One at Tech Center shall have a distinct architectural character that is consistent in theme with the adjacent properties. The building shall be designed to provide a clear, unified, and easily identifiable image and appearance. Clean, simple, geometric forms shall be incorporated, and a definite sense of human scale included relative to building massing and form Massing shall always respect the architectural context and respective building adjacency and either complement or provide for smooth transition Emphasis shall be placed on the development of a more slender building, which not only provides for massing connectivity, but places a premium on sun and wind protection while maximizing opportunities for natural daylight and renewable energy. Building height shall have relevancy as well, especially as it frames the street.

Minimum building height: 2 Floors









Parking / Site Lighting

Parking areas include parking spaces, drive aisles, parking aisles, and other associated vehicular areas on site. The parking lot for Building One at Tech Center shall also have continuous circulation around its perimeter while aisle orientation shall minimize pedestrian circulation between parked cars. Dimensional requirements for off-street parking shall conform to the City of Newport News design requirements.

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

The parking lot shall be subject to the following requirements:

- A minimum 6' wide open space strip shall surround the parking facility perimeter.
- Parking rows shall have a landscaped island at either end, so that a single parking row does not exceed 15 spaces/135' in length.
  Internal landscape islands can be eliminated when parking abuts landscape strips or bioretention systems. Landscape islands shall be a minimum of one parking space in size, exclusive of required curb radii.
- A minimum of 1 tree for every 15 parking spaces shall be provided in landscaped islands, corner voids, or interior planting strips. Tree size at planting 2"-2 1/2" cal.
- Landscape islands shall be planted with low growing shrubs, groundcover, or lawn.
- If possible, stormwater management techniques such as bio-retention shall be incorporated within or at the perimeter of parking lots.

Lighting is intended to create a night time character that reinforces the image of Building One at Tech Center as a welcoming and modern office building All exterior lighting shall be generally consistent in height, spacing, color, and type/style of fixture. Exterior lighting is to be provided to enhance safety and security motorists, pedestrians, and cyclists. Exterior lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exterior, security, and special effects.

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

Vehicular Circulation and Parking Area Lighting

Street and parking lot lighting shall be strategically located throughout for both safety and security. The lights shall incorporate shields and refractors to direct light towards the targeted ground plane areas and ensure compatibility with the surrounding areas. Lenses shall not be visible beyond the fixture housing. Maximum pole height shall not exceed 25'

Pedestrian Lighting

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

Outdoor Space Lighting

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

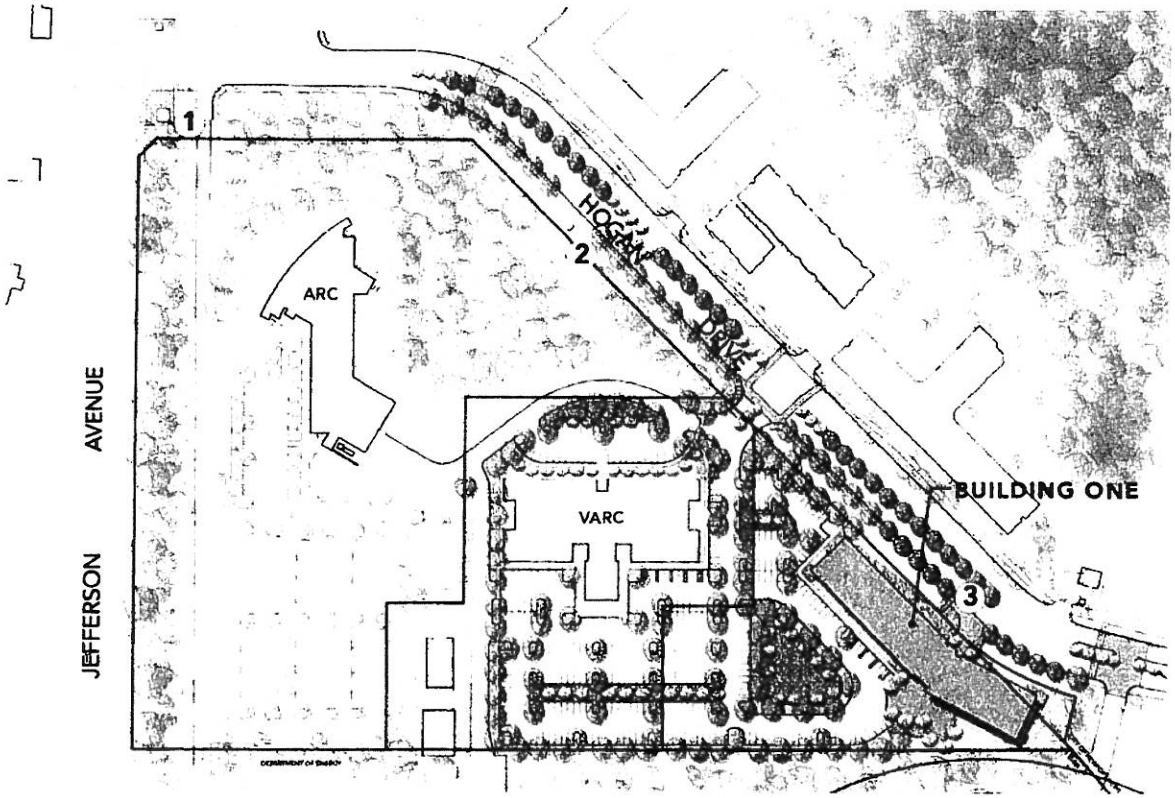
Accent Lighting

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

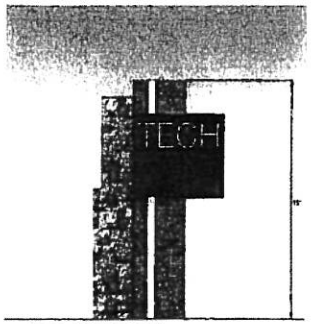
Architectural Lighting

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

Signage



BRAND



1 ENTRANCE SIGNAGE

2 DIRECTIONAL SIGNAGE

3 OFFICE BUILDING IDENTIFICATION SIGNAGE

Signage shall identify/ brand the office building, provide direction, and provide identity, address and occupant for the building A comprehensive package has been developed that is consistent in character, materials, and color and will match signage to be used at both The Marketplace and Venture Apartments.

