

DEVELOPMENT CRITERIA  
FOR  
**THE GATEWAY at SoNo**

A Planned Unit Development  
For South Norfolk

Original Prepared For  
Gateway at SoNo Development LLC

By

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Chesapeake, Virginia

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## I. PURPOSE

The purpose of this Development Criteria is to set forth the goals of the Gateway at SoNo Development LLC, and its successors and/or assigns, for the development of ‘The Gateway at SoNo’ as an Urban-Planned Unit Development (PUD) and to establish the guidelines and standards to be followed in the achievement of those goals. Throughout these criteria the Urban PUD shall be referred to as ‘The Gateway at SoNo’. The term “Developer” and “applicant/owner” shall mean the Gateway at SoNo Development LLC.

## II. GENERAL STATEMENT

- A. The proposed PUD is a mixed use project containing affordable housing lofts, restaurants/cafés, retail shops, municipal facilities, office space and residential condominiums in an urban setting.
- B. The site is located in South Norfolk within the City of Chesapeake, Virginia, approximately 5 minutes from downtown Norfolk and a ½ mile from the Southern Branch of the Elizabeth River. The site has direct access to Interstate 464 and convenient to Interstate 264.
- C. The project conforms with the intended redevelopment of South Norfolk, the Poindexter Corridor Strategic Development Plan (April 2004), and the Poindexter Corridor Design Guidelines (August 2004).

## III. THE LAND

- A. The property to be developed as ‘The Gateway at SoNo’ consists of approximately 6 acres lying north of Poindexter Street and is bounded by Bainbridge Boulevard to the west, Grady Street to the north, and Stewart Street to the east. The property includes the parcel commonly known as the “Big Pig” site along with four single family residences and is located just east of the I-464 and the Poindexter Street interchange.
- B. In 2003, the City of Chesapeake Economic Development Department and Urban Design Associates led a planning process to define a consensus vision for the Poindexter Corridor and downtown South Norfolk. The public process, which involved community residents, business owners, and stakeholders, resulted in the development of the ‘Poindexter Corridor Design Guidelines’ and the ‘Poindexter Corridor Strategic Development Plan’.

#### IV. THE GOALS

A. The goals of the Gateway at SoNo Development LLC, in developing ‘The Gateway at SoNo’ are as follows:

1. To create a development that is in the spirit and character of the nearby South Norfolk Historic District Guidelines and the Poindexter Corridor Design Guidelines.
2. To provide mixed-use buildings with retail/office, restaurant, municipal facilities and residential uses.
3. ~~To provide affordable workforce housing in cooperation with the Virginia Housing Development Authority (VHDA) and to generally provide another housing alternative to the residents of South Norfolk. VHDA developed a model for the Gateway at SoNo development requiring 20% of the residential units to qualify for financing under VHDA’s first-time homebuyer program. The remaining 80% of the units would not be subject to sales price/income restrictions. VHDA would provide short-term construction financing for the development, realizing that the purchasers of the affordable units may utilize VHDA financing.~~
4. ~~To close Stewart Street, from Poindexter Street to Grady Street, as a public street, and to provide enhanced pedestrian crosswalks across the existing Stewart Street to the adjacent South Norfolk Library and Park.~~

#### V. THE PLAN

The Conceptual Master Development Plan for ‘The Gateway at SoNo’ is in conformance with the City of Chesapeake Comprehensive Plan, the Poindexter Corridor Strategic Development Plan and Design Guidelines. The Conceptual Master Development Plan, attached and made a part of these Development Criteria, shows a schematic site layout with the different uses and approximate statistics.

