



CORPORATE LANDING BUSINESS PARK DESIGN CRITERIA

OCTOBER 2021



On April 24, 1990, City of Virginia Beach Economic Development Director Andy Burke, Mayor Meyera Oberndorf, and Virginia Beach Development Authority Chairman Van Cunningham turned the first shovels of dirt, officially signaling the beginning of the development at Corporate Landing.

CONTENTS

ARTICLE I: BACKGROUND AND PURPOSE.....5

- 1.1 CORPORATE LANDING BACKGROUND
- 1.2 DESIGN CRITERIA PURPOSE
- 1.3 BUSINESS PARK MAP
- 1.4 LAND USES
- 1.5 IMPROVEMENTS PROVIDED BY THE VBDA

ARTICLE II: SITE CRITERIA..... 9

- 2.1 APPLICABLE CODES
- 2.2 SETBACKS AND COVERAGE
- 2.3 GRADING AND DRAINAGE
- 2.4 PARKING SETBACKS
- 2.5 PARKING REQUIREMENTS
- 2.6 LOADING AND REFUSE
- 2.7 EXTERIOR STORAGE
- 2.8 FENCING
- 2.9 UTILITIES
- 2.10 NON-MOTORIZED CIRCULATION
- 2.11 PLANTING
- 2.12 LIGHTING

ARTICLE III: BUILDING CRITERIA 15

- 3.1 APPLICABLE CODES
- 3.2 BUILDING DESIGN AND ORIENTATION
- 3.3 BUILDING MATERIALS AND COLORS

ARTICLE IV: SIGNAGE CRITERIA..... 17

- 4.1 SIGNAGE REQUIREMENTS
- 4.2 SIGNAGE APPROVAL BY VBDA
- 4.3 TEMPORARY SIGNAGE

ARTICLE V: REVIEW BY THE VBDA.....19

- 5.1 INTRODUCTION
- 5.2 DEVELOPMENT PROCEDURES
- 5.3 SUBMITTAL REQUIREMENTS
- 5.4 SCHEMATIC DESIGNS
- 5.5 CONSTRUCTION DOCUMENTS FOR FINAL REVIEW
- 5.6 BASIS OF APPROVAL
- 5.7 REVIEW COMMITTEE
- 5.8 REVIEW TIME
- 5.9 PUBLIC APPROVALS

Figure 1.1 - Corporate Landing Business Park 1994

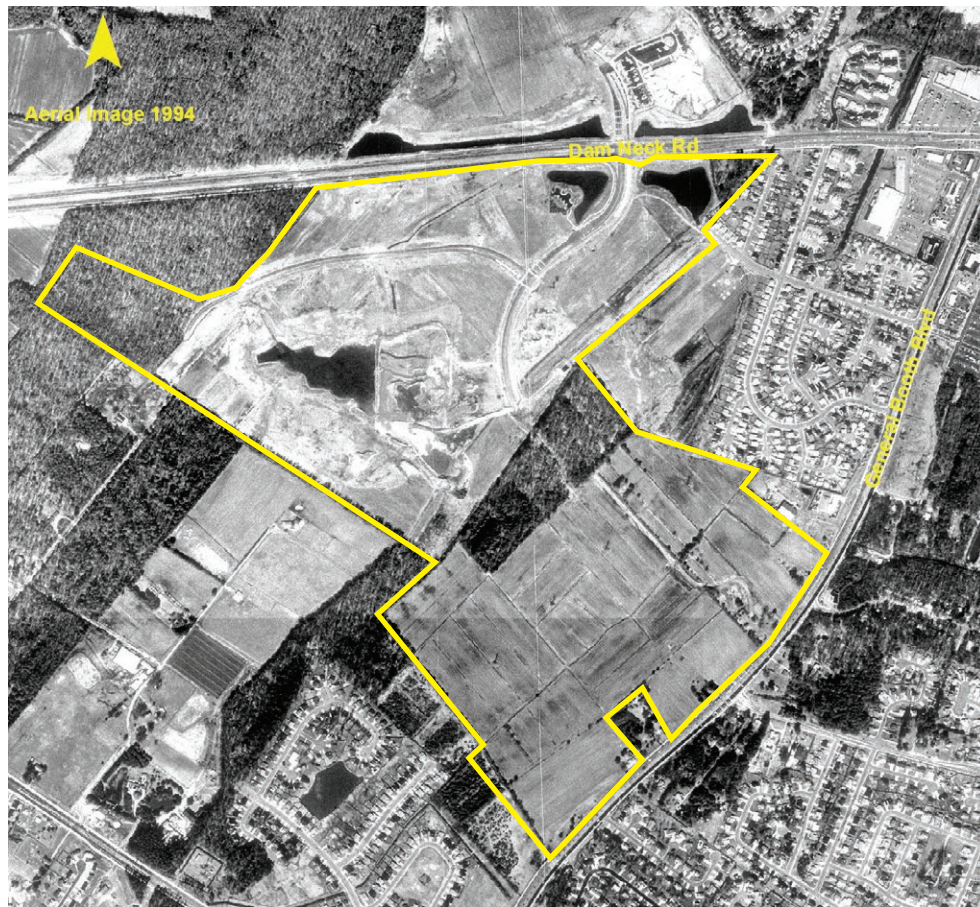


Figure 1.2 - Corporate Landing Business Park 2008



ARTICLE I: BACKGROUND AND PURPOSE

1.1 CORPORATE LANDING BACKGROUND

Corporate Landing Business Park (the Park) was established in 1990 as a planned multi-faceted business park encompassing approximately 325 acres of land.

The Park is strategically located five miles from I-264 on the southwestern side of Naval Air Station Oceana, between General Booth Boulevard and Dam Neck Road. It has a campus-like setting with high quality buildings integrated into a naturally landscaped environment.

Corporate Landing Business Park has become the home to a variety of major regional corporate headquarters, including GEICO, Groundworks, and Lockheed Martin. Additionally, in 2018, a cable landing station was established to support ultra-high speed transatlantic fiber optic telecommunication cables. The cable landing station in Corporate Landing provides high capacity, reliable connectivity options to carriers, data centers and collocation facility operators.

1.2 DESIGN CRITERIA PURPOSE

The purpose of the design criteria is to provide guidance on land use, site design, building design, landscaping, and signage to ensure a unified, qualitative park environment.

