



City Council Staff Report

Subject: Innovation Park Master Plan Presentation to VBDA
Author: Patrick A. Duhaney, City Manager 
Department: Economic Development
Date: June 6, 2025
Type of Item: Informational - City Council Only

Summary

At the April 8, 2025, Virginia Beach Development Authority (VBDA) meeting, VBDA Chair Lisa Murphy discussed having VBDA's contracted engineering firm, VHB, create a master plan for the expansion of Innovation Park. At VBDA's next meeting on June 13, 2025, VHB is scheduled to present the proposed master plan for expansion of the Innovation Park.

Attached is the draft presentation for your information. VBDA has indicated that they intend to share the results of the master plan study with the business community, as well as with the Planning Commission and City Council for consideration in the Comprehensive Plan.

Should you have any additional questions, please contact Deputy City Manager, Amanda Jarratt, at ajarratt@vbgov.com or Economic Development Deputy Director, Emily Archer, at earcher@vbgov.com or (757) 385-2912.

Attachment (1)

- Draft Presentation to VBDA of the proposed Innovation Park Master Plan

Innovation Park Master Plan

Virginia Beach, VA

The City of Virginia Beach Development Authority

June 13, 2025

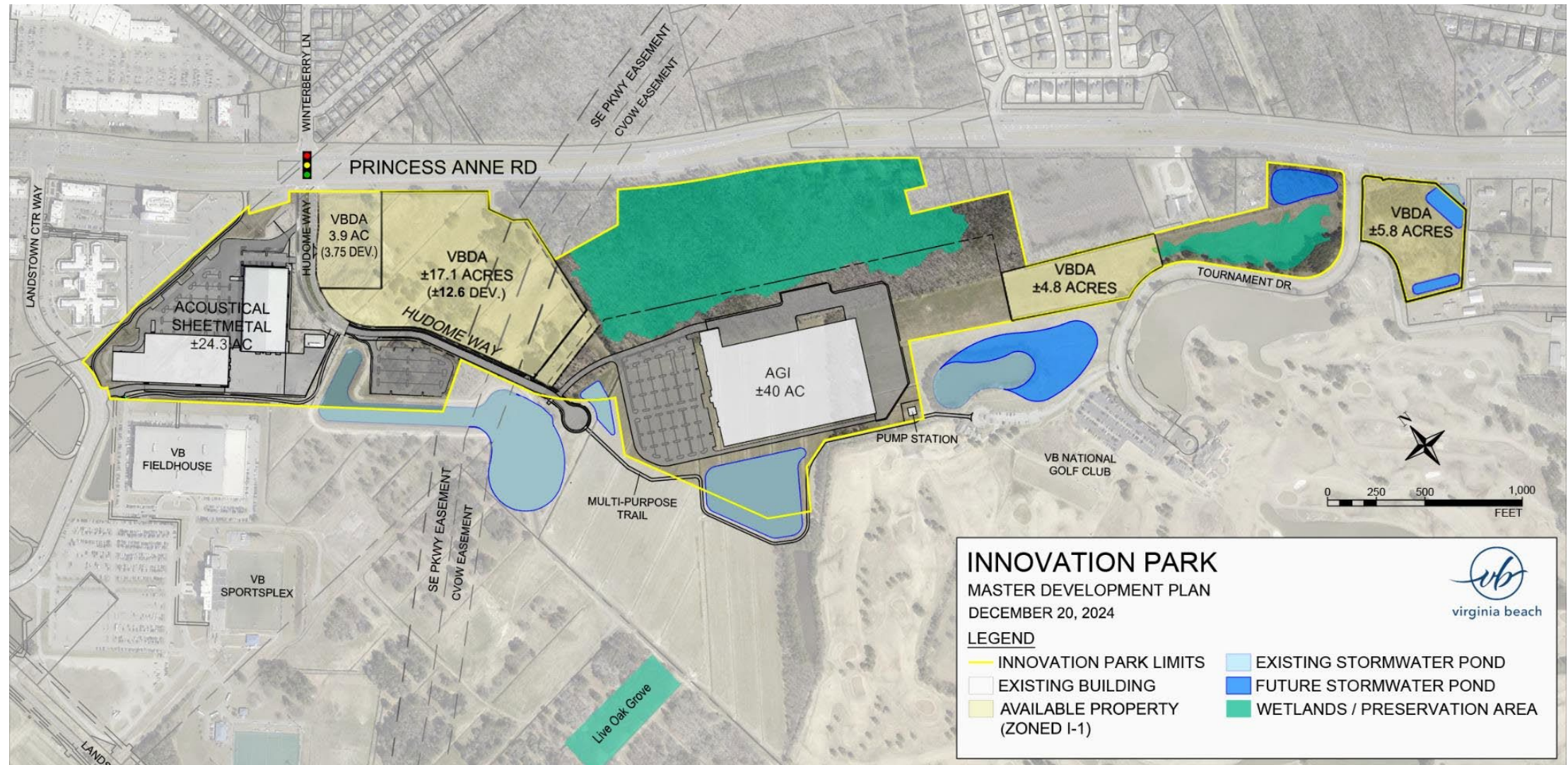
Presented by: Randy Biltz, Senior Landscape Architect, VHB