##### A. Land Uses

1. Residential Buildings
  - a. ~~General Description~~
  - a. Permitted Uses:
    - 1) Multi-family residential
    - 2) Public and private parking
  - b. Development Standards
    - 1) Maximum building height            3 stories / 40’
    - 2) Maximum gross square footage    35,000 gsf

- 3) Minimum front/rear yard setbacks 5' \*
- 4) Maximum front yard setback 10' \*
- 5) Minimum side yard setbacks NA
- 6) Total condominium units 108 units

2. Mixed Use and Municipal Buildings and Structures

~~a. General Description~~

a. Permitted and Conditional Uses

- 1) Permitted and conditional uses in the B-5 zoning district, with the exception of manufacturing and wholesale trade uses which shall be prohibited.
- 2) Residential uses shall not be permitted on the first floor.
- 3) Only residential uses shall be permitted on the third floor.
- 4) Residential uses shall be prohibited in municipal buildings.

b. Development Standards

- 1) Maximum building height 3 stories / 48'
- 2) Maximum gross square footage Bldg. 1- 56,500 gsf  
~~Bldg. 2- 37,000 gsf~~
- 3) Minimum front yard setbacks 0' \*
- 4) Maximum front yard setback 10' \*
- 5) Minimum side yard setback NA
- 6) Minimum rear yard setback NA
- 7) Mixed Use Building 1 15 condominium units
- ~~8) Mixed Use Building 2 10 condominium units~~
- ~~9) Total Residential condominium units 25 units~~

Minimum and maximum setbacks are measured from the point of the building that is closest to the right-of-way.

All residential buildings shall be condominium ownership for sale.

3. Density

Floor Area Ratio shall not exceed 2.5.

Dwelling Units per Acre shall not exceed 30 units per acre

4. Parking

- a. Parking will be provided on-site, on adjacent streets, and in nearby public city parking lots and public parking structures ~~(such as library and park) within 500' of property.~~ On-site parking will be provided interior to the site, behind buildings, or adjacent to buildings.
- b. All parking shall be paved with curbing, unless curbing is expressly waived by the Director of Development and Permits ~~Public Works~~ or designee.
- c. The following Parking Management Plan will be provided for The Gateway at SoNo subject to the following criteria, ~~as shown on the Master Development Plan:~~

- 1) Parking will be provided as a shared and non-simultaneous use, since the peak parking needs occur at different times for each use.
- ~~2) Total square footage of retail/office gross floor area: 53,730 sq ft~~
- ~~3) Total residential units: 133 units~~
- 2) Minimum parking spaces for retail/office: 1 space per 900 sq ft.
- 3) Minimum parking spaces for residential: 1 space per unit
- ~~4) Total required off street spaces: 193 (60 retail/office + 133 residential)~~
- ~~5) Proposed off street parking provided: 238 spaces~~
- ~~6) Proposed on street parking provided: 96 spaces within 500 feet of site~~
- 4) The site is currently served by the Hampton Roads Transit bus route which currently travels past the site on Poindexter Street.

#### B. Roadways

1. Parking areas, internal circulation, and ingress and egress are identified on the General Land Use Plan; provided, however that public parking garage shall be constructed on the property subject to this PUD.
2. Drive aisles shall be a minimum of 24 feet and no wider than 24 feet unless required by the Fire Department.
3. Areas for loading/unloading, delivery will be provided on-site for mixed uses as appropriate.

#### C. Open Space and Recreation

1. There will be a variety of open spaces within 'The Gateway at SoNo'; including but not limited to include. They range from the plaza at the intersection of Poindexter Street and Bainbridge Boulevard, and to the interior pocket parks located on the northern portion of the property subject to this PUD. Refer to the attached General Land Use Plan.
2. ~~These improvements will be installed as part of Phase III and prior to receiving a certificate of occupancy for the final 3 residential buildings.~~

#### D. Phasing

1. 'The Gateway at SoNo' will be built in three (3) phases. Phase I includes Mixed Use Building 1 and Residential Building 1 ~~& 2. Phase II includes Mixed Use and Municipal Building and public parking garage 2 and Residential Building 3. Lastly, Phase III includes a pocket park and a Mixed Use Building. Residential Buildings 4, 5 & 6 and improvements to the adjacent City park. Refer to the attached General Land Use Plan.~~

2. ~~The Phases will be built in a sequential manner, starting with Phase I in 2007 to 2008.~~

#### E. Utilities

1. A 16-inch water main ~~was it be~~ installed in Poindexter Street as part of the 'Poindexter Street Streetscape Project' ~~and which will~~ provides adequate water service and fire service to the site.
2. The existing sanitary sewer in Poindexter Street ~~was it also be~~ improved as part of the 'Poindexter Street Streetscape Improvements' and provides ~~will be~~ adequate service to the project site.

