

**MOTION:**

**June 15, 2021  
Regular Meeting  
Ord. No. 21-**

**SECOND:**

**RE: SPECIAL USE PERMIT #SUP2020-00037, VILLAGE PLACE TECHNOLOGY PARK –  
GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to allow data center uses on the subject site which is outside of the Data Center Opportunity Overlay District.; and

**WHEREAS**, the subject ±45.46-acre site is located on the southwest side of John Marshall Highway, at the intersection of Catharpin Road and John Marshall Highway; and

**WHEREAS**, the subject site is identified on County maps as GPINs 7397-36-4756 and 7397-35-4688; and

**WHEREAS**, the subject site is zoned PMD, Planned Mixed Development, subject to proffers, #PLN2002-00139, Village Place at Gainesville; and

**WHEREAS**, subject site is designated CEC, Community Employment Center; and

**WHEREAS**, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

**WHEREAS**, the Planning Commission, at its public hearing on April 21, 2021, recommended approval, as stated in Resolution Number (Res. No.) 21-043, on the Regular Agenda; and

**WHEREAS**, a Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper for a period of two weeks, was held on June 15, 2021, and interested citizens were heard; and

**WHEREAS**, the Board finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

**NOW, THEREFORE, BE IT ORDAINED** that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2020-00037, Village Place Technology Park, subject to the conditions dated April 2, 2021;

**BE IT FURTHER ORDAINED** that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant, and/or subsequent owners, from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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Page Two**

ATTACHMENT: Conditions, dated April 2, 2021

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

Mr. Sherman Patrick, Jr.  
Compton & Duling, L.C.  
12701 Marblestone Drive, Suite 350  
Prince William, Virginia 22192

ATTEST: \_\_\_\_\_

**Clerk to the Board**



**SPECIAL USE PERMIT CONDITIONS**  
**Village Place Technology Park**  
**Applicant: CTP 1 LLC (the "Applicant")**  
**Owner: Gainesville Village Place LC**  
**Special Use Permit #SUP2020-00037**  
**GPIN: 7397-35-4688 and 7397-36-4756 (portion of) (the "Property")**  
**Special Use Permit Area: ± 45.46 acres**  
**Zoning: PMD, Planned Mixed Use District**  
**Magisterial District: Gainesville**  
**Date: April 2, 2021**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit ("SUP") or the Special Use Permit Plan are in conflict with the approved proffers, Zoning Ordinance and/or the Design and Construction Standards Manual (the "DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically allowed by this SUP.

The Applicant shall file a site plan within three (3) years of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit for the new use on the property constitutes commencement of the use.

In addition to the conditions contained herein, the site is subject to proffers associated with Rezoning #REZ2020-00024, Village Place Technology Park.

1. Site Development – The Property shall be developed in substantial conformance with the special use permit plan prepared by JCL Consulting LLC, entitled "Master Zoning Plan, Special Use Permit Plan, Village Place Technology Park" dated March 30, 2021.
2. Use Limitation – The use permitted with this special use permit (SUP) shall be limited to data centers and uses secondary and ancillary to a data center, such as offices. An electric substation is not approved on the Property with the subject SUP.
3. Sustainability Measures – The development of the Property shall include sustainability measures substantially as shown on Village Place Technology Park "Sustainability Initiatives" dated February 2021. Compliance with this condition shall be demonstrated at the time of final site plan review.



# PRINCE WILLIAM COUNTY

Office of the County Executive  
Christopher E. Martino

## The Board of County Supervisors

Ann B. Wheeler, Chair  
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Kenny A. Boddye  
Pete Candland  
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Jeanine M. Lawson  
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# STAFF REPORT

<b>BOCS Meeting Date:</b>	June 15, 2021
<b>Agenda Title:</b>	Rezoning & Proffer Amendment #REZ2020-00024, Village Place Technology Park and Special Use Permit #SUP2020-00037, Village Place Technology Park
<b>District Impact:</b>	Gainesville Magisterial District
<b>Requested Action:</b>	Approve Rezoning and Proffer Amendment #REZ2020-00024, Village Place Technology Park, subject to proffers dated June 8, 2021, and Special Use Permit #SUP2020-00037, Village Place Technology Park, subject to conditions dated April 2, 2021.
<b>Department:</b>	Planning Office
<b>Staff Lead:</b>	Parag Agrawal, AICP, Director of Planning

## EXECUTIVE SUMMARY

This is a request to amend the proffers associated with Rezoning #PLN2002-00139 to amend the PMD, Planned Mixed Use District, land bay designations to O(M), Office Mid-Rise, to allow for the development of data centers and associated uses; and a special use permit to allow data center uses outside of the Data Center Opportunity Zone Overlay District.

The subject site is a portion of an area previously approved as a mixed-use town center, Village Place at Gainesville. Only a portion of the residential development associated with this approval has been constructed. The constructed residential areas are not subject to this revision. The subject amendment covers ±45.46 acres of the ±64.6-acre approved project.

It is the recommendation of the Planning Commission and staff that the Prince William Board of County Supervisors (Board) approve Proffer Amendment and Rezoning Village Place Technology Park, #REZ2020-00024, with proffers dated June 8, 2021, and Special Use Permit #SUP2020-00037, subject to conditions dated April 2, 2021.

**BACKGROUND**

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- A. **Request:** This is a request to amend the proffers associated with Rezoning #PLN2002-00139 to amend the PMD, Planned Mixed Use District, land bay designations to O(M), Office Mid-Rise, to allow for the development of data centers and associated uses; and a special use permit to allow data center uses outside of the Data Center Opportunity Zone Overlay District.