Introduction

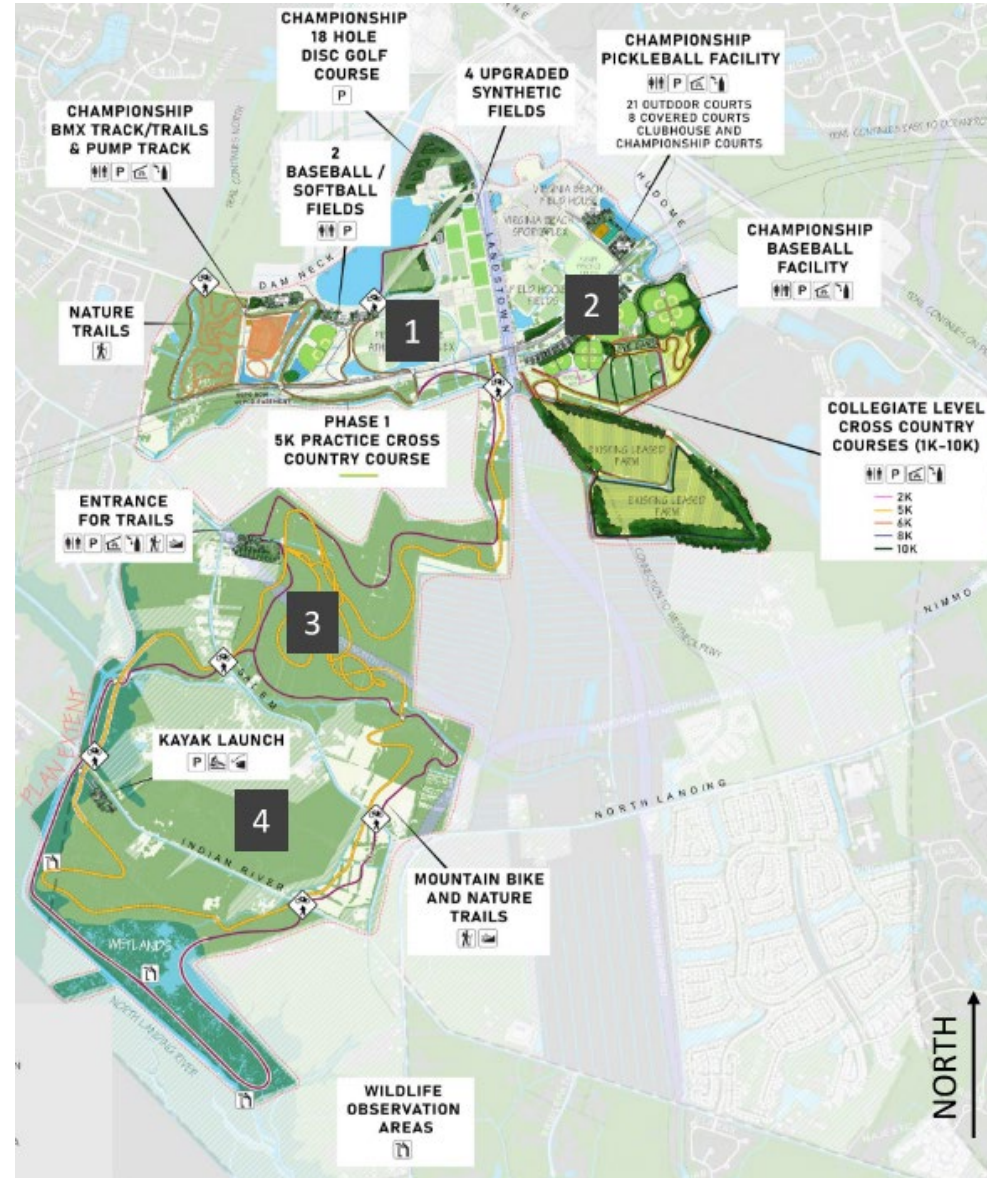
- Existing Innovation Park Constraints
- Parks & Recreation Master Plan Review
- Innovation Park Proposed Expansion Plan
- Innovation Park Phase 2 Expansion
- Innovation Park Phase 3 Expansion
- Innovation Park Phase 4 Expansion