The design criteria have ensured that Corporate Landing has developed and maintained an attractive "park-like" setting. Minor modifications have been made to the design criteria on several occasions over the past thirty years but have never been substantially updated. This update is needed to:

- A. Ensure the Corporate Landing Business Park remains relevant for current and future market opportunities
- B. Reduce redundancy and better align the document with current codes and requirements
- C. Consolidate multiple subsequent amendments into one user-friendly and attractive document
- D. Permit more flexibility with new and innovative materials and construction methods
- E. Provide more guidance on light industrial and advanced manufacturing building types

It is the intent of the Virginia Beach Development Authority (VBDA) to continue to encourage the construction of attractive quality environs through the updated design criteria herein.



Figure 1.3 - Corporate Landing Business Park Fountain



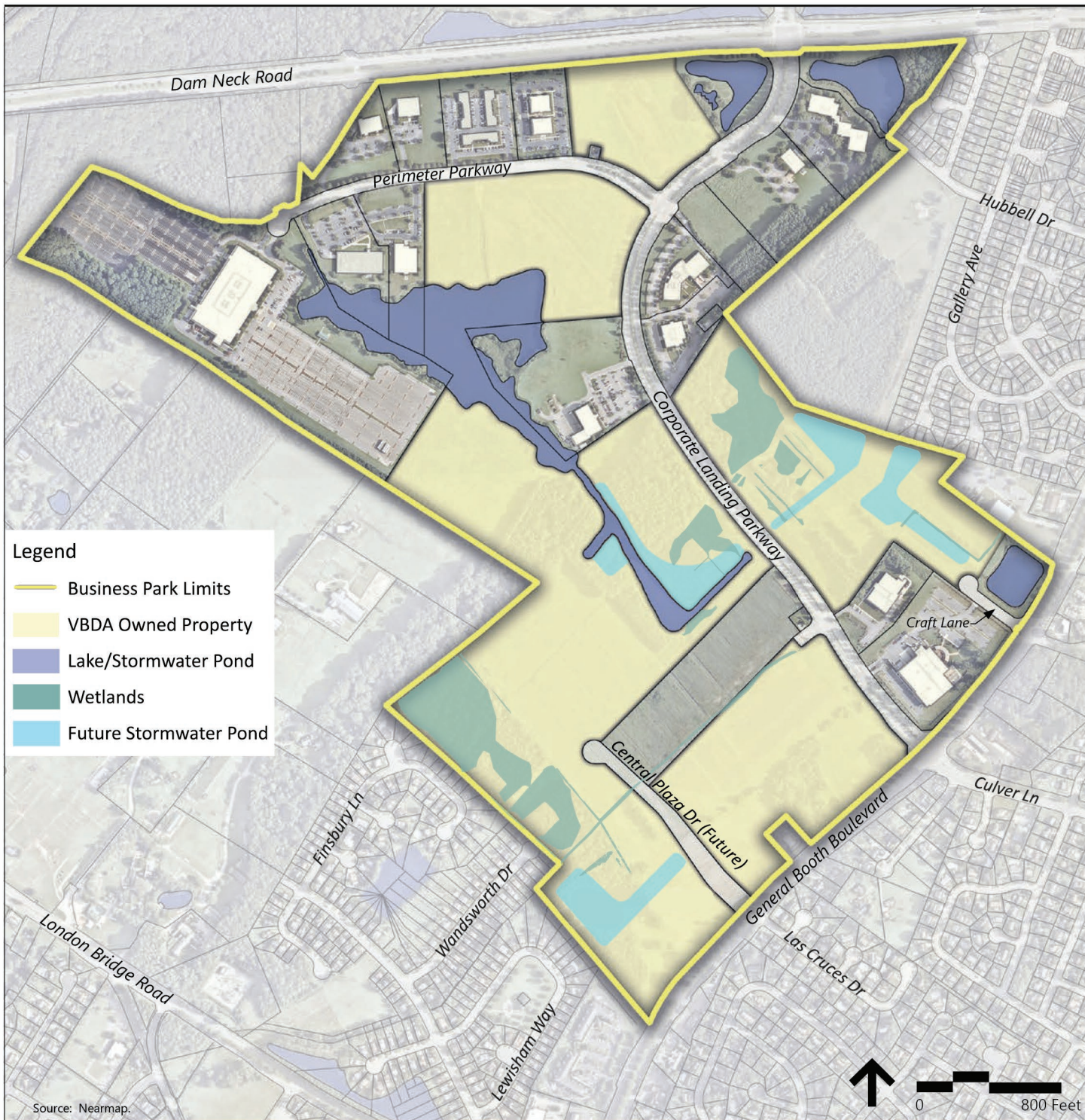
Figure 1.4 - GEICO Regional Headquarters



Figure 1.5 - New Realm Brewery Regional Headquarters

1.3 BUSINESS PARK MAP

Available property in the Park is rated Tier VI shovel ready by the Virginia Economic Development Partnership.



1.4 LAND USES

The majority of the property in Corporate Landing Business Park is zoned I-1 Light Industrial District and one property is zoned B-2 Community Business District per the Virginia Beach Zoning Ordinance as amended.

The allowable uses in I-1 and B-2 zoning are permitted in the Park. Uses requiring a Conditional Use Permit shall seek approval from City Council. The Virginia Beach Development Authority (VBDA), maintains the right to approve the property's use.

1.5 IMPROVEMENTS PROVIDED BY THE VBDA

The Corporate Landing Business Park offers the following site improvements provided by Virginia Beach Development Authority:

- A. Shovel Ready: Available Park properties are rated Tier VI shovel ready by the Virginia Economic Development Partnership.
- B. Conduit: The Park offers 2.1 miles of conduit system on Corporate Landing Parkway. It consists of 2 x 8 (16) 4" conduits which include (3) 1.25" innerducts located in each conduit.
- C. Data Center Certified: The Park is Dominion Energy-certified for data centers.
- D. Roadways: Perimeter Parkway, Craft Lane and Corporate Landing Parkway.
- E. Utilities: Water, electricity, sanitary sewer and conduit shall be provided to within the right-of-way or within an easement adjacent to the right of way. Connections to these major lines will be the responsibility of the site purchaser.
- F. Signs: The VBDA provides entry signs for the Park and all signage within the public rights-of-ways.
- G. Landscaping: Landscaping of the common areas at the park's entrances with irrigation are provided.
- H. Residential Screening: The Development Authority will provide appropriate plantings in the 75-foot setbacks required adjacent to the existing residential neighborhoods of Red Wing, Dam Neck Estates, and Strawbridge, to provide screening between the park and adjacent residential neighborhoods. Where the park abuts property not currently developed for residential use, the

Development Authority will reserve a 75-foot strip of land for a future landscape screen. Property owners within the park shall be responsible for maintaining the landscape screen entire length of property. Maintenance shall consist of mowing, weeding, fertilizing and watering of all trees, shrubs and lawn area to maintain healthy plant life.