### VI. OTHER STANDARDS

In addition to the standards set forth above, the following additional regulations shall apply in all land use areas in the PUD and are as follows: (Refer to attachments for additional detailed information)

- A. Unless otherwise provided in these Criteria, the regulations of the Chesapeake City Code, Chesapeake Zoning Ordinance, and Chesapeake Public Facilities Manual shall govern the development of 'The Gateway at SoNo'. Within the Chesapeake Zoning Ordinance, the regulations governing the PUD-U zones shall apply. Where provisions of these Criteria ~~or depictions on the General Land Use Plan~~ conflict with the Chesapeake City Code, Chesapeake Zoning Ordinance, or Chesapeake Public Facilities Manual, the Criteria ~~and General Land Use Plan~~ shall control.
- B. Nothing in these Criteria shall negate the requirement for preliminary or final site plan approval, any necessary plat work, or the issuance of permits required by Chesapeake City Code and the Chesapeake Zoning Ordinance.
- C. **Furnishings and Landscape Palettes:** Street furniture promotes pedestrian street life which encourages the active and continuous use of public sidewalks and open space. Example site furnishing photographs are located in the Exhibit section at the back of this report.
  1. General Criteria:
    - a. Fixtures shall not restrict the clear movement along the sidewalk.
    - b. Street furniture shall follow a consistent visual pattern through material, style, or color.
    - c. Environmental factors are to be considered in the placing of seating. Factors include but are not limited to: illumination, glare, direct sunlight, rain and shadow. The location and configuration of seating should encourage social interaction.
    - d. Bicycle racks shall be provided near public open spaces and commercial buildings anchored to grade or structure.
    - e. Any newspaper containers should be firmly anchored and grouped. No more than five (5) containers per group.

- f. Public trash receptacles shall be located near pedestrian intensive areas and consist of an outer, decorative shell and replaceable inner liner.
  - g. Any bollards should have a minimum 3-foot clearance between them.
  - h. Any public fountains, ~~sculptures, permanent outdoor art~~, hardscaping, etc. shall be of durable materials and visually consistent with the overall design of the landscape plan.
  - i. No element associated with outdoor dining areas may obstruct clear movement of the sidewalk. All elements associated with outdoor dining shall be removable from the outdoor dining area and be concealed from view when in storage.
2. The following site furnishings will be provided:
    - a. Fountains: ~~A Two fountains will be provided. One fountain was installed in the corner plaza at the intersection of Bainbridge Boulevard and Poindexter Street. This fountain shall be installed prior to receiving a certificate of occupancy for the first mixed use building located at the intersection of Bainbridge Boulevard and Poindexter Street. Another fountain will be provided in the Pocket Park in the middle of the site. This fountain shall be installed prior to receiving a certificate of occupancy for the 4<sup>th</sup> residential building.~~ One fountain will be installed in the corner plaza at the intersection of Bainbridge Boulevard and Poindexter Street. Another fountain will be provided in the Pocket Park in the middle of the site. This fountain shall be installed prior to receiving a certificate of occupancy for the 4<sup>th</sup> residential building.
    - b. Pocket Park: A pocket park will be provided in the northern portion of the property subject to this PUD. ~~middle of the development as shown on the Master Development Plan.~~ This pocket park will include a fountain as mentioned above and seating.
    - c. Seating Areas: Seating areas will be provided in the corner plaza at the intersection of Bainbridge Boulevard and Poindexter Street; and in the Pocket Park; and at the entrance to the City park from the site.
  3. ~~The following improvements to City property will be provided:~~
    - a. ~~40 to 50 trees in Johnson Park.~~
    - b. ~~Perimeter fence around the park along Grady Street.~~
    - c. ~~Brick paver walkways connecting the various park amenities to each other.~~
    - d. ~~A seating area and statue at the entrance to Johnson Park from the site. The City Public Arts Committee shall review and approve the seating area and statue prior to final design.~~
    - e. ~~Tree pits and planters along Bainbridge Boulevard and Poindexter Street adjacent to the Mixed Use buildings.~~
    - f. ~~Improvements to Johnson Park shall be coordinated with the Departments of Parks and Recreation and General Services and implemented prior to receiving a certificate of occupancy for the final 3 residential buildings.~~
    - g. ~~Improvements to the right of way along the perimeter of the site shall be coordinated with the Department of Public Works and implemented with the Poindexter Streetscape Improvements.~~