Use/Feature	Prior Approval	Proposed
<b>Zoning</b>	PMD, Planned Mixed Use District	PMD, Planned Mixed Use District with land bay changes to allow data centers
<b>Use(s)</b>	Town Center with up to 475 residential units, and a maximum of 650,200 square feet of office and commercial space	Existing 222 residential units to remain and up to 1,188,143 square feet of data center uses, including 60,000 square feet of offices
Use/Feature	Allowed in O(M)	Proposed
<b>Minimum Open Space</b>	20 %	35%
<b>Maximum Floor Area Ratio</b>	0.65	0.60
<b>Maximum Building Height</b>	70 feet	70 feet*

*\*The maximum building height does not include parapets and mechanical areas that are allowed by the Zoning Ordinance to extend above 70 feet. No height modification is requested.*

- B. **Site Location:** The subject ±45.46-acre site is located on the southwest side of John Marshall Highway, at the intersection of Catharpin Road and John Marshall Highway; and is identified on County maps as GPINs 7397-36-4756 and 7397-35-4688.
- C. **Comprehensive Plan:** The subject site is designated CEC, Community Employment Center, and is also within the I-66/Route 29 Sector Plan. A portion of the I-66/Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the area of the Route 29 Small Area Plan.
- D. **Zoning:** The site is zoned PMD, Planned Mixed Development, with proffers per #PLN2002-00139, Village Place at Gainesville.

- E. Surrounding Land Uses: The site is adjacent to a mix of residential, institutional, commercial, and industrial land uses. Directly to the north/northwest of the subject site are residential uses (Village Place at Gainesville and The Towns at Village Place), a religious institution, and Tyler Elementary School. To the south is an existing industrial use. To the east is John Marshall Highway and Catharpin Road, Gainesville Fire and Rescue Station, and vacant land. To the west is the Norfolk Southern Railway, the Hillwood Camping Park, vacant land, and environmental resource area. The site is located approximately 0.5 miles southeast of the Town of Haymarket.
- F. Background and Context: Additional context for the subject application is as follows:
- Original Board Approvals: On October 15, 2002, the Board approved Village Place at Gainesville Rezoning #PLN2002-00139 and Special Use Permit #PLN2002-00140 to rezone ±64.6 acres from A-1, Agricultural, to PMD, Planned Mixed Development, and for approval of a special use permit (SUP) to allow development of a town center in accordance with Sections 32-280.30 through 32-280.81 of the Zoning Ordinance. The approvals allowed the development of 475 mixed dwellings, and a maximum of 650,200 square feet of office and commercial space. The applications proposed a mixed-use, pedestrian-friendly development at a village scale with open spaces, unifying streetscapes and architectural concepts implemented through an internal street layout, and comprehensive design guidelines. Of the 475 residential units approved in the original rezoning 222 homes have been constructed. If the proffer amendment is approved, the prior approvals will be substantially superseded for the area of revision to allow data centers.
- G. Planning Commission Recommendation: At their April 21, 2021, public hearing, the Planning Commission recommended approval of Proffer Amendment and Rezoning Village Place Technology Park, REZ2020-00024, subject to proffers dated March 30, 2021, with recommended revisions to proffer language outlined in Resolution Number (Res. No.) 21-043 (attached), and Special Use Permit SUP2020-00037, subject to conditions dated April 2, 2021.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Proffer Amendment and Rezoning #REZ2020-00024, Village Place Technology Park, subject to proffers dated June 8, 2021, and Special Use Permit #SUP2020-00037, Village Place Technology Park, subject to conditions dated April 2, 2021, for the following reasons:

- The proposed data centers with offices further the employment goals central to the CEC, Community Employment Center, designation.
- The rezoning and special use permit proposals enable the delivery of a data center campus, which is a targeted industry use.

- The Applicant proffers to abandon the project if electrical service to the data center triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the property in the direction of the Town of Haymarket and residential areas.
- The architecture for the data center buildings includes design elements consistent with an office building.
- As conditioned, the project construction will include sustainability features such as a green screen, permeable parking areas, and the use of recycled materials.
- While the proposed data centers are planned to replace a town center approval that was substantially in line with the guidance contained in the I-66/Route 29 Sector Plan, the project mitigates its impacts through the provision of an open space parcel, wide setbacks, landscape buffers, berms, screen walls, and proffered architectural elevations.
- The Applicant has worked with the adjacent Homeowners Association to mitigate the concerns.

**Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The site is designated CEC, Community Employment Center. It is also within the I-66/Route 29 Sector Plan and was approved as a town center. The purpose of the Community Employment Center is to provide for areas of low- to mid-rise offices, research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. When implemented in accordance with its intent to conveniently link businesses and residences, by coordinating employment centers with residential areas, the PMD district is an implementation tool for the CEC designation. However, by the nature of the use, the proposed secure data center campus is limited in its ability to integrate with the adjacent residential community. In lieu of integration, the project includes extensive setbacks, an open space parcel, landscape buffers, berms, screen walls, and architectural enhancements, which were all recommended by staff to limit adverse impacts of the scale of the use on the adjacent residential community. Data centers further employment goals central to the CEC designation.

Level of Service (LOS): If the application is approved, the LOS impacts for this proposed rezoning would be mitigated by the proffered monetary contributions, as follows:

<b>Water Quality</b>	\$75 per acre	±45.46 acres	\$3,409.50
<b>Fire &amp; Rescue</b>	\$0.61 per sq. ft.	Maximum .60 FAR (1,188,143 sq. ft.)	\$724,767.23
<b>TOTAL \$</b>			<b>\$728,176.73</b>

In addition to the above LOS contributions, the Applicant has proffered \$300,000 to an association owner for the construction of recreation improvements within a 2.12-acre open space property that is proposed for dedication. The recreation improvements would be to the benefit of the adjacent residences that were constructed pursuant to the Village Place at Gainesville Rezoning and Special Use Permit town center approval.

## **Strategic Plan**

**Robust Economy:** Data centers on the property would directly implement key elements of the 2017-2020 Strategic Plan by increasing the commercial and industrial tax base, at-place employment, and delivering targeted industry uses.