Existing Park Constraints



Proposed Parks & Recreation Master Plan

- Princess Ann Commons Athletic Village – 470 acres
- Preservation/Passive Area – 1,130 acres
- 1,600 total acres of active and passive recreation

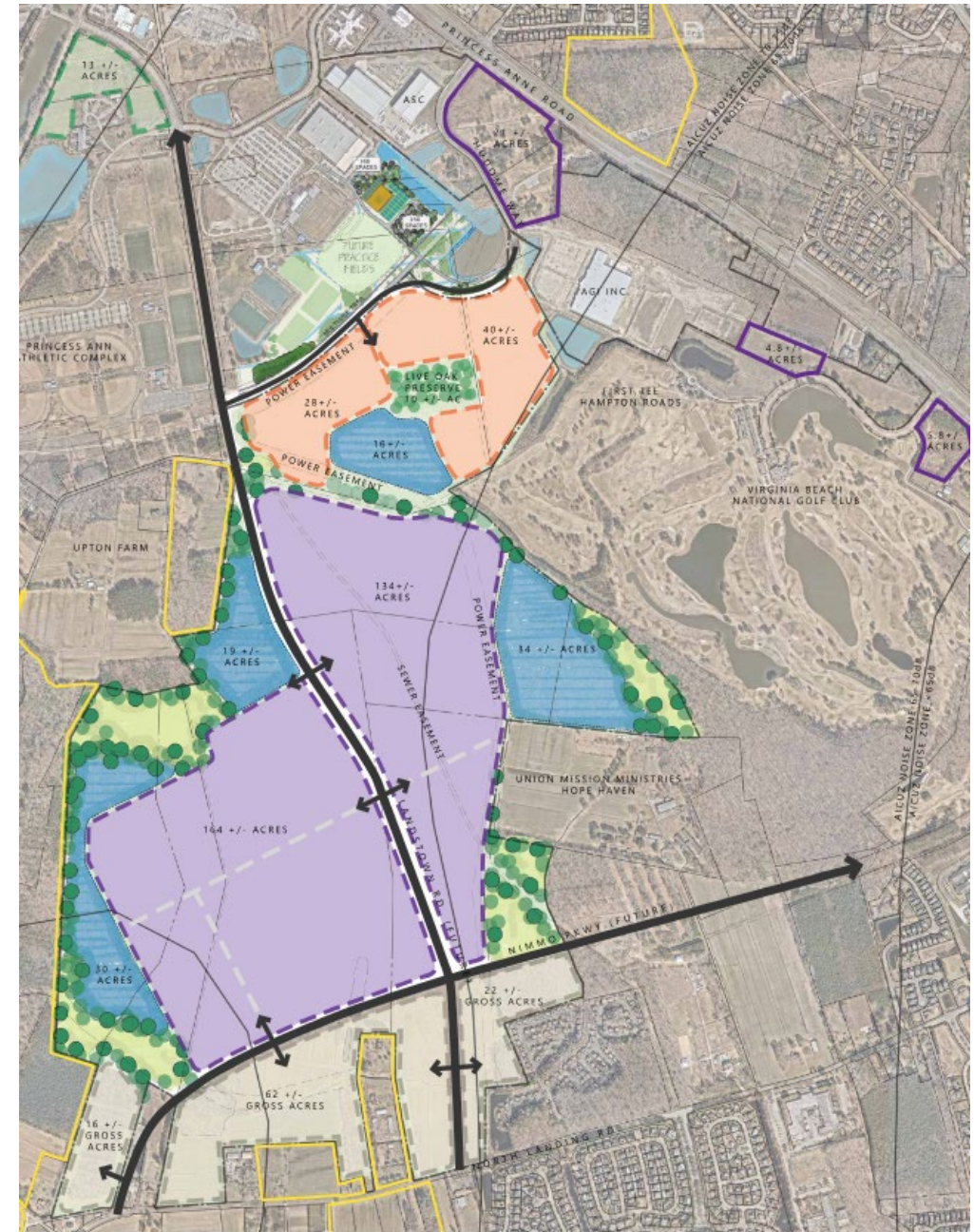