#### D. Streetscapes:

1. Within ‘The Gateway at SoNo’, streetscapes are critical public spaces that help create a sense of uniqueness for each street and define the address of new buildings. The character of each streetscape is defined by the scale of the adjacent



buildings. The streetscape in front of Grady Street will be primarily pavement with regularly spaced canopy trees to create a rhythm or pattern. The streetscape in front of Bainbridge Blvd. will have canopy trees within a continuous planting verge. Tree species will vary, but will be selected based upon their mature size, hardiness, and ability to withstand urban conditions.

2. It is intended that the project's streetscape design shall allow for the possibility of outside dining and outdoor plazas. It is also intended that the project's streetscape design shall allow outside furniture and fixtures such as street lighting, trash receptacles, bollards, bicycle racks, etc. – all in complement to the overall character of the PUD. ~~Example street sections are located in the Exhibit section at the back of this report.~~

~~The amenities intended for the park areas and urban pedestrian friendly environment of the PUD will promote the use of some limited types of street vendors and street side musicians or entertainers. There shall be no more than two vendors on the premises.~~

3. The Condominium Associations shall maintain all ~~adjacent~~ landscaping within the ~~public right-of-way~~ limits of the property owned by the Condominium Association.
- 4.

- E. **Fencing:** Perimeter fencing ~~along Bainbridge Blvd. and Grady St.~~ shall be applied to the residential condominium complex only. An ornamental fence, no more than 5' in height ~~with intermediate brick columns~~, shall secure the site. The objective of the perimeter fence is to blend into the landscape elements and building character as well as secure the residential community.

- F. **Signage:** Signs shall be integrated into the architectural design of the building. The following guidelines clarify what types of signage may exist and the parameters each type must follow.

1. Mixed Use/Municipal Buildings, First Floor Retail Signage Criteria:  
First floor tenants are permitted wall signage not to exceed one (1) square foot of sign surface area per (1) linear foot of public right-of-way frontage. The maximum size of the wall sign shall be 32 square feet. Signage installed on the 3 feet high sign band located above the retail display windows/awnings shall be installed 4 inches from the top and bottom of the sign band. Appropriate materials include painted or carved wood or metal signs. Individual lettering and small logos may be illuminated within an opaque background. However, no box signs shall be permitted.
2. Residential Buildings:
  - a. For residential buildings, a maximum of one (1) sign per public entry door location shall be permitted and shall not exceed 4 square feet in area.
3. Mixed Use/Municipal Building Development Signs:
  - a. There will be as many as three (3) Mixed Use Development signs depicting the name of the development only: One sign mounted to the sign band at the Southwest face of Mixed Use Building 1, one (1) sign at the Southeast corners of Mixed Use/Municipal Building-2, and one (1) freestanding sign,

with two faces, located adjacent to Poindexter Street ~~between Mixed Use Buildings 1 and 2~~. The freestanding sign shall be a monument type sign not to exceed 4 feet in height and 24 square feet per sign face.

**G. Tree Canopy and Open Space Requirements:**

1. The landscaping requirements or the equivalent of the Chesapeake Zoning Ordinance, 19-600 shall be met or exceeded as determined by the Director of Development and Permits or designee.
2. At least 10 percent of the developable area of the site shall be designated as open space. Such open space may include green areas, parks, landscaped areas open to the sky, lakes, roof gardens, walkways, trails, outdoor gardens, plazas, playground and recreational facilities, etc.
3. Fifty (50) percent of the required open space must be configured for usable recreation. Usable recreation shall include parks, plazas, landscaped areas open to the sky, playgrounds, roof top gardens, and pedestrian ways other than street sidewalks. Town squares and plazas that provide open areas where people can gather in a large group should be centrally located with dwelling units and businesses facing the open spaces. Smaller open spaces, such as pocket parks should be located throughout the development.
4. A minimum of twenty (20) percent tree canopy coverage shall be provided for PUD-U development. Street trees and landscaping planted within the right-of-way may be counted towards meeting the minimum canopy coverage requirement. Street trees may be placed in planters or metal grates located within the sidewalk.
5. The Condominium Associations will be responsible for maintaining the plaza, all open space areas, and all landscaping on the site in perpetuity.