## **Materially Relevant Data Center Considerations**

**Data Center Opportunity Zone Overlay District:** The subject site is not located within the Data Center Opportunity Zone Overlay District, where data center uses are allowed by-right. The Data Center Opportunity Zone Overlay District was established by the Board on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses. Data centers are permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district. A special use permit has been filed to support the proposed data center use outside of the overlay in the PMD district with a proposed O(M) designation.

**Board Directive:** On March 2, 2021, staff was directed to bring the Board recommendations to expand and change the Data Center Opportunity Zone Overlay District. Staff was asked to analyze the existing Data Center Opportunity Zone Overlay District and maps and return to the Board with possible Zoning Text Amendment (ZTA) language to amend the map and expand the overlay district in appropriate areas. The ZTA was initiated by the Board on May 18, 2021. Any future process undertaken to amend the overlay will 1) engage existing and new stakeholders, 2) incorporate methods to embrace green technology, and 3) encourage the conservation of green and open spaces.

**Potential Power Needs and Impacts to the Haymarket Transmission Line:** In Dominion Energy's communications with the County and the public, Dominion has expressed a preference not to address the impacts of new load growth on the area's electric grid with new electric transmission infrastructure connecting into the Haymarket substation. Dominion has identified alternatives to provide necessary service, including growth in service, that limits impact to the Haymarket substation. Correspondence from Dominion Energy is attached to the Agency Comments section of this report.

Furthermore, the Applicant proffers that no data center use building permit may be issued for development on the Property if, in connection with the execution of a power purchase agreement for the provision of electrical power to such proposed data center building, it is determined by the provider that service thereto triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the property.

## **Community Input**

Notice of the applications have been transmitted to property owners within 500 feet of the subject site. As of the date of this staff report, the Planning Office received seven (7) emails in opposition to the project, including an email from the Coalition to Protect PWC, and one in support from The Park at Village Place Homeowners Association. Additionally, at the Planning Commission meeting, the speakers from the public spoke in opposition to the proposal. The following summarized concerns were expressed:

- Visual impacts of data centers in this location.
- Concerns associated with new high tension power lines or new substations in the area.

- Negative impacts to home values and aesthetics.
- Compatibility with the surrounding land uses and school.
- Traffic and road conditions at Catharpin Road and John Marshall Highway.
- Proposed data centers are outside of the Data Center Opportunity Zone Overlay District.

The Applicant held virtual meetings with the Village Place HOA on September 17, 2020, November 24, 2020, and March 31, 2021. In a letter dated April 21, 2021, a law firm representing The Park at Village Place Homeowners Association provided a letter of support of the applications on behalf of the Association's Board of Directors. The Park at Village Place Homeowners Association is the master residential property owners' association for the townhomes and condominium units located in the residential development adjacent to the proposed data center parcel (to the northwest). The letter states that although there is some degree of disappointment that the original design concept for the overall Village Place development never came to fruition, the Association understands the County's general support of data centers in the County and is appreciative of the efforts made by the Applicant in addressing many of the concerns that were expressed about the proposed data center development.

All community comments are in the official case file for this application.

#### **Other Jurisdiction Comments**

The site is located approximately 0.5 miles southeast of the Town of Haymarket. Each submission has been forwarded to the Town of Haymarket for review and comment. The Town of Haymarket provided a memorandum on this application dated August 19, 2020. The full memorandum from the Town of Haymarket is attached to the Agency Comments section of this report.

Additionally, at the Planning Commission meeting on April 21, 2021, the Town Manager spoke to recommend denial of the project. The Town Manager stated that the Town is glad the Applicant is willing to proffer the abandonment of the project if transmission lines in the direction of the Town and residential areas are required; and hoped that the Applicant would also be willing to cover all the cost for any transmission lines required and not add an additional rider on residents' electric bill. At this location, the Town Manager indicated that the data center would have little benefit to the Town of Haymarket and nearby residents and businesses.

Following the Planning Commission meeting, the Applicant attended a follow-up meeting with Town of Haymarket staff on May 18, 2021.

#### **Legal Issues**

If the requests are approved, the site could be developed as proffered, to include data center uses. Legal issues resulting from the Boards' action are appropriately addressed by the County Attorney's Office.

#### **Timing**

The Board has one (1) year from the date of acceptance to take action on a rezoning request. The one (1) year time frame ends on July 24, 2021. While SUPs do not have the same required action timeframes, the Planning Office also recommends that the Board take action on the SUP by July 24, 2021.