Key

1. Athletic Village West
2. Athletic Village East
3. Passive Recreation South Part 1
4. Passive Recreation South Part 2

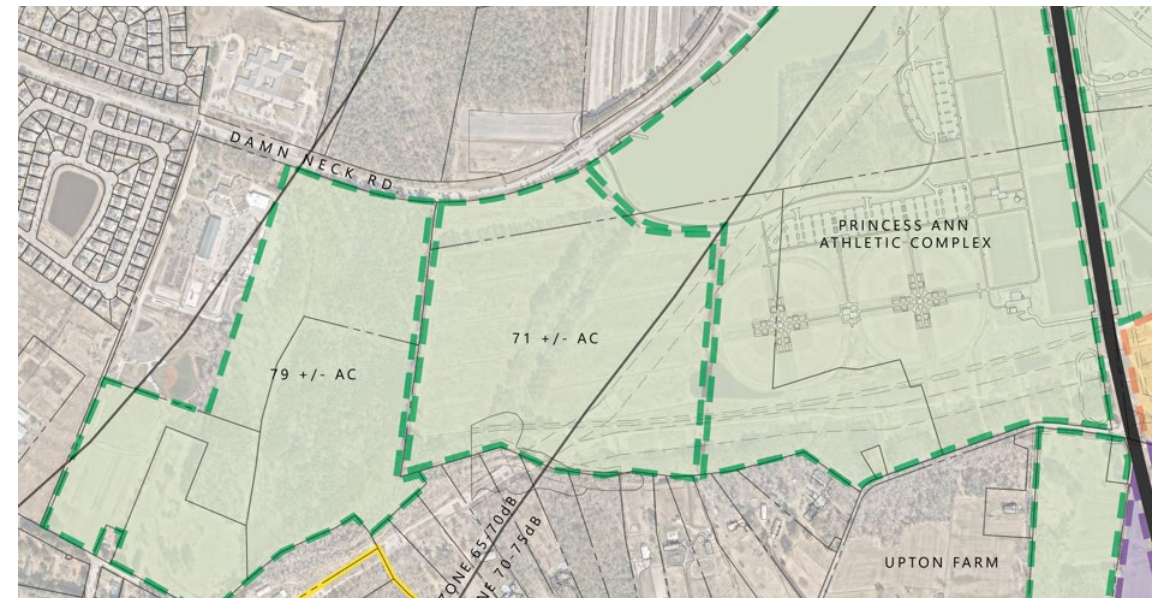
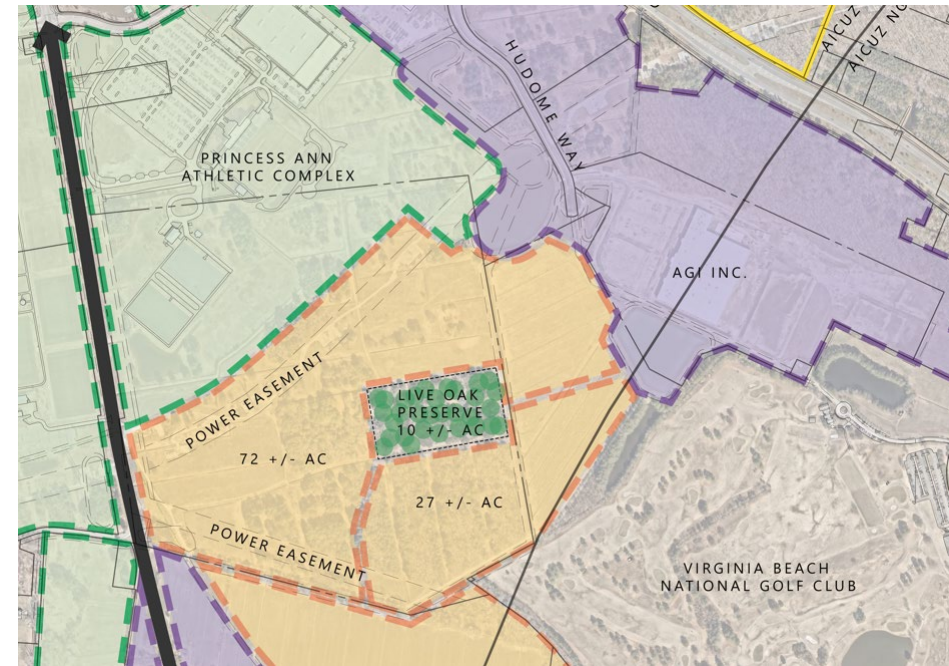
Proposed Innovation Park Master Plan