Figure 1.6 - Corporate Landing Park Entrance Sign



Figure 1.7 - Existing Landscape Screen on Dam Neck Road



Figure 1.8 - Existing Conduit Route in the Park

The Park offers 2.1 miles of conduit system consisting of 2 x 8 (16) 4" conduits which include (3) 1.25" innerducts located in each conduit.

ARTICLE II: SITE CRITERIA

2.1 APPLICABLE CODES

- A. Development of VBDA owned property within Corporate Landing is governed by the following requirements and restrictions of but not limited to:
1. The recorded Zoning Proffers of the VBDA
 2. The City of Virginia Beach Public Works Design Standards Manual, as amended
 3. The City of Virginia Beach Zoning and Subdivision ordinances, as amended
- B. It is the responsibility of the individual site developer to verify and conform with all requirements of governing agencies and obtain and maintain all necessary permits during the development of the property.

2.2 SETBACKS AND COVERAGE

The following chart lists the site requirements, beyond those required for I1 and B2 zoning, for minimum lot area, building setbacks, and coverage for the Corporate Landing Business Park.

Site Requirements	
Minimum Lot Area	1.0 Acre
Minimum Building Setback Adjacent to Residential Neighborhoods	75 Feet
Minimum Building Setback General Booth Boulevard	75 Feet
Minimum Building Setback Dam Neck Road	50 Feet
Maximum Building and Paved Area Coverage	65%

2.3 GRADING AND DRAINAGE

- A. The site grading of each individual building site shall be done in a manner complimentary and compatible with the adjacent sites.

- B. The utilization of best land management and the stormwater management practices shall be incorporated into the master drainage plan for Corporate Landing and each individual site drainage plans per the applicable codes.

2.4 PARKING SETBACKS

The following chart lists the minimum parking lot setback requirements in the Corporate Landing Business Park.

Minimum Parking Lot Setback Requirements	
Adjacent to Residential Neighborhoods	75 Feet
General Booth Boulevard	75 Feet
Dam Neck Road	50 Feet
Corporate Landing Parkway	25 Feet
Other Public Streets	20 Feet
Side & Rear Property Line	15 Feet
Between Parking Lots and Buildings (excluding sidewalks)	10 Feet

2.5 PARKING REQUIREMENTS

- A. Off-street parking requirements must conform to Section 203 of the Zoning Ordinance as amended.
- B. The City's parking requirements shall not relieve the site owner or lessor of the responsibility of providing ample on-site parking for actual user demands. Parking on access roads and dedicated streets shall be prohibited.
- C. Parking lot landscape standards shall conform to the City of Virginia Beach Landscape Guide as amended.

2.6 LOADING AND REFUSE

All loading docks and dumpster areas that are visible from the lake area or street right-of-ways shall be screened with a wall a minimum of 8' tall that matches the materials used on the building. Dumpsters shall

also be gated. The appearance of the screen wall shall also be softened in its entirety with shrubs and trees. The extent of the screen wall and landscaping shall be subject to VBDA approval, see figures 2.2 and 2.3.

2.7 EXTERIOR STORAGE

Except for permanent facility construction, exterior storage is not permitted in the Corporate Landing Business Park. Construction facilities and materials shall not be permitted within the front yards and when located in rear yards, shall be removed immediately upon completion of the permanent facility.

2.8 FENCING

- A. Fencing beyond screening is not permitted in the Park except for where it is necessary to the physical security of certain facilities or necessary to funnel visitors to designated entry points.
- B. Fencing should be limited to side and rear yards and coupled with planting. When fencing fronts any primary public roadways it should be located behind a landscape screen, making the plantings the most visible feature from the street or adjacent parcels. Fencing in front yards should be decorative use only and should not visually obstruct the building. Durable, high quality materials are required for the fencing that compliment the building materials.
- C. VBDA shall approve all proposed fences for material, color, location, coupled plantings and overall impact.

2.9 UTILITIES

- A. All utility connections, including all electrical and fiber connections and installations of wires to buildings shall be made underground from the nearest available power source. During installation there shall be no open cuts in any street at any time. No electric meter, gas meter or other meters of any type or other apparatus shall be located on any power pole nor hung on the outside of any building, but shall be placed at grade or within the building served. If placed at grade outside the building such devices shall be screened with evergreen plants.



Figure 2.1 - Existing building and parking in the Park



Figure 2.2 - Existing loading area screen in the Park



Figure 2.3 - Existing dumpster screen in the Park

B. All site utilities such as transformers, meters, cooling towers and heat pumps shall be screened in their entirety with evergreen shrubs. Minimum height of shrubs at installation shall be 3' to 4' with spacing not to exceed 3' on center, see figures 2.4 and 2.5.

2.10 NON-MOTORIZED CIRCULATION

Each developer or owner of a site shall construct public sidewalks and trails that pass through their property or properties per Figure 2.6 the Non-Motorized Circulation Master Plan.