## **STAFF CONTACT INFORMATION**

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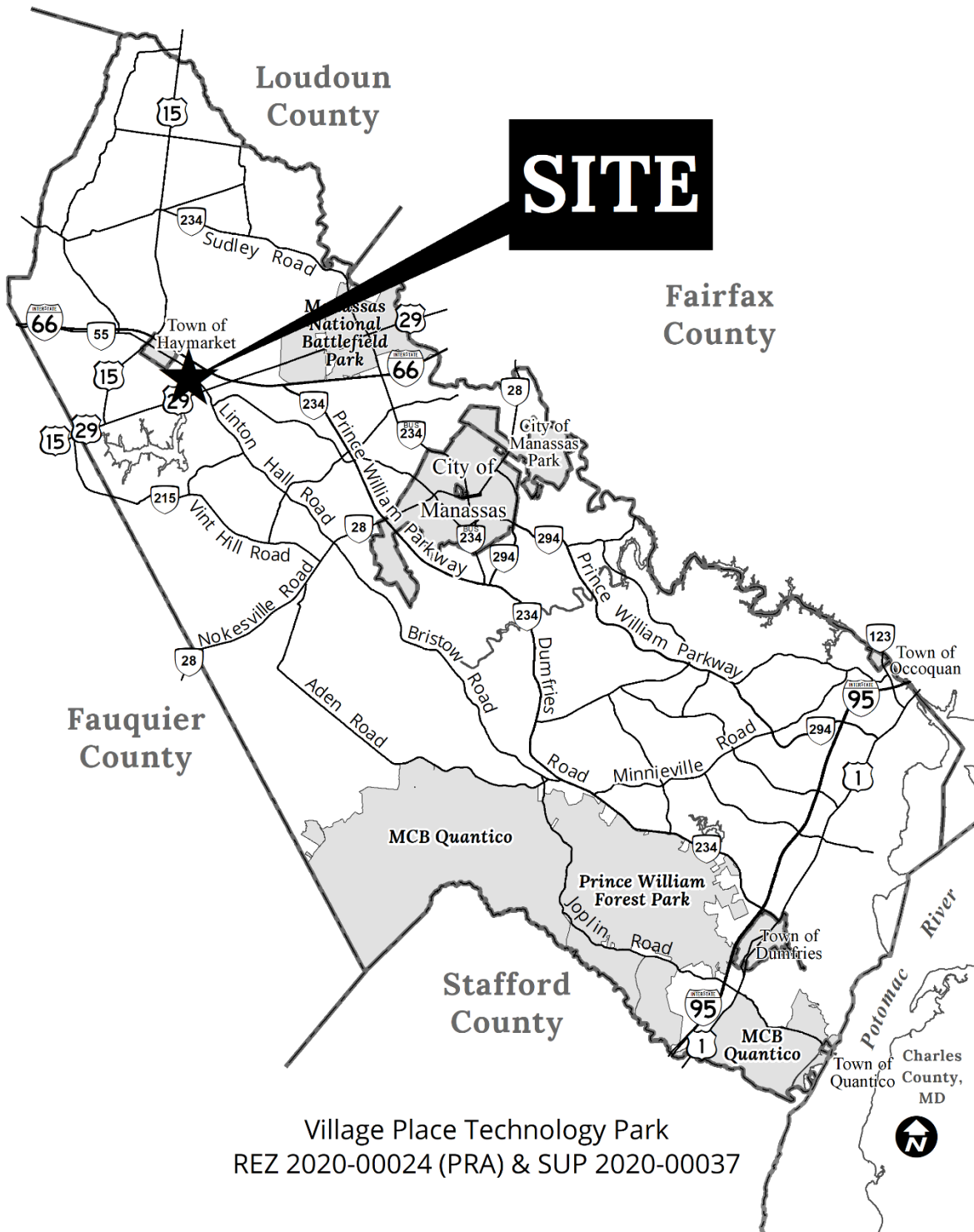
Meika Daus | (703) 792-7901  
mdaus@pwcgov.org

## **ATTACHMENTS**

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Area Maps  
Staff Analysis  
Previously Approved Town Center Plans  
Master Zoning Plan and Special Use Permit Plan  
Environmental Constraints Analysis  
Building Elevations  
Project Illustrations  
Statement of Power Availability  
Economic Impact Analysis  
Planning Commission Resolutions  
Agency Comments



