

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



R. Joseph Emerson, Jr., AICP  
Director of Planning  
(804) 501-4602

September 1, 2022

Townes Site Engineering  
c/o Zachary Wilkins  
1 Park West Circle, Suite 108  
Midlothian, VA 23114

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

RE:     POD2022-00345  
          QTS Tract 9 Master Plan  
          **POD/Master Plan**  
          Original Plan Review Comments II

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, June 23, 2022, and August 26, 2022 and has the following comments:

❖ POD/Master Plan Approval: The following items must be addressed prior to approval of the plan:

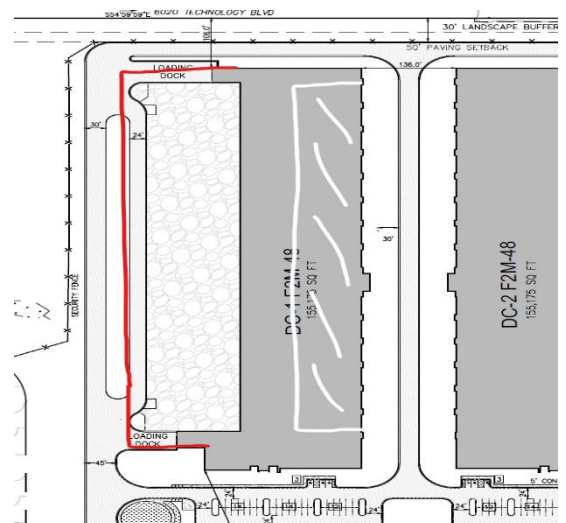
1. General
2. The White Oak Technology Park Design Review Board (DRB) must grant Conceptual and Preliminary approval prior to approval by the Director of Planning.
  - Any approval letter must be included in the plan set.
3. The White Oak Technology Park Design Review Board (DRB) must grant Final approval prior to construction plan approval.
  - Any approval letter must be included in the plan set.
4. After the POD/Master Plan is approved by the Director of Planning, then the next submittals are under a Minor Site plan with commentary that the proposed buildings continue to be the same as those reviewed and approved with this Master Plan.

❖ DRB related issues:

1. All fence details must be received so that the DRB can review and approve them as required.
  - Details for the Ameristar fencing is proposed and has been located on the plans. However, details for a chain link fence have also been proposed and I cannot locate them on the plans? Is that currently shown, or anticipated to be shown on future submittals and therefore wish to have it approved now by the DRB? If this is the case, I think this is a good idea.
2. Section 7.10 requires that all loading docks are screened from view.
  - Please label the location, height, color, and material of the screen wall between the loading docks and Portugee Road. It should match the building. It appears on the elevations provided.

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- Code Section 24-5311. How will this be achieved?
  - I think addressing comment 3 will also address this comment.
- Any thoughts to flipping the orientation so that the mechanical area would be facing the building of DC-2 F2M-48 rather than the BMP and adjacent properties? I understand if this is not possible, however, I need something for the file.



6. Identify the location and screening of the ground mounted HVAC or mechanical units for the guardhouse.

❖ **Planning Department Comments** – The following Planning comments must be addressed prior to final approval of construction plans:

1. General
2. Data Center parking is now established in our Zoning Ordinance at 2 spaces per 1,000 sq ft of office space. Please adjust the calculations to meet this new Code requirement.
  - Please update the cover sheet when the subsequent plans are submitted.
3. 10% Tree Canopy requirements must be met.
4. 35% of the proposed plantings must be native species.
5. 5% Greenspace requirements must be met. The figure is the total square footage of all parking spaces and the drive aisles.
6. Foundation plantings are required to be provided. 3 shrubs per 10' of linear frontage facing Portugee road.
7. Is any additional mode of transportation or access contemplated between this site and the adjacent QTS or Meta sites? Perhaps a path for electrical bicycles or golf carts?
8. Ensure that if the parcel is subdivided that each building meets the required setbacks, and Open Space at the time this is proposed.
9. A site lighting plan must be submitted with each Minor Site plan submittal.
10. C-02
11. Label the height of the security fencing and the chain link fencing if indicated.
12. Additional Planning comments will ensure upon the review of more detailed plans.

❖ See additional comments from other review agencies.

Revised plans addressing items 1 through 6 under the DRB related issues, and a written response to review comments must be received by **September 8, 2022**, in order to have sufficient time to review and send to the DRB for their Conceptual/Preliminary approval to then be considered prior to preparation of the **Director's Agenda**.

You may contact me at [gre31@henrico.us](mailto:gre31@henrico.us) or 804-501-5290 if you need any additional information regarding my comments.

Sincerely,



Anthony Greulich  
County Planner

## Attachment

CC: Executive Director (Industrial Development Authority of the County of Henrico) via email