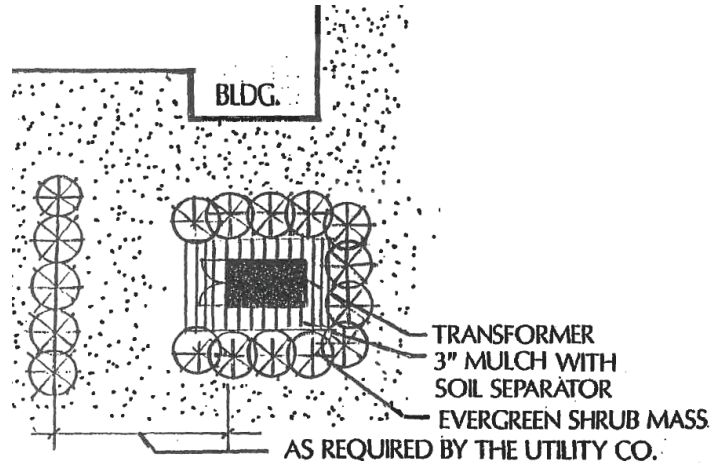


Figure 2.4 - Example transformer screening plan

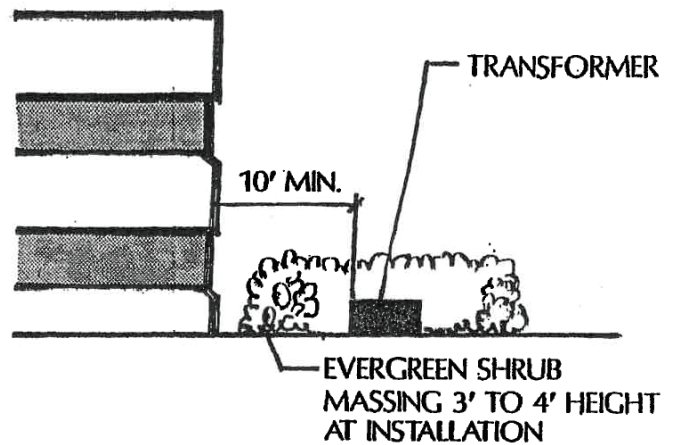
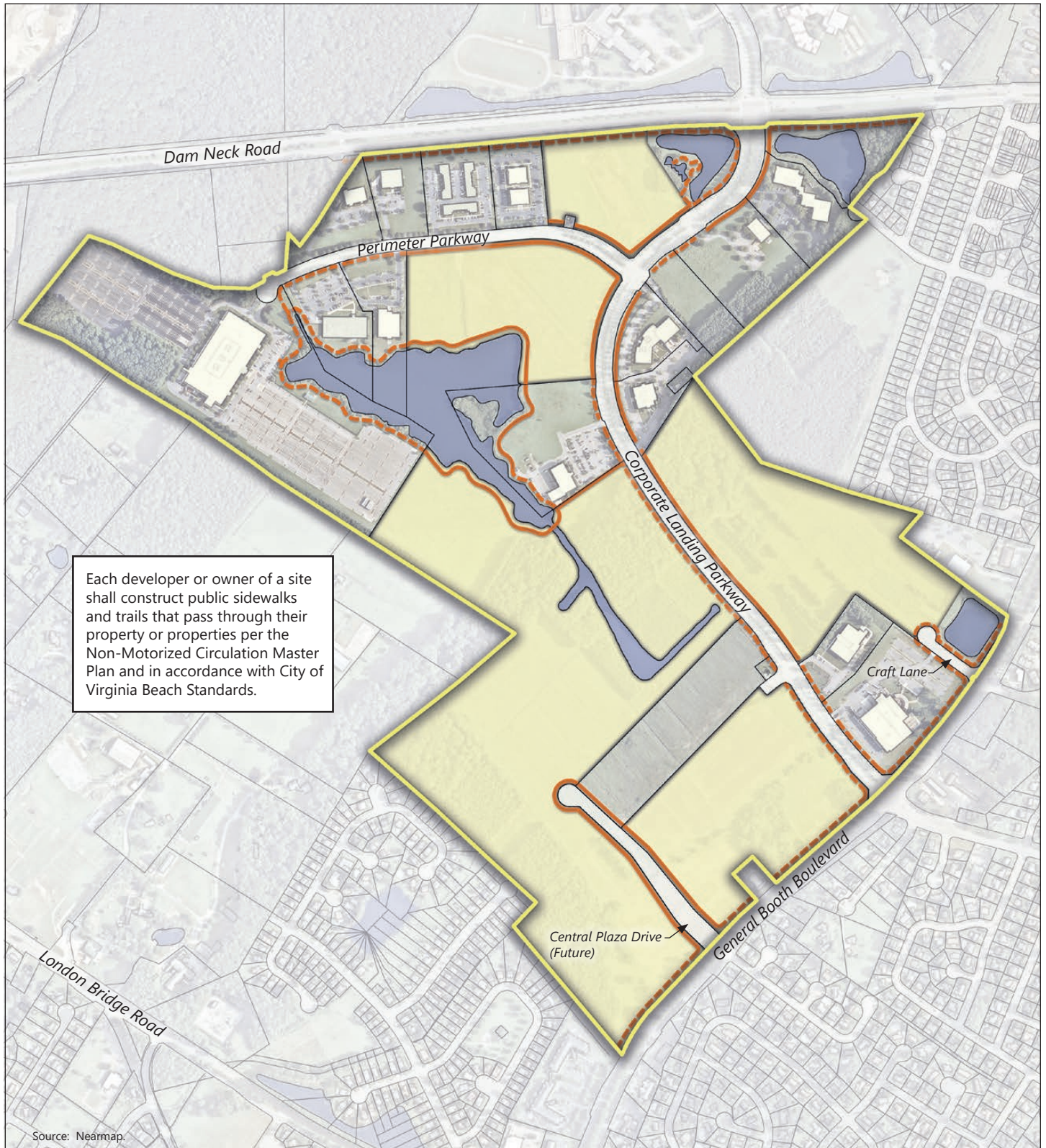


Figure 2.5 - Example transformer screening elevation

Figure 2.6 - Non-Motorized Circulation Master Plan



Source: Nearmap.