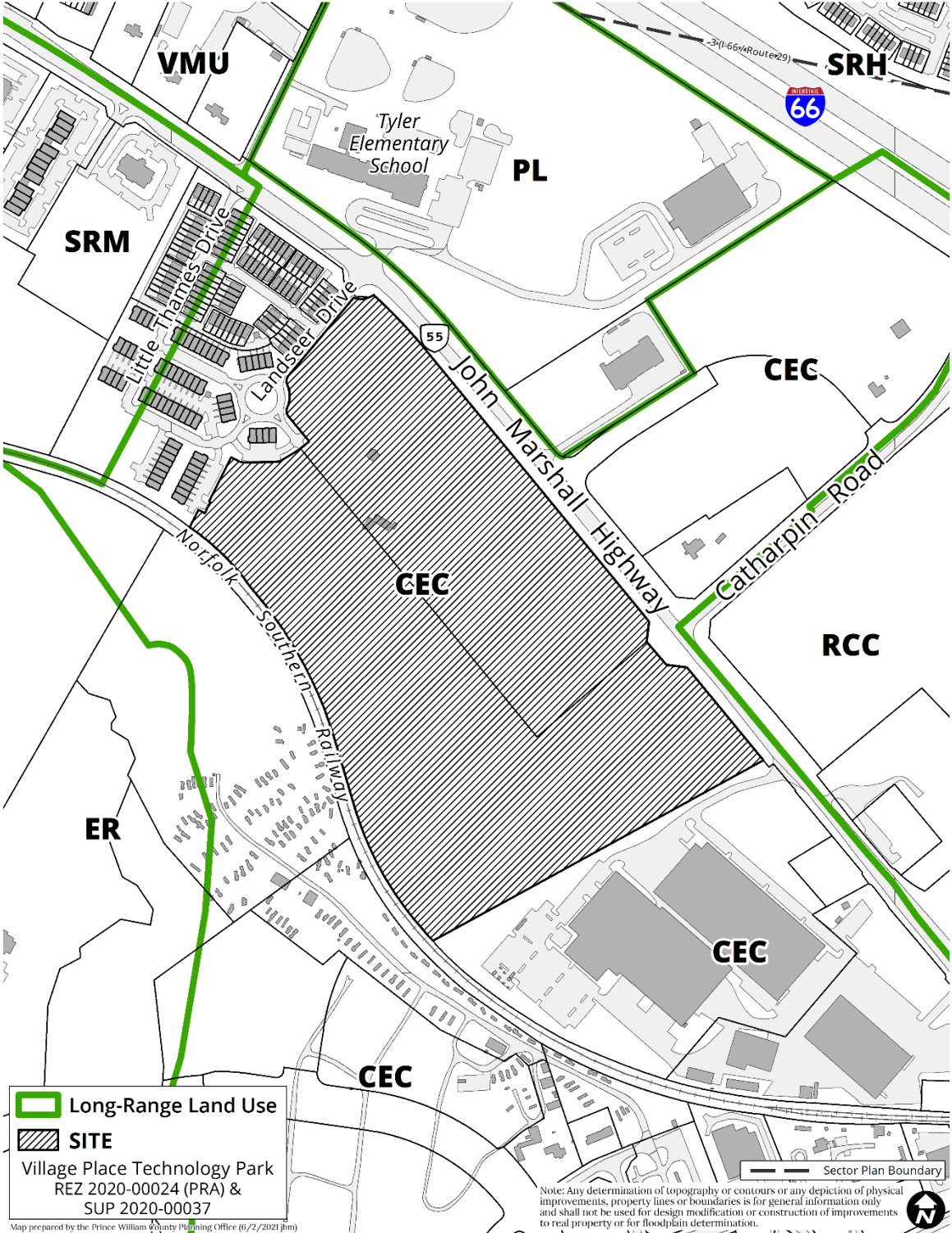


Village Place Technology Park  
REZ 2020-00024 (PRA) & SUP 2020-00037









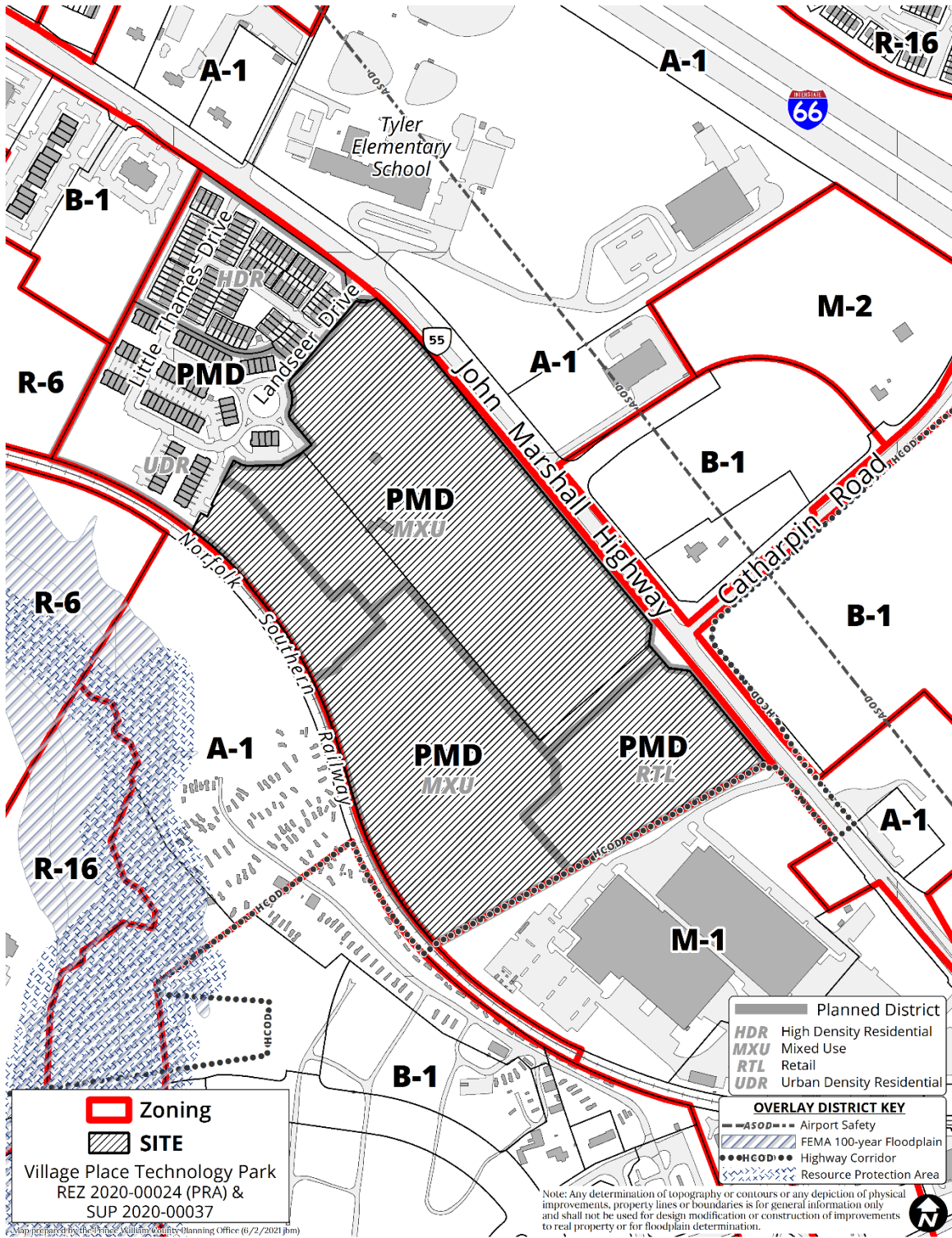
**Long-Range Land Use**

**SITE**

Village Place Technology Park  
 REZ 2020-00024 (PRA) &  
 SUP 2020-00037

Map prepared by the Prince William County Planning Office (6/2/2021 jom)

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: APPROVAL**

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	No
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

**Part II. Comprehensive Plan Consistency Analysis**

The following table summarizes the area characteristics:

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Residential, Religious Institution, and Tyler Elementary School	CEC, PL, Public Land, VMU, Village Mixed Use, & SRM, Suburban Residential Medium	PMD, A-1, B-1, & R-6
South	Industrial	CEC	B-1 & M-1
East	John Marshall Hwy, Elementary School, Fire Station, Vacant Land	PL, CEC, & RCC, Regional Commercial Center	A-1, B-1, & M-2
West	Norfolk Southern Railway, Residential, Camping Park	CEC & ER, Environmental Resource	R-6, A-1, & B-1

**Long-Range Land Use Plan Analysis**

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This is a request to amend the proffers associated with Rezoning #PLN2002-00139 to amend the PMD, Planned Mixed Use District, land bay designations to O(M), Office Mid-Rise, to allow for the development of data centers and associated uses; and a special use permit to allow data center uses outside of the Data Center Opportunity Zone Overlay District.