Signage

Signage shall (i) identify/brand the office building; (ii) provide direction (iii) provide identity, address and occupant(s) of the building; and (iv) identify the research park limits, while identifying the proximity of and collaboration with Jefferson Lab. A comprehensive package has been developed that is consistent in character materials and color and which shall compliment signage that has been used at both The Marketplace and Venture Apartments, thereby enhancing the visual environment.

This Master Plan, together with the comprehensive sign package, is intended to regulate the use, placement, number and physical dimensions of signs for Building One at Tech Center It is further the intent of these regulations to authorize the use of signs which provide easy and safe communication between people and their environments, to encourage innovative use of design in signs; to allow for special circumstances regarding signs, and to permit the transmission of messages through the medium of signage.

In cases where these regulations conflict with the requirements of the City Code, the provisions of the regulations set forth in this Master Plan for the development shall control All signs, including size, shape, color, message graphics, location, materials and illumination, whether on property or in right-of-way shall be reviewed and approved by the Economic Development Authority ("EDA"). All permanent Entrance Signage, Directional Signage, Office Building Identification Signage, and Building Signage must be reviewed and approved by the EDA prior to the issuance of permits by the City.

Freestanding Signs

A. Entrance Signage

(1) Entrance sign(s) for the research park (identified as "Entrance Signage" and individually as "Entrance Sign" in this Master Plan) shall be permitted in the City right-of-way in the general location identified in this Master Plan and may identify the research park name, research park logo, Jefferson Lab and any other content approved by the EDA. Entrance Signage located within the public right-of-way shall meet the requirements of the AASHTO Roadside Design Guide

(2) Maximum height for Entrance Signage shall be fifteen (15) feet from the highest point of the structure to the top of the curb (excluding ornamental and decorative embellishments)

(3) The total permitted areas for each Entrance Sign shall not exceed one hundred thirty-two (132) square feet per sign panel (with a maximum of two panels per Entrance Sign) For determining compliance with this regulation, the area of an Entrance Sign is defined as the area of a rectangle, triangle, circle or combinations thereof that will enclose the sign, including background. The area of an Entrance Sign shall include the spaces between all letters of a word and all words of a name, phrase or message Supports, braces and other structural elements shall not be included in the calculation of square footage. Square footage restrictions set forth herein are per sign panel.

(4) Electronic display signs shall be permitted as a portion of the total allowable sign area with a maximum of thirty-two (32) square feet per Entrance Sign.

B. Directional Signage

(1) Directional signs (identified as "Directional Signage" and individually as "Directional Sign" in this Master Plan) shall be permitted in City right-of-way in the general location identified in this Master Plan and may identify the following, but shall not be limited to, the research park name; directions to the research park and Jefferson Lab; and directions to individual buildings and/or other locations within the research park. Directional Signage located within the public right-of-way shall meet the requirements of the AASHTO Roadside Design Guide.

(2) Directional Sign height and size (area) shall be reviewed and approved by the EDA, in consultation with the Department of Engineering, prior to installation

C. Office Building Identification Signage

One (1) Office Building Identification Sign shall be permitted for the Building One at Tech Center parcel subject to the following conditions:

(1) The total permitted area for the Office Building Identification Sign shall not exceed one hundred (100) square feet per sign panel (with a maximum of two panels). For determining compliance with this regulation, the area of an Office Building Identification Sign is defined as the area of a rectangle, triangle, circle or combinations thereof that will enclose the sign, including background. The area of an Office Building Identification Sign shall include the spaces between all letters of a word and all words of a name, phrase or message Supports, braces and other structural elements shall not be included in the calculation of square footage Square footage restrictions set forth herein are per sign panel.

(2) Every effort shall be made to install the Office Building Identification sign on site. If such signage must be located in the City right-of-way, signs may be erected in the general location shown in this Master Plan, and such signage shall meet the requirements of the AASHTO Roadside Design Guide

(3) Maximum freestanding sign height shall be ten (10) feet (inclusive of ornamental and decorative embellishments)

(4) Electronic display signs shall be permitted as a portion of the total allowable sign area with a maximum of thirty-two (32) square feet per Office Building Identification Sign

D. Building Signage

Building signs (identified as "Building Signage" and individually as "Building Sign" in this Mater Plan) shall be permitted on Building One at Tech Center subject to the following conditions:

(1) Building Sign area shall be limited to one (1) square foot of sign area per linear foot of that building façade. Building Signage may be permitted on each side of a building and shall not be restricted to those sides which face a public right-of-way or provide public access into a building. For determining compliance with this regulation, the area of a Building Sign is defined as the area of a rectangle, triangle, circle or combinations thereof that will enclose the written text as well as any logos. The area of a Building Sign shall include the space between the letters of a word or the words of a name, phrase or message. Support braces and other structural elements shall not be included in the calculation of square footage

(2) Sign area permitted for freestanding signs, but not used on such signs, may be added to the permitted building signs

(3) More than one (1) Building Sign on a single building front is permitted subject to the other regulations set forth herein