Legend

- Existing Multi-Use Paths
- Future Multi-Use Paths
- VBDA Owned Property

2.11 PLANTING

- A. Corporate Landing is intended to have a park setting with a strong emphasis on the landscaped environment. This emphasis will provide an overall visual continuity throughout the park and will serve as a backdrop for the development of each individual site. During the individual site development stage, the landscape architect shall give careful consideration and analysis to respond to surrounding site components such as site context, open space, landmarks, views and vistas, streetscapes and the protection of existing vegetation.
- B. In addition to adherence to the City of Virginia Beach Landscape Ordinance for plant species, parking lot and foundation landscaping, screening and tree planting specification and standards, the following additional requirements shall apply to the Corporate Landing Business Park:

1. Protection of Existing Vegetation: Site developer, through sensitive grading and drainage plans, shall save stands of natural vegetation 15' outside of all proposed building walls and 5' outside of all paved areas. The building developer shall identify, "flag", and barricade up to the tree dripline such stands prior to site clearing or grading operations. Storage of materials or equipment shall not be allowed within these barriers during construction and barriers shall not be removed until finish grading of sites has been completed. All City of Virginia Beach and State of Virginia Tree Protection Notes are applicable and shall be enforced.
2. Sod rather than seeding is required within 50' of all buildings; all adjoining roads shall have sod along the entire property line from the road edge to the parking lot edge. The minimum width of sod along road edges where there is no parking lot shall be 30'. All other lawn areas not receiving sod may be seeded.

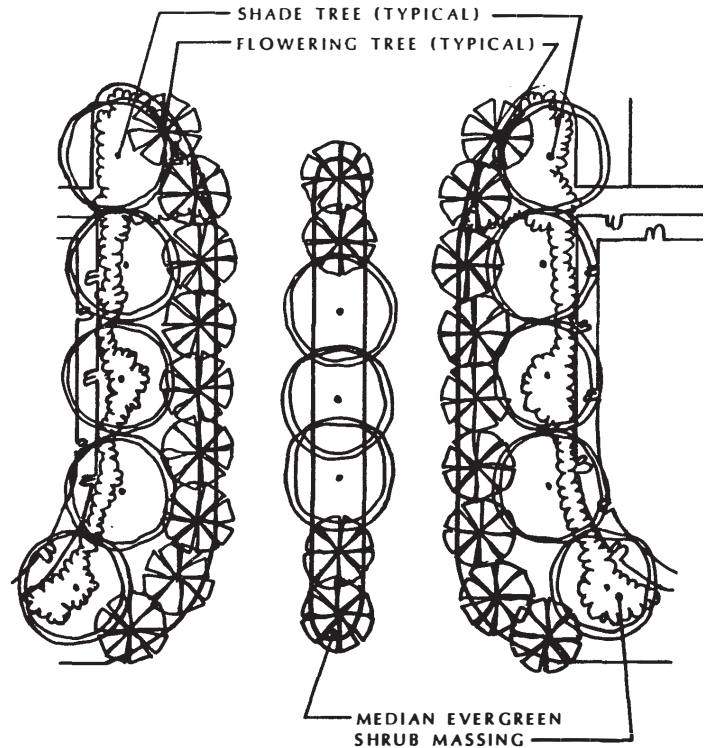


Figure 2.7 - Example Divided Entry Drive Planting Plan
 Note: The landscape architect shall respond to all visibility triangle requirements for intersections.

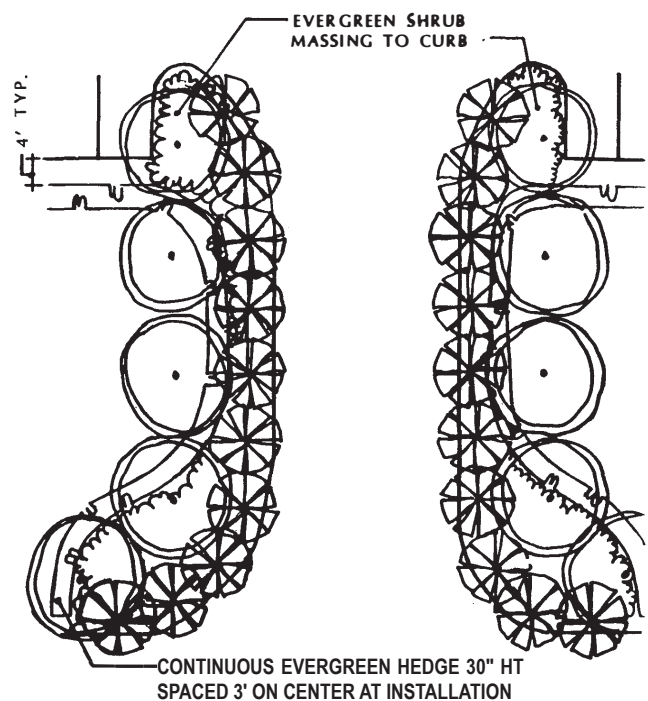


Figure 2.8 - Example Entry Drive Planting Plan
 Note: The landscape architect shall respond to all visibility triangle requirements for intersections.

3. All site entry drives shall be well landscaped with a combination of shade trees, flowering trees, and flower beds, see figures 2.7 and 2.8.
4. All planting bed areas shall be covered with a 3" layer of shredded hardwood mulch.
5. All plant material, topsoil, mulch, fertilizers, etc. shall be subject to VBDA approval. Rejected materials shall be removed from the site.
6. Street trees shall be placed along all roadways, within the right of way, which properties abut or adjoin. One tree shall be provided for every 35' of property line that adjoins or abuts the roadway. If applicable, existing street trees on adjoining properties shall be located and shown on all landscape planting plans. The spacing of all new required street trees shall tie into existing trees, maintaining a maximum spacing of 35' on center.
7. Shade trees and/or flowering trees shall be provided in front of the buildings as approved by VBDA.
8. Each site developed shall have an automatic irrigation system to irrigate all new trees, shrubs, seeded areas & sodded areas up to the property line and to any road edges which they adjoin or front. The irrigation system shall be designed to provide the proper water requirements to maintain healthy plant life.

each case where this is applicable, the user shall obtain approval from the VBDA at the construction document approval stage.

- D. Lighting in all parking lots, walkways, and signage on buildings shall be LED. Lighting levels in parking lots shall be a minimum 0.5 foot candles. Light spillage onto adjacent properties and the right of way shall be minimized.
- E. Accent lighting of buildings, landscaping and signage is encouraged.
- F. All lighting adjacent to residential areas will be placed in such a way to prevent glare or overflow lighting into these areas.
- G. Point-by-point photometric calculations with a summary statistics table shall be submitted for all project sites. Calculations shall include fixture schedules or details indicating all aesthetic, electrical, and luminous characteristics of the proposed lighting systems.