The subject property is located within the Development Area of the County and is classified CEC, Community Employment Center, in the Comprehensive Plan. It is in the I-66/Route 29 Sector Plan. The following table summarizes the uses and densities intended within the CEC designation:

<b>Long Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<b>Community Employment Center (CEC)</b>	The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC gross floor area of the project. Drive- in/drive-through uses are discouraged. Single-family attached or multifamily housing including elderly housing is permitted, at a density of 6-12 units per gross acre, less the ER designated portion of a property. Development in CEC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in CEC areas is encouraged to be in

	accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.
<b>I-66/Route 29 Sector Plan</b>	<b>Long-Range Land Use Action Strategies</b>
	Encourage, for properties designated CEC and abutting and generally bounded by Route 29, the railroad tracks, and Route 55, pedestrian-friendly, mixed-use development, at a village scale, with open space, and integrated by unifying streetscapes and quality architectural concepts.

The subject site is a portion of an area previously approved as a mixed-use town center, Village Place at Gainesville. Only a portion of the residential development associated with this approval has been constructed. The constructed residential areas are not subject to this revision.

**Proposal’s Strengths**

- **Zoning and Long-Range Land Use Compatibility:** The property is currently zoned PMD, Planned Mixed Use District, which is a flexible district that allows mixed used development and is intended to implement the CEC designation in the Comprehensive Plan. The subject application does not include any uses that are prohibited in the PMD district. The land bays subject to revision are proposed to include the designation of O(M), Office Mid-Rise. The O(M) district is intended to implement the regional employment center, regional recreation center, office, flexible use employment center, and community employment center land use classifications of the Comprehensive Plan. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. Data centers outside of the Data Center Opportunity Zone Overlay District are allowed by special use permit in the O(M) district, and a special use permit (SUP) has been submitted to accompany the Applicant’s request.
- **Targeted Industry:** The subject application proposes data center uses. Data centers are identified as targeted industry status by the Board of County Supervisors. Staff notes that the site is not located within the Data Center Opportunity Zone Overlay District, which identifies office and industrial zoning districts in the County in which data centers are allowed by-right. At its closest point, the Data Center Opportunity Overlay is approximately one mile southeast of the site, on the south side of I-66. Data centers are a permissible use outside of the overlay, subject to SUP approval.
- **Retention of Non-Residential Uses:** The CEC land use designation recommends that office, employment, and lodging uses are always the primary uses. The entirety of the rezoning area is proposed for nonresidential uses (data centers with associated offices), which are a type of employment use that will contribute to enhancing the tax base of Prince William County.

### **Proposal's Weaknesses**

- **Consistency with the I-66/Route 29 Sector Plan:** The Sector Plan encourages that properties designated CEC and abutting and generally bounded by Route 29, the railroad tracks, and Route 55, be developed with pedestrian-friendly, mixed-use development, at a village scale, with open space, and integrated by unifying streetscapes and quality architectural concepts. The prior approval for the subject site was substantially in line with the Sector Plan guidance, and residential portions of the approved plan of development have been constructed. Commercial phases were not implemented. Residential sections within Land Bays E and D have been constructed, while uses such as hotel, office, and retail are currently proposed to be replaced with data center uses included in the subject applications. The subject proposal for a large acreage, secure data center campus is not consistent with Sector Plan guidance for a mixed-use village. The Sector Plan guidance amends general CEC policy in this location.
- **Potential Reduction in Approved Employment Uses in CEC:** If the rezoning and special use permit are approved 1,188,143 square feet of data center uses would supersede the approval of a maximum of 650,200 square feet of commercial, office, and retail uses (among other uses) approved pursuant to #PLN2002-00139 and #PLN2002-00140. The Applicant indicates that the town center concept is not viable due to the reduced demand and lack of sustainability of commercial retail and professional offices at this location. Staff does not dispute market realities and only notes that the employment generation potential associated with 650,200 square feet of commercial, office, and retail uses of the current town center approval, exceeds that associated with 1,188,143 square feet of data center uses inclusive of 60,000 square feet of offices.

**On balance**, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan, as amended by the I-66/Route 29 Sector Plan.

### **Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

When implemented in accordance with its intent to conveniently link businesses and residences, by coordinating employment centers with residential areas, the PMD district is an implementation tool for the CEC designation. However, by the nature of the use, the proposed secure data center campus is limited in its ability to integrate with the adjacent residential community. In lieu of integration, the project includes extensive setbacks, an open space parcel, landscape buffers, berms, screen walls, and architectural enhancements, which were all recommended by staff to limit adverse impacts of the scale of the use on the adjacent residential community.



### **Proposal's Strengths**

- Compliance with Bulk Standards in the of O(M), Office Mid-Rise District: The O(M), Office Mid-Rise, district is considered an implementation district for the CEC designation. The project will meet the established bulk standards for this district and modifications are not requested. The maximum building height is 70 feet in the district, and the project does not propose a height modification to exceed these standards. The maximum floor area ratio (FAR) in the O(M) district is 0.65 and the Applicant proposes a maximum FAR of 0.6.
- Open Space in Excess of Minimum Standards: The Master Zoning Plan (MZP) indicates that the provided open space percentage is exceeded with proposal. Twenty (20) percent open space is required and 35 percent open space will be provided. Additionally, the Applicant proffers an open space parcel to the adjacent community.
- Proffered Architectural Design: The building design will be in substantial conformance with the Building Elevations titled, "Village Place Technology Park" prepared by Penney Design Group. As proffered, the architectural elevations will meet the façade design standards of the Data Center Opportunity Zone Overlay District. Additionally, the buildings will include design treatments consistent with that of an office building.
- Proffered Setbacks and Buffers: The Applicant proffers wider-than-minimum setbacks and buffers along all property lines. As proffered, the principal building setbacks and buffers will be as follows:
  - John Marshall Highway: A 200-foot building setback is proposed with a 50-foot-wide landscape buffer to include tree save areas and berms.
  - High Street: A 190-foot building setback is proposed from the nearest residential building with a variable width buffer that is generally 80-120 feet in width.
  - Norfolk Southern Right-of-Way: A 100-foot building setback is proposed with a 20-foot-wide landscape buffer.
  - Adjacent to Industrial Zoned Property: A 100-foot-wide building setback is proposed with a 25-foot-wide buffer.