**H. Green Space within Surface Parking Areas Requirements:**

1. Green space requirements for parking areas shall be in accordance with the Chesapeake Zoning Ordinance, 19-601(d) or the equivalent as determined by the Director of Development and Permits or designee.
2. Green space meeting the definition contained in the Chesapeake Landscape Specifications Manual shall be provided within the interior of parking areas at a ratio of 30 square feet of green space per each parking space required under this ordinance. Only those areas directly adjacent to and directly associated with the rows of parking will count towards required green space.
3. The equivalent of ~~300~~ 400 square feet of large tree canopy coverage (appendix B of the Chesapeake Landscape Specifications Manual) shall be planted for each 150 square feet of interior green space required.
4. Where feasible, as determined by the Director of Development and Permits or designee, utilities shall be located outside of required green space.
5. Green space containing less than 150 square feet in contiguous area will not count toward interior green space required for parking. Individual green areas 150 square feet or more in contiguous area shall not substitute for more than 1,000 square feet of interior green space required for parking.

6. Green space no smaller than 9 x 18 feet in size, and containing at least one large tree, shall be required at both ends of each row of parking spaces containing 7 or more spaces. All parking lot trees shall be large trees, as listed in the Chesapeake Landscape Specifications Manual, unless otherwise approved by the Director of Development and Permits or designee due to extenuating circumstances.

**I. Buffer yard requirements:**

1. ~~Buffer yard requirements shall be in accordance with the Chesapeake Zoning Ordinance, 19-601(e) or equivalent as determined by the .~~
2. A vegetated buffer shall be installed along Grady Street to mitigate the impact on adjacent residential use. ~~on the portions of the site bordering public streets, unless waived or modified by the . All required landscaping shall be set back from the street and ingress/egress points an adequate distance to provide clear visibility.~~ Tree locations and spacing may be adjusted to provide reasonable visibility of signage and to ensure safe ingress/egress.
3. Where feasible, required trees must be located outside of all public easements or private utility easements. The Director of Development and Permits or designee shall determine on a case-by-case basis whether the location of trees outside of a particular utility easement is feasible, giving due consideration to such factors as topography, size of the lot and site design. No trees shall be planted in an easement where prohibited by the deed or agreement by which the easement was created. Required shrubs may be planted within a utility easement, provided that shrubs are not prohibited by the deed or agreement which created the easement. If no deed or agreement exists, no plant materials shall be placed in the easement area without the express permission of all persons having rights or interest in the easement.

**J. Outstanding Tree Specimen:**

The outstanding Sweet Gum tree located at Johnson Park Play Area, in vicinity of Grady and Stewart Streets, has been identified as a Chesapeake Champion within 82% of the state champion Sweet Gum. It has a circumference of 197', is 82' tall, and has an average canopy spread of 98'. This tree has also been nominated for the "Remarkable Trees of Virginia" book which is being prepared by Dr. Jeff Kirwan from Virginia Tech. ~~Since this tree is located in the development area of the Gateway At SoNo project, every effort must be expended to properly preserve this tree.~~ The City shall follow the requirements put forth in Chesapeake Zoning Ordinance Section 19-600, Specifications Manual, to ~~requires~~ preservation ~~this~~ of outstanding tree specimens. ~~Proper preservation measures are as follows:~~

1. ~~Prior to commencement of any construction activity, preservation measures must be installed.~~
2. ~~Install 4-6" of woodchips around the base, out to a radius of 40'.~~
3. ~~Install a 6' chain link fence around the base at a 40' radius. (Notify Director of~~