2.12 LIGHTING

Corporate Landing Business Park has a uniform lighting system for exterior lighting. Fixtures and poles shall be approved by the VBDA. The following lighting requirements apply:

- A. Parking light fixtures shall be a maximum height of 30'.
- B. Low bollard fixtures or landscape lighting is recommended for walks and building entries.
- C. The use of full cut-off fixtures for general illumination is required. Designs to meet Dark Sky compliance are encouraged. Building mounted floods will not be permitted, except in completely internalized service courts. In



Figure 2.9 - Standard Park Light

ARTICLE III: BUILDING CRITERIA

3.1 APPLICABLE CODES

- A. Buildings within Corporate Landing are governed by the following requirements and restrictions but not limited to:
 - 1. The Virginia Uniform Statewide Building Code (USBC),
 - 2. The recorded Zoning Proffers of the VBDA,
 - 3. The City of Virginia Beach Zoning and Subdivision ordinances, as amended, and
 - 4. The City of Virginia Beach Public Works Design Standards Manual, as amended.
- B. It is the responsibility of the individual site developer to verify and conform with all requirements of governing agencies and obtain and maintain all necessary permits during the development of the property.

3.2 BUILDING DESIGN AND ORIENTATION

- A. Corporate Landing offers the highest quality of design and creativity in the Park's building construction. In order to ensure the development of a harmonious corporate environment, the following design parameters have been established:
 - 1. The building concept for the Park is to set buildings in a landscaped environment that maintains an aesthetic continuity throughout. Each designer is encouraged to express individuality and creativity while blending his or her design into the site's surrounding context. The general design context should reflect a high quality, modern, corporate image. Colonial or historical designs shall not be permitted. All designs are subject to the VBDA's approval. It is intended that the basic harmony of the Park's architecture shall prevail so that no building shall detract from the attractiveness of the overall environment.
 - 2. Buildings should be oriented toward the public street and the front face(s), at a minimum, should incorporate higher levels of architectural

articulation such as cornices, expression of structural or architectural bays, recessed windows or doors, material or material module changes, color and/or texture differences. Continuity of design is encouraged on the side and rear faces. Flat, monolithic or unarticulated facades are discouraged.

- 3. For large buildings, varying horizontal and vertical elements should be employed to help organize the building mass. In addition to material changes, breaking the footprint of a large building into smaller parts and varying a building's height and facade design can reduce the appearance of blank walls.

3.3 BUILDING MATERIALS AND COLORS

- A. Exterior building materials shall be of types that are durable and permanent in quality and appearance. Exterior finishes should require little or no maintenance. Colors, materials, and finishes are to be coordinated in a consistent manner on all elevations. Recommended architectural materials include glass, granite, concrete, brick and metal. Additional building facade requirements include:
 - 1. The use of metal panels for light industrial facilities is acceptable as long as the front face(s) and main entry of the building includes at least one additional complimentary material and the metal on the side and rear is layered and varied.
 - 2. Glazing shall be reflective enough to prevent vision from the exterior to the inside during daylight hours. Reflective glazing shall have a shading coefficient of .20 to .30.
 - 3. All roof-top mechanical equipment, shall be enclosed or screened by opaque glass, metal or masonry, so as to be an integral part of the architectural design and not visible from adjacent public streets.

4. Exposed louvers, similar metal panel inserts, or penthouse enclosures are to be painted to match the predominant color on the building.
5. In order to maintain aesthetic continuity within the Park, bright overall colors shall not be permitted. However, bright colors are encouraged to enhance focal points and serve as accents, such as main entrances and shall be as approved by the VBDA.



Figure 3.1 - Light Industrial Building in Loveland, CO
 Large building with varying horizontal and vertical elements, unifying materials and enhanced facade articulation at the main entry.
 Image Source: Danny Dodge



Figure 3.3 - Existing Corporate Landing business with accent colors and enhanced main entry



Figure 3.2 - Warehouse/Assembly Building in Toccoa, GA
 Multiple complimentary materials and architectural accents are required for the front face(s) and main entry of large facilities
 Image Source: Kirby Building Systems, LLC



Figure 3.4 - Side and rear face continuity of existing multistory Corporate Landing office building

ARTICLE IV: SIGNAGE CRITERIA

4.1 SIGNAGE REQUIREMENTS

All signage in the Corporate Landing Business Park must comply with the Sign Regulations of City of Virginia Beach Zoning Ordinance as amended. In addition, the following sign regulations apply:

- A. Menu board type signs shall not be permitted.
- B. Plastic letters shall not be permitted for building mounted signs.
- C. The size, location on the facade, color and finish of the letters or logo shall be compatible with the building architecture.
- D. Care shall be taken to conceal all conduits, raceways and transformers from all signage so that they are not be visible under any circumstances.
- E. Street names on the building are not permitted. Numbered addresses shall not be backlit.
- F. In multi-tenant buildings where storefront entrances are used, sign information shall be limited to company name, company logo, and suite number (see figure 4.1).

4.2 SIGNAGE APPROVAL BY VBDA

- A. Final design of all building signage shall be as approved by the VBDA. Proposed signage shall be submitted with the construction details for each building prior to their submission to the City of Virginia Beach. The sign submittal must include:
 1. Sign elevation,
 2. Site plan with location of proposed signage,
 3. Shop drawings outlining construction details and lighting, and
 4. Planting plan for area surrounding signage.
- B. Violation and/or non-compliance with the above procedures will allow the VBDA to remove the non-conforming sign at the expense of the owner/tenant.

- C. Maintenance of all signs shall be required by all tenant/owners. Signs shall be kept cleaned and painted as required to maintain the state of quality that existed at the time of installation

4.3 TEMPORARY SIGNAGE

- A. No temporary signs will be permitted except as described below (see figure 4.2).
 1. Temporary construction signs shall be permitted during the construction of the permanent facility and shall be removed upon issuance of the Certificate of Occupancy by the City of Virginia Beach.
 2. All temporary signs shall be ground mounted.
 3. One project construction sign shall be permitted and shall be located parallel to the street and shall include only: the Building Name; Developer; Architect; Landscape Architect; Consulting Engineers; General Contractor; Major Tenants; and Lending Institution
 4. No subcontractor signs shall be permitted. The temporary construction sign outlined above shall be a maximum of ten (10) feet high and located within the property line and adjacent to the construction trailer.
 5. No construction signs will be permitted off site
 6. One real estate sign shall be permitted per building and shall be allowed for six months. Following this period, additional approval shall be obtained from the VBDA.