### **Proposal's Weaknesses**

- Scale of Data Center Buildings: The Comprehensive Plan recommends that infill development within established neighborhoods be provided at a density, mass, height, and intensity that conforms with those neighborhoods. The I-66/Route 29 Sector Plan also recommends that development in this CEC area be provided at a village scale. The scale is the perceived size of the buildings in relationship to its setting. The data center buildings will be approximately 222 feet wide by 598 feet in length and 70 feet in height. Due to the grading that may be required for the use, the height of the buildings may appear higher from the roadway due to the potential finished floor elevations. To address the buildings'

large mass, staff requested that the Applicant step down/reduce the height of the buildings or propose a smaller building adjacent to residential properties. The Applicant indicated that this was not possible, and instead focused on revising architectural finishes to improve the appearance of the massing and expanding buffering at the project perimeter. While staff supports these revisions, and believes they are an improvement, the scale is not village scale, and is inconsistent with Sector Plan guidance.

- Reduction in Community Design Commitments: While staff identifies a number of community design strengths related to the data center proposal, the quality of the overall project design, including the architectural variety, urban design, and public spaces will be dramatically changed upon implementation of the subject proposal, as compared to the prior town center approval. The Applicant proposes to mitigate the loss of planned amenities through the dedication of an open space parcel with amenities to serve the existing residential community, which will be a community benefit.

**On balance**, this application is found to be consistent with the relevant components of the Community Design Chapter in the Comprehensive Plan.

### **Cultural Resources Plan Analysis**

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

During their regularly scheduled meeting on August 11, 2020, the Prince William County Historical Commission recommended that a history of the property be further researched. Scheel's historic map shows McGaws Corner on the property and the Historical Commission recommended historical (archival) research on McGaws Corner. Additionally, the Historical Commission requested the Applicant install an historical marker on the property with the content developed by the Historical Commission on either the properties history and/or McGaws Corner.

At their December 8, 2020 meeting the Historical Commission recommended "No Further Work" on this application, because their recommendations had been addressed in the Applicant's revised submission.

### **Proposal's Strengths**

- **Historical Marker**: The Applicant proffers to provide a historical marker on the property that describes the site's history. The content on the marker shall be prepared in consultation with the County Archeologist and/or the Historical Commission prior to final site plan approval.
- **No Further Studies Required**: The Historical Commission reviewed this proposal at its December 8, 2020, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

## **Economic Development**

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the Economic Development Plan for the County. The I-66/Route 29 Sector Plan incorporates the Economic Development Plan's intent, goals, policies, and action strategies and states additional action strategies which apply specifically to the I-66/ Route 29 Sector Plan area.

The sector plan area has the benefit of being strategically located with direct Interstate and regional highway routes and rail lines connecting Gainesville and Prince William County to the north, south, east, and west. There are direct connections available to Washington, DC and the northeast corridor, as well as to southeast metropolises via I-81. Economic growth should be promoted based on this accessibility. It should, however, also encourage desirable commercial investment that is compatible with and supportive of a quality residential environment within the sector plan area and nearby portions of the County and the region.

### **Proposal's Strengths**

- **Nonresidential Development**: The application proposes nonresidential development that will increase the County's nonresidential tax base.
- **Targeted Industry**: The applications would allow for the implementation of data center uses, which are a target industry, on the subject site.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Economic Development Plan.

### **Environment Plan Analysis**

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site includes a mixture of old growth forests, including 33 specimen trees, early successional fields and wetlands. The site has frontage on Route 55, which is identified as a "Gateway Zone" in the I-66/Rt. 29 Sector Plan.

### **Proposal's Strengths**

- **Open Space Parcel:** The Applicant proffers retention of a 2.12 -acre open space parcel between the data center development and the adjacent residential community to the northwest. The Applicant proposes to dedicate the parcel to the community and record restrictions on the property that would allow limited disturbance in this area. The intent is that the parcel would be for the purposes of open space, recreational uses, and the preservation of mature trees.
- **Tree Preservation Plan:** The Applicant proffers to provide a Tree Preservation Plan (TPP) for the tree preservation areas identified on the MZP. The TPP shall be done in accordance with Plant Selection Guide, Section III of the DCSM.
- **Sustainability Initiatives:** The Applicant indicates that the data center campus will be designed to include many of the following sustainability features:
  - Permeable paving in car park areas.
  - Recycled aggregate material for paving base and building slab base.
  - Bicycle storage containers.
  - Aeration of ponds utilizing solar power.
  - Recycling of construction material waste.
  - Use of high recycled content construction materials such as steel where available.
  - Adiabatic cooling utilizing less water than traditional evaporate cooling.
  - Green screen on equipment yard screening walls facing Rt. 55.
  - LED site and interior lighting.
  - Heat reflective roof.

Staff recommends a condition that would require the project to incorporate these measures, substantially as listed above.

- **Stormwater Low Impact Development (LID):** The Applicant proffers to provide a minimum of one (1) Low-Impact Development (LID) Best Management Practice to treat stormwater from the Property. Such LID practice may include, but is not limited to, water quality swales,

bioretention facilities/rain gardens, sheet flow to vegetated buffers, or any alternative LID practice proposed by the Applicant and deemed to be acceptable to the Watershed Management Branch.