- ~~Development and Permits or designee when steps 2 and 3 above are complete)~~
- ~~4. Keep all vehicles and construction material outside this 40' radius.~~
  - ~~5. During periods of drought, provide 50 gallons of water per week, spread within the 40' radius.~~
  - ~~6. After construction activities are finished, call for inspection and concurrence to remove chain link fence.~~
  - ~~7. No development, parking, or construction activity shall occur within the 40-foot radius with the exception of the preservation activity discussed above.~~
- K. **Lighting:** Lighting shall be consistent throughout and provide adequate illumination while minimizing energy inefficiency and reducing overhead and adjacent glare. All fixtures shall provide a sense of security and safety for visitors and residents. A comprehensive and coordinated approach to lighting promotes the continued vibrancy of mixed use districts beyond the daylight hours. ~~Example lighting photographs are located in the Exhibit section at the back of this report. The type of lighting fixture used will be the acorn style with a decorative post top and cast aluminum housing.~~
1. Street Lighting:
    - a. Street lights will be traditional in character, pedestrian scale and mounted at approximately 14 feet at lower than normal height. They will be used for all streets, parks, and public open spaces. All fixtures will be LED metal halide ~~with full cut-off luminaires~~ to control overhead glare and provide lighting efficiency.
    - b. Lighting shall be properly spaced along the street and between the street trees where they are located.
  2. Building Lighting:
    - a. The lighting of building facades can contribute to the overall organization of the neighborhood and promote an active pedestrian realm. Fixtures should be located, aimed, and shielded so that glare is restricted from adjacent structures. Fixtures shall only be directed toward the building façade and not toward adjacent structures, streets or public open spaces.
  3. Open Space Lighting:
    - a. In addition to street lamps, low-level outdoor lighting integrated into low walls, bollards, or decorative paving illuminate changes in grade and provides visual separation between pedestrian and vehicular realms.
- L. **Trash Collection:** Routine refuse collection, removal and proper disposal for the properties owned by the Condominium Association shall be provided privately. Locations for collection and removal will be designated on-site during site plan approvals. The locations will be chosen to best advantage, attempting to optimize accessibility, aesthetics and compatibility to immediately surrounding uses. Dumpster enclosures will be fully screened with materials similar to the adjacent buildings.

## VII. ARCHITECTURAL STANDARDS AND REVIEW

All construction and development within the PUD shall conform to the following:

### A. The Architectural Standards:

1. Purpose: The purposes and objectives of the Architectural Standards are as follows:
  - a. The primary purpose is to promote harmonious and aesthetically pleasing architectural designs.
  - b. The main objective of the Architectural Standards is the development of buildings and structures that conform closely to the historic nature of the South Norfolk area in terms of color, form and location. Period styles and/or historical approaches are specifically endorsed and encouraged.
  - c. The proposed buildings will be built per the design intent and put forth by the attached site plan, floor plans and elevations.
2. Square Footage:
  - a. The developer plans to provide a multitude of unit sizes to accommodate a diversity of family sizes and income levels. ~~Refer to the attachments.~~
3. Floor Elevations
  - a. No occupied floor elevation, and no internal mechanical system or equipment, shall be less than 9 feet above project datum, which shall be the North American Vertical Datum of 1988 (NAVD '88).
4. Exterior: The exterior design of both the residential and mixed use buildings reflects the scale, materials, color variation and details consistent with the South Norfolk community. The buildings shall be constructed in accordance with the architectural renderings provided in this document, as determined by the Director of Planning or designee. Further variation in massing, window trim, architectural details and storefront designs shall be accomplished during final design. The Condominium Association shall be responsible for the maintenance of all buildings owned by the Condominium Association.
  - a. Siding: The exterior walls of the residential buildings, ~~and the rear walls of the mixed use buildings,~~ will be clad in a cementitious lap siding (Hardiplank), painted in various colors. All trim will be painted white cementitious board or wood trim wrapped in pre-finished white aluminum coil stock.
  - b. Brick: The front and side exterior walls of the mixed use buildings will be brick, painted in various colors.
5. Windows and Patio doors: White vinyl; windows will be double hung with insulated glass.
6. Roofing: Any architectural grade product with weight of 200 pounds per square or greater will be acceptable. Roofing products will have no less than a 40 year warranty containing fiber glass shingles. Refer to the attachments for examples.
7. Colors and materials: Colors of exterior materials will be in keeping with the community character. Exterior paint colors shall comply with those used in the South Norfolk Historic District, Benjamin Moore Historical paints, printed