Land Use Summary	Parcel Area (Ac)
Remaining Innovation Park Phase 1	±31
Proposed Innovation Park Phase 2	±68
Proposed Innovation Park Phase 3	±298
Proposed Innovation Park Phase 4	±100
Potential Phase 2 and 3 Wetlands	±55
Phase 2 and 3 Stormwater Management Facilities	±163



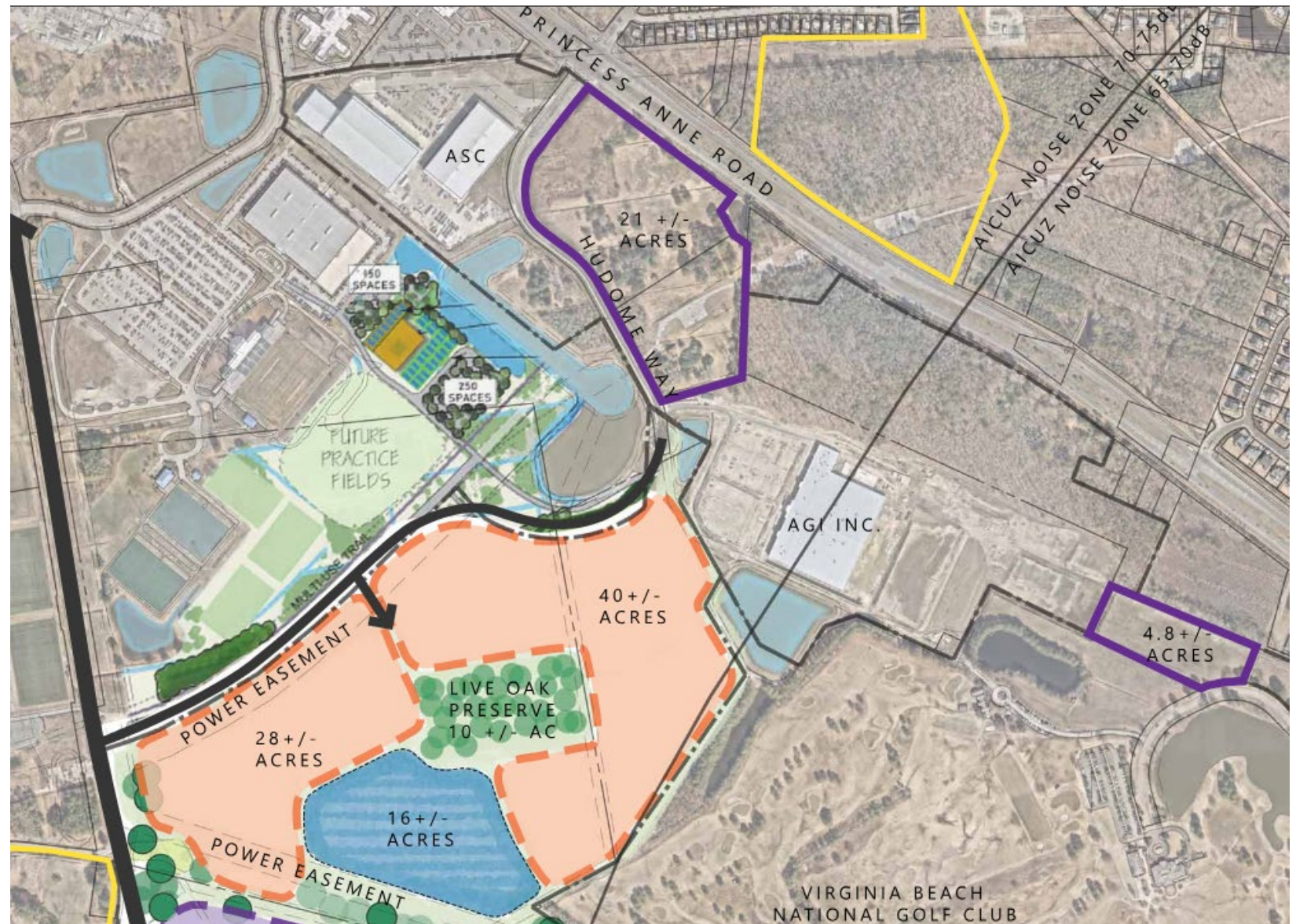
Accommodating Parks & Recreation Needs

- Parks & Recreation proposed approximately 72 acres for a championship baseball facility adjacent to the existing Innovation Park
- Approximately 71 acres are available adjacent to the existing baseball fields along Damn Neck Road
- Locating the proposed baseball facility along Damn Neck Road provides connectivity to existing baseball fields and allows for connectivity between all phases of Innovation Park