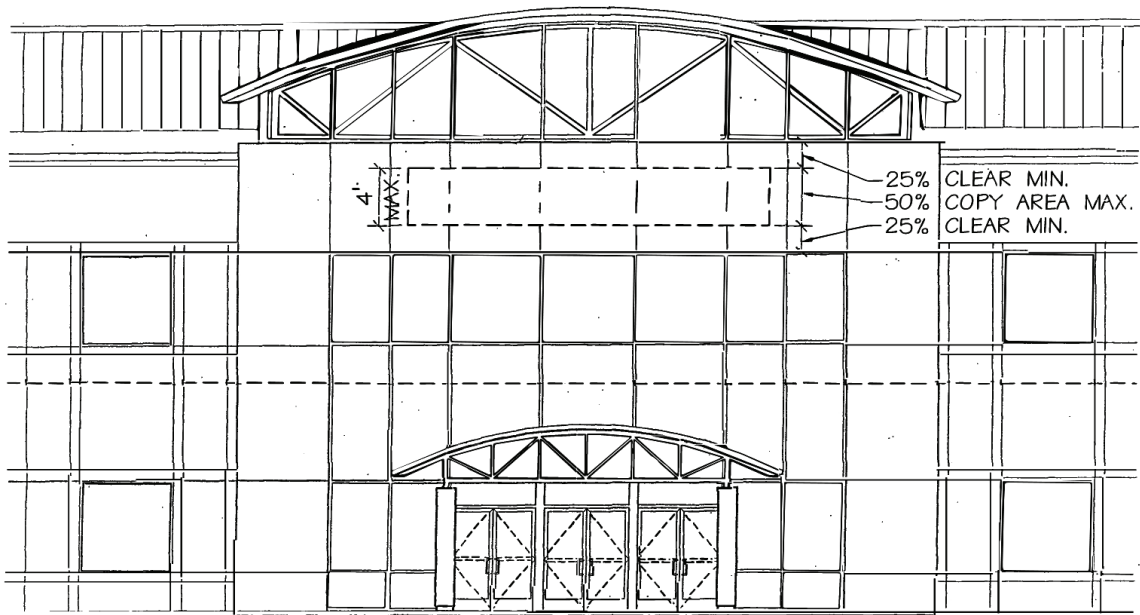


Figure 4.1 - Single Tenant Sign On A Building

The above drawing is an example illustration of the placement of a single tenant name.

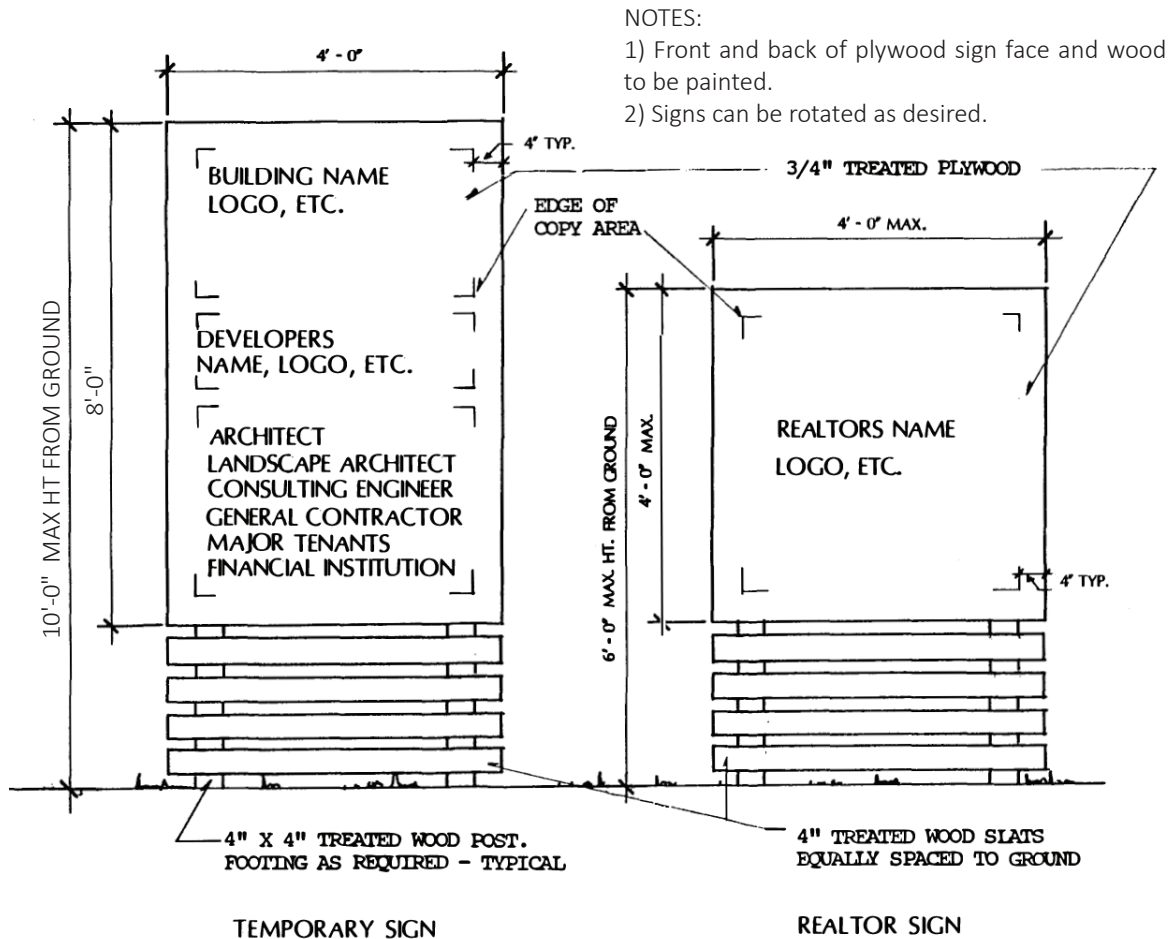


Figure 4.2 - Temporary and Realtor Signage

5.1 INTRODUCTION

- A. Corporate Landing is governed by a series of recorded covenants which are available upon request by any developer or owner interested in Corporate Landing. These covenants and restrictions are in place to ensure the proper and most appropriate development of the Park through the implementation of uniform standards. Furthermore, all pertinent requirements of public agencies shall be followed in the development of this property and all plans for development of a specific site shall be approved by the VBDA and approved by the City of Virginia Beach and public agencies having jurisdiction.
- B. The requirements contained in this criteria do not preclude the potential of later modifications. Each buyer shall be responsible for verification of all code requirements at the time of purchase and development.