- 10/2000. Building materials shall be in compliance with the Poindexter Corridor Design Guidelines.
8. Railings: Railing designs will be considered according to safety and coordination with overall design and shall be compatible with the urban theme of the development. Railings at elevated balconies will be white vinyl. ~~See attached elevations.~~
  9. Mechanical equipment:
    - a. Mixed Use and Municipal Buildings: No site-mounted mechanical equipment is anticipated. All roof top mechanical equipment shall be fully screened from view from public streets and residential districts
    - b. Residential Buildings: Multiple condensing units (one per residential unit) will be site-mounted along the sides of each building. Each unit is approximately 3'x3'x3'. A solid wall screen is considered a security concern; therefore, screening will be accomplished through the use of a landscape hedge.
  10. Noise Control
    - a. Site: The Condominium documents will set the acceptable noise level criteria for tenants.
    - b. Mixed Use Building 1~~and 2~~: The floor-to-floor acoustical separation between the mixed uses will be a Sound Transmission Class (STC) of 50, as tested in laboratory conditions. An STC of 50 is a common building standard and blocks 50 dB of sound. The Condominium documents will set the acceptable noise level criteria for tenants. Tenants requiring additional sound isolation to meet the noise criteria will be required to provide additional acoustical separation construction.
  11. Architectural Review
    - a. Building elevations shall be reviewed and approved by the Director of Planning or ~~his~~ designee in accordance with these regulations and architectural renderings prior to issuance of a building permit.

**VIII. LIST OF EXHIBITS**

- View from Poindexter Street and Bainbridge Boulevard
- General Land Use Plan
- General Land Use Plan Rendering
- Mixed Use Building 1 - First Floor Plan Retail
- Mixed Use Building 1 - Second Floor Plan Office
- Mixed Use Building 1 - Third Floor Plan Residential
- Mixed Use Building 1 - Southwest Elevation
- Mixed Use Building 1 - South Elevation
- Mixed Use Building 1 - East Elevation
- Mixed Use Building 1 - North Elevation
- Mixed Use Building 1 - West Elevation
- ~~▪ Mixed Use Building 2 - First Floor Plan Retail~~
- ~~▪ Mixed Use Building 2 - Second Floor Plan Office~~
- ~~▪ Mixed Use Building 2 - Third Floor Plan Residential~~
- ~~▪ Mixed Use Building 2 - North and South Elevation~~
- ~~▪ Mixed Use Building 2 - East Elevation~~
- ~~▪ Mixed Use Building 2 - West Elevation~~
- Residential Building - Typical Floor Plan
- Residential Building 1 - Front Elevation
- ~~▪ Residential Building 2 - Front Elevation~~
- ~~▪ Residential Building 3 - Front Elevation~~
- ~~▪ Residential Building 4 - Front Elevation~~
- ~~▪ Building 5 - Front Elevation~~
- ~~▪ Residential Building 6 - Front Elevation~~
- Residential Buildings - Side Elevation 1
- Residential Buildings - Side Elevation 2
- Exterior Finishes
- Site Furnishings
- Site Road Sections

**IX. COVENANTS AND RESTRICTIONS**

Gateway at SoNo Development LLC and its successors and/or assigns shall adopt covenants and restrictions further governing development and other activities in ‘The Gateway at SoNo’, but no such covenant or restrictions shall be inconsistent with either these Development Criteria or any other applicable regulation unless an appropriate amendment hereto is authorized.

**X. ADMINISTRATION AND ENFORCEMENT**

These Development Criteria shall be interpreted, administered, and enforced in accordance with Articles 11 and 20 of the Chesapeake Zoning Ordinance.

ADOPTED by the Council of the City of Chesapeake, Virginia, the 18<sup>th</sup> day of  
June, 2019.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
Deputy City Attorney