### **Proposal's Weaknesses**

- **Removal of All Specimen Trees:** The Environment Chapter of the Comprehensive Plan recommends the preservation of natural vegetation – especially existing and mature trees. Thirty-three (33) specimen trees are located within the rezoning area. Currently all are proposed to be removed. The prior rezoning provided for a tree save area that preserved at least 2 specimen trees. While this proposed layout is much different, the value of preserving specimen trees remain.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.

### **Fire and Rescue Plan Analysis**

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #4 (Gainesville) is the first due fire/rescue resource. The first due fire station is location directly across John Marshall Highway from the subject site. In FY 2019, Fire/Rescue Station #4 responded to 4,138 incidents. The workload capacity for Fire/Rescue Station #4 is 4,000 incidents per year.

The Capital Improvement Program (CIP) includes Station 22 (Groveton Station), which is recently opened. This new facility location will affect the total response for Station #4, but the full effect has yet to be determined.

### **FY2021-2026 Capital Improvement Program (CIP) – Planned Public Facilities**

Groveton Station (#22) is a new Fire and Rescue station located at 7500 Century Park Drive in the west end of the County. The 21,000 square foot station houses a pumper, rescue unit, collapse unit, and an Advanced Life Support (ALS) ambulance. Career staffing will be provided for a 24- hour pumper unit, 24-hour rescue unit, and a 24-hour medic unit. The building includes sleeping quarters, a kitchen and dayroom, physical fitness room, training room, storage for heavy tactical

rescue equipment, and offices. The station includes four apparatus bays, an area for personal protective equipment, and an exterior training tower.

The station opened in 2021. Systemwide response times are expected to improve and ease the burden on existing nearby stations.

### **Proposal's Strengths**

- **Monetary Contribution:** As proffered, the Applicant shall make a monetary contribution of \$0.61 per square foot of building area for any new building(s) or addition to the existing building constructed on the property.
- **Outside of 4.0-Minute Travel Time:** The site is located within the recommended 4.0-minute travel time for fire suppression and basic life support.
- **Inside of 8.0-Minute Travel Time:** The site is located within the 8.0-minute travel time for advanced life support services.

### **Proposal's Weaknesses**

- **Station Workload:** FY19 figures indicate that Fire and Rescue Station #4 is currently operating over capacity. Staff notes that there is a new station, Station 22 (Groveton Station), which is recently opened. This new facility location will affect the total response for Station #4, but the full effect has yet to be determined.

**On balance,** this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

## **Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

### **Proposal's Strengths**

- Secured Campus: As proposed by the Applicant, a future data facility would be designed as a secure campus with security measures.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Police Plan.

### **Potable Water Plan Analysis**

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available from an existing 18-inch water main in John Marshall Highway, and two existing 8-inch stub-outs near Village High Street along the western property boundary. The developer will be required to provide onsite looping by connecting to these supply sources for increased redundancy and water quality.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design and construct all on-site and off-site water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

### **Proposal's Strengths**

- Water Connection & Service: As proffered, the Applicant shall plan, design and construct all onsite and offsite water utility improvements necessary to develop the subject property.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Potable Water Plan.

### **Sanitary Sewer Plan Analysis**

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available onsite from several existing 8-inch gravity sewer mains located along the western property boundary. The developer may be required to conduct a sewer study to determine if the existing collection system has adequate capacity to accommodate the projected peak flows of the proposed development.

The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

#### **Proposal's Strengths**

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

#### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

### **Transportation Plan Analysis**

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned



## Staff Analysis

rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The following table provides current average daily traffic and levels of service (LOS) relevant to this development:

Roadway Name	Number of Lanes	2019 VDOT Annual Average Daily Traffic Count	2015 Daily LOS
John Marshall Highway (Route 55)	2	11,000 VPD	D
Catharpin Road (Route 676)	2	5,200 VPD	D

Access to the site is planned at two (2) access points:

1. A full-movement signalized access on John Marshall Highway opposite Catharpin Road
2. An emergency access on John Marshall Highway opposite Gainesville Drive

The Comprehensive Plan calls for John Marshall Highway to be a 4-lane Minor Arterial (MA-1) standard facility with a 10-foot asphalt shared use path trail (Class 1) on the northside of the road opposite the site. The application includes proffers for John Marshall Highway that provide right-of-way in keeping with the MA-1 road standard, an additional eastbound through lane, a sidewalk and trail along the site frontage on John Marshall Highway, crosswalks and pedestrian heads at the John Marshall Highway/Catharpin Road intersection, turn lanes, and traffic signal modification at the John Marshall Highway/Catharpin Road intersection at no cost to the County.

A Traffic Impact Analysis (TIA) by Gorove/Slade Associates, Inc. was submitted with the application. Site development is targeted for 2023. The Applicant proposes to develop approximately 1,033,000 square feet of data center uses. This will generate an estimated 134 AM weekday peak hour trips, 114 PM weekday peak hour trips and 1,023 weekday vehicle trips. The TIA indicates that the John Marshall Highway/Catharpin Road signalized intersection will operate at LOS C with the proposed development with signal modifications and turn lanes. Note that the 2015 daily LOS from the Prince William County traffic model and the Applicant's TIA did not assume the second eastbound through lane on John Marshall Highway now proffered by the Applicant. This will further improve the traffic LOS in the vicinity of the site.

### **Proposal's Strengths**

- **Site Access:** Access to the property will be provided opposite Catharpin Road at an existing signalized intersection as shown on the GDP. The proposed emergency entrance will allow for access across from the Prince William County fire station (Station 4) on Gainesville Drive immediately north of the site.
- **Right of Way Reservation and Frontage Improvements:** The Applicant is proffering right of way and frontage improvements along its John Marshall Highway frontage as shown on the GDP. This includes an additional eastbound through lane, turn lanes at the site entrance

opposite Catharpin Road and a sidewalk along part of the frontage and a trail east of Catharpin Road.

- Pedestrian Connections: This development furthers pedestrian connectivity between the subject site to Haymarket corporate limits. The Applicant proffers sidewalk extensions to address missing