

Innovation Park Design and Development Guidelines Update

Detailed List of Changes | January 2023

Description of Change(s)	Existing 2016 Design Guidelines Reference Page Number(s)	January 2023 Design Guidelines Reference Page Number(s)
Update: Business Park name change from “Princess Anne Commons Biomedical Park” to the “Innovation Park”	Cover	Cover
Updated Throughout: Imagery & Document Design New and updated photos to better illustrate the current developments in Princess Anne and the Innovation Park. More user-friendly, visually compelling, and organized document.	all	all
Updated: Table of Contents Page	Three sections: <ul style="list-style-type: none"> • Introduction • Site Planning • Building Design 	Four sections: <ul style="list-style-type: none"> • Introduction • Site Design • Building Design • Review by VBDA
Updated: Princess Anne Commons Map and Innovation Park map	1-2 and 1-3	4 and 5
<p>SEC. 1 INTRODUCTION</p> <p>New: 1.1 Innovation Park specific background and introduction for the Innovation Park</p> <p>New: 1.3 Improvements by VBDA</p> <p>The Innovation Park offers shovel-ready sites, roadway access, water, sewer and electric utilities within the right-of-way and stormwater treatment of up to 60% of the impervious site coverage.</p> <p>Removed: References to several sets of guidelines for different types of development and activities envisioned in Princess Anne Commons and references to the park as the “VA Beach Bio Research Park” or ‘BioPark’.</p>	1-1, 1-2 and 1-3	3, 6

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<p>New: 1.6 Applicable Codes names the Virginia Beach Development Authority (VBDA) as the Park owner and lists the current zoning and design and engineering standards that govern land development in the Park.</p>	N/A	6
<p>SEC. 2 SITE DESIGN Section renamed from “Site Planning” & reorganized</p>	2-1 through 2-6	8-10
<p>2.4 Landscape and Plantings: Edited for clarity and consistency with what is expected above and beyond the City of Virginia Beach’s Landscape Ordinance within the Innovation Park. Much of Appendix A was incorporated into section’s text.</p>	2-1 & Appendix A (2-16 through 2-21)	9 & 10
<p>Access and Circulation Removed: Diagram on page 2-2 and topics organized into body of text</p>	2-1, 2-2 and 2-3	8
<p>Parking New: “Buildings with views from or with frontage along Princess Anne Road should generally be oriented to the front of the site closest to Princess Anne Road with parking areas located in the rear.” Removed: “Landscaping for the parking area should be strategically located to provide visual relief, shading of the lot, green areas, and screening while insuring that lines-of-sight are maintained, both at the time of planting and when the plants have matured.”</p>	2-4 & 2-6	8
<p>New: 2.3 Fencing Perimeter fencing is a crucial physical security element to certain facilities in order to funnel visitors to designated entry points. 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. Metal fencing with neutral color is preferred.</p>	N/A	9

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<p>New: Outdoor Amenity Areas Outdoor amenity areas, such as entry courtyards, break areas, patios and pavilions, for employees and visitors to the businesses within the Park are highly encouraged.</p>	N/A	10
<p>New: Signage All signage in the Innovation Park must comply with the Sign Regulations of the City of Virginia Beach zoning ordinance, as amended. In addition, 10 other conditions are listed for signs to conform to within the Innovation Park.</p>	N/A	10
<p>SEC. 3 BUILDING DESIGN</p>	2-7 through 2-15	11-14
<p>New: Building Façade “The front face(s) of buildings should incorporate higher levels of architectural articulation... continuity of design is encouraged on the side and rear faces” Replaced: Joint Use Library modern design example with multiple contemporary and light industrial/advance manufacturing examples from around the country</p>	2-8 & 2-9	12
<p>New: Exterior Materials and Palette “Exterior building materials should be of high quality, durable, aesthetically pleasing, and sustainable, including, but not limited to, brick, stone, concrete, masonry, glass and metal panels.”</p>	2-10	12
<p>New: Outdoor Storage, Staging & Services Areas Loading/service, outdoor storage and staging areas are permitted in the Park but must be concealed from public right-of-way view to the greatest extent possible and located at the rear of the building. Year-round screening may consist of walls and plant materials. Wall screening materials must be compatible with the primary structure. Access to these areas should be minimized and arranged so that maneuvering is avoided on public streets.</p>	2-12	13 & 14
<p>Removed: Parking Structures Section Density within the Innovation Park is not anticipated to ever require a parking structure.</p>	2-12 through 2-15	N/A

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<p>New: Review by VBDA section Added to clarify and provide guidance on the approval process.</p>	N/A	15
<p>Edited and Relocated: Appendix A, Sections A-C Appendix A was edited for clarity and consistency with what is expected above and beyond the City of Virginia Beach’s Landscape Ordinance within the Innovation Park. Appendix A was incorporated into the main document’s “Landscape and Plantings” Section.</p>	2-16 through 2-19	9, 10
<p>Edited and Relocated: Appendix A, Section D Edited for current lighting technologies and incorporated into main document text of “Exterior Building Lighting” section.</p>	2-19	14
<p>Replaced: Appendix A, Section E The “Site Furniture” section of Appendix A was replaced by the “Outdoor Amenity Areas” section on page 10. The various screening requirements and planting diagrams in Appendix A were replaced with Figures 2.5 & 2.6 on page 10.</p>	2-20 & 2-21	10