5.2 DEVELOPMENT PROCEDURES

- A. Prior to commencement of the development of any project design, the project owner and the design professionals are required to participate in an introduction to Corporate Landing Design Criteria with VBDA's design representative.
- B. Prior to the commencement of any site improvements such as construction or alteration of buildings, enclosures, paving, grading, drainage, or any other permanent improvements on any site, the owner, lessee or occupant of any site shall first submit Plans and Specifications for such improvements to the VBDA for its written approval.

5.3 SUBMITTAL REQUIREMENTS

- A. Three (3) complete sets of plans shall be submitted for each review. Three (3) sets shall be retained for the VBDA's files. Plans shall be submitted to the VBDA at the following stages of planning and design:

1. Schematic Design and
 2. Construction Documents
- B. Final approved City of Virginia Beach site plan documents shall be submitted to the VBDA before construction begins.

5.4 SCHEMATIC DESIGNS

At schematic/preliminary review, the following material shall be submitted:

- A. Site Plan at a minimum scale of 1" = 40'-0"
- B. Site coverage ratio: building and paving
- C. Building location, overall dimensions, height, finish floor elevations setback lines
- D. Site circulation
- E. Site signage location
- F. Anticipated stormwater management practices
- G. Amount and location of employee and guest parking
- H. Location of any loading and trash collection areas
- I. Location of walks and driveways
- J. Building floor plans at a minimum scale of 1/8" = 1'-0"
- K. Elevations (1/8" = 1'-0" or 1/16" = 1'-0") in color or with color samples
- L. Perspective rendering
- M. Building materials specification list
- N. Location and size of all exterior mechanical and electrical equipment both at grade and/or on the roof.
- O. Preliminary review shall be concerned with building materials, colors and finishes, architectural treatment and rooflines.

5.5 CONSTRUCTION DOCUMENTS FOR FINAL REVIEW

- A. The following completed construction document material shall be submitted for final review:
1. Building construction drawings indicating all exterior finishes, colors and proposed screening of roof-top equipment. Actual size of equipment shall be indicated behind screen. The previously submitted colored elevations and the exterior building material sample board which were submitted for preliminary review shall be resubmitted again with the construction drawings.
 2. Full civil site plan and utility packages, at a minimum scale of 1"=25'-0".
 3. Full landscape design package, at a minimum scale of 1"-25'-0".
 4. Full site lighting, signage and any loading area and trash collection area construction details.
- B. Approval of plans must be given by the VBDA prior to commencement of any construction.

5.6 BASIS OF APPROVAL

- A. Review and approval will be based on standards set forth in the Declaration and the Design Criteria. Plans will be reviewed not only for the quality of the specific proposal, but also the project's effect and impact on its neighbors and on the general park character. Evaluation will be made of spatial relationships among and between buildings and other surrounding elements. Careful concern will be given to location and treatment of utility and service facilities with the intent of minimizing detrimental visual and environmental impact.
- B. Site ingress and egress shall be reviewed for efficient flow of traffic within the site and on abutting streets.
- C. If plans and specifications are not sufficiently complete or are otherwise inadequate, the VBDA shall reject them as being inadequate. Approval of design will be good for a one (1) year period, after which time, if construction has not started the building developer will be required to resubmit.

- D. After approval of the contract documents by the VBDA, any change in exterior materials or exterior colors during construction, shall be approved by the VBDA prior to ordering of materials.

5.7 REVIEW COMMITTEE

The Review Committee shall be composed of the VBDA's Department of Economic Development arm; the VBDA's architectural, engineering, and landscape architectural consultants, which herein afterward shall be referred to as "the Staff."

- A. Staff shall be entitled to approve minor variations to those portions of the Design Criteria not encompassed by the zoning proffers of record affecting the property.
- B. The VBDA shall receive comments and recommendations from the Staff as to whether the plans submitted should be approved or rejected.
- C. When questions of judgment or interpretation arise, the decision of the VBDA is final and binding on all parties.
- D. Any revisions, additions, or alterations to any portion of approved plans shall be subject to review and approval.
- E. Neither Corporate Landing or the VBDA or its successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any owner or occupant of land affected by this Declaration, by reason of mistaken judgment negligence or misfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans. Every person, corporation, partnership, or organization who submits plans to the VBDA or Declarator for approval agrees, by the submission of such plans, and every owner or occupant of any of the property agrees by acquiring title thereto or an interest therein, that he, she or it will not bring any action, proceeding or suit against the VBDA or Declarator to recover any such damages.

5.8 REVIEW TIME

The VBDA shall receive proposals for review, a minimum of fourteen (14) days prior to the second Tuesday of each month. The review comments shall be available from the VBDA office within two weeks of that second Tuesday.

5.9 PUBLIC APPROVALS

- A. The Applicant is responsible for complying with all applicable requirements of public agencies in the development of site(s) within Corporate Landing and shall make separate submittals to City of Virginia Beach review agencies. The Applicant may make concurrent submittals to both the VBDA and the City.
- B. Although based on local zoning and subdivision regulations, the Corporate Landing Design Criteria may be more restrictive in land use, site development standards, landscape requirements, or in other matters. In every case in which these criteria are at variance with public agency requirements, the more restrictive regulations shall govern. In the event of any inconsistency between the Deed and the Design Criteria, the provisions of the Deed shall control.
- C. The property owner is solely responsible for complying with all aspects of the Design Criteria, as well as all applicable codes and regulations. No variance from any aspect of the Design Criteria will be permitted unless approved in writing by the VBDA. If non-compliance to the Design Criteria is discovered during or after construction, it shall be the sole responsibility of the property owner to rectify all non-complying conditions at his or her expense to the satisfaction of the VBDA.