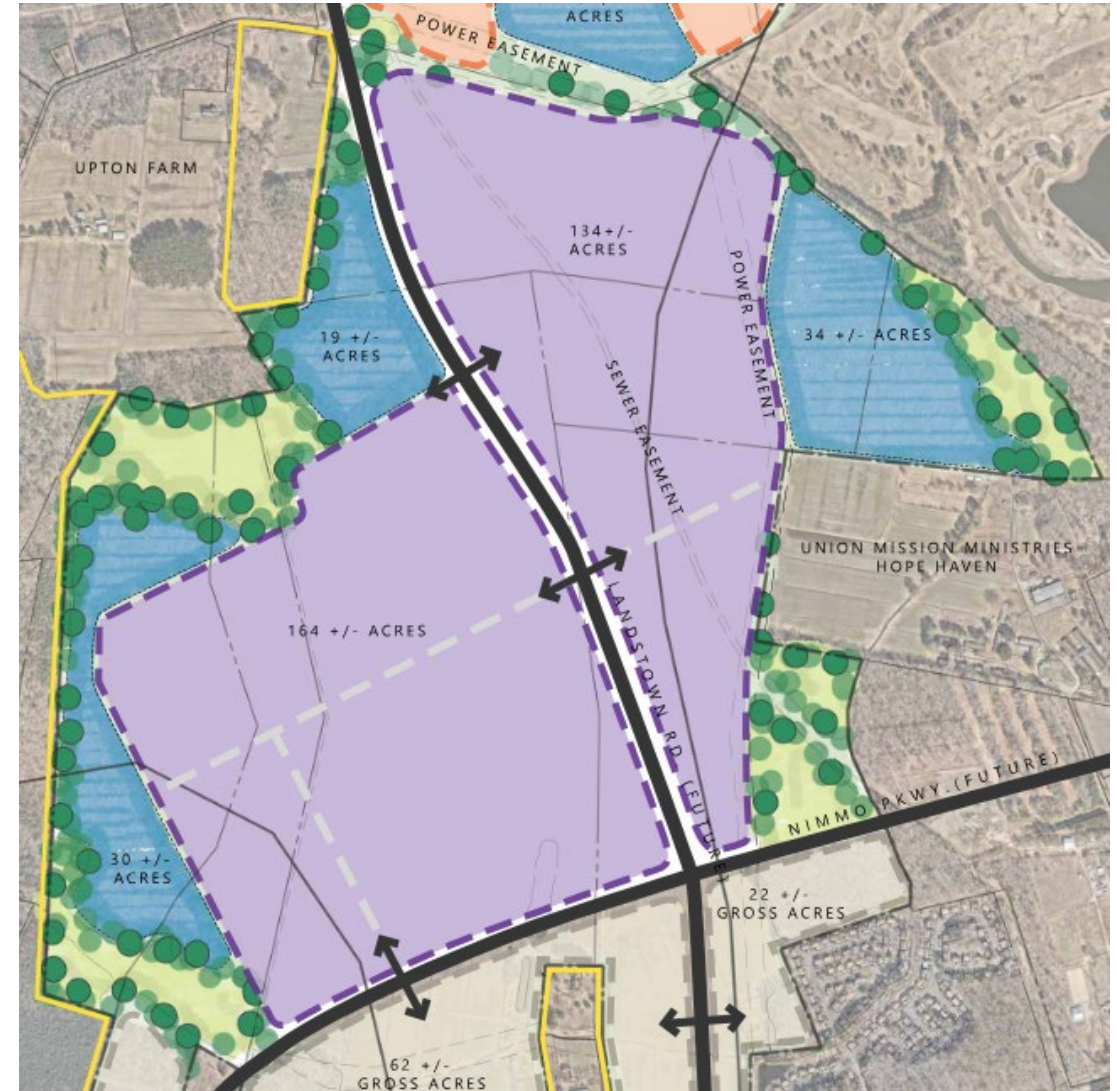
Proposed Innovation Park - Phase 2

- Provides connectivity to existing park and expansion area
- Allows for immediate expansion of Innovation Park with extension of Hudome Way



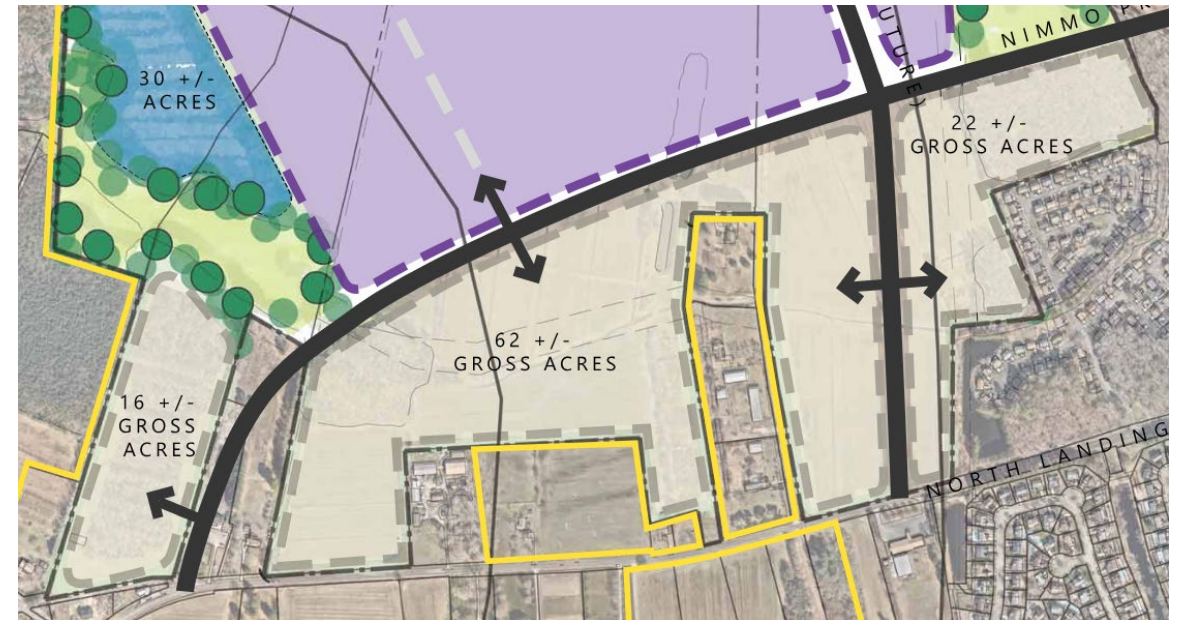
Proposed Innovation Park – Phase 3

- Utilizes extension of Landstown Road and Nimmo Parkway to limit future infrastructure needs
- Parcels can be divided if higher demand for smaller development
- Provides enough land for bigger users to develop



Proposed Innovation Park – Phase 4

- Utilizes further extension of Landstown Road and southern access off future Nimmo Parkway to limit future infrastructure needs
- Parcels can be divided if higher demand for smaller development
- Provides enough land for bigger users to develop



Questions ?

