

White Oak Technology Park

Development Review Board

**County of Henrico
P.O. Box 90775
Henrico, VA 23273-0775**

**Ralph B. Higgins
Kevin Snead
Randall R. Silber**

March 24, 2020

Quality Investment Property Richmond, LLC
c/o Laney Marinich
12851 Foster Street, Suite 205
Overland Park, KS 66213

Re: QTS East – Phase 1 and revised Master Plan
Development Review Board Conceptual &
Preliminary Plans

Dear Ms. Marinich,

The Development Review Board (DRB) met on Wednesday, March 18, 2020 to review your conceptual and preliminary architectural and site plans for QTS East – Phase 1 and revised Master Plan at the White Oak Technology Park. The DRB hereby approves the submittal, subject to several items which will require additional submissions for consideration.

1. **Disturbance within the paving setback:** An exception was requested and granted to accommodate clearing and grading for the drive aisle around the north east corner of the building provided this area would be examined to determine if supplemental landscaping would be required.
2. **Disturbance within the paving and landscape setback:** An exception was requested and granted to accommodate the guardhouse and the drive aisle along the western and southern property lines.
3. **Fencing:** The location and details of the perimeter fencing, and gates as proposed were approved.
4. **Loading dock and service area screening:** As this is a Master Plan, the DRB has determined that perimeter screening, not internal screening, must meet the provision of the Covenants. The proposed screening is acceptable as proposed.
5. **Fuel Storage:** Fuel storage for the generators was approved as proposed.
6. **Ceremonial Entrance:** The Ceremonial Entrance was found to be acceptable as proposed. The DRB has requested additional landscaping, including trees, within the parking lot and along the main façade facing the parking lot. This will be reviewed with the landscape plan.

7. **Architectural Elevations:** The elevations as presented were generally found to be acceptable, however, the DRB requested that additional enhancements be proposed for the DC-6 elevation facing Technology Boulevard. **A revised plan is required to be submitted prior to Final DRB approval of the elevations.**
 - a. **Building Height:** An exception was requested and granted to permit a building height over 50'.
 - b. **Future Buildings:** Details for future buildings will be reviewed at the time development plans are submitted for future phases. Future buildings are anticipated to be similar/compatible in quality and design.
8. **Separate Entrance:** The separation of delivery traffic and employee/visitor traffic was discussed and approved as proposed.
9. **Landscaping:** Details of the proposed landscaping are required to be submitted for further review at a later date. This should include details of the hardscape and landscaping of the ceremonial entrance and the parking lot. Location of proposed irrigation must be shown to ensure that all proposed landscaping will be adequately irrigated.
10. **Lighting:** Details of the proposed lighting are required to be submitted for further review at a later date. This should include details of the site lighting of the ceremonial entrance and the parking lot. Light pole locations should be coordinated with proposed landscaping.
11. **Signage:** Details of the proposed signage are required to be submitted for review at a later date.

The DRB will review final construction plans at a later date, which may include the final details for landscaping, lighting, and irrigation, as well as all other construction details.

Thank you for this opportunity to review the Conceptual and Preliminary plan for QTS East. Should there be any questions or additional assistance needed, please contact me at (804) 501-4270.

Sincerely,



Randall R. Silber
Deputy County Manager
for Community Development

pc: Sarah Blue, QTS Data Centers
Nathan Niewald, Corgan
Zack Wilkins, Townes Site Engineering
Ralph Higgins, White Oak Technology Park Development Review Board
Kevin Snead, White Oak Technology Park Development Review Board
Director of Planning
Executive Director of Economic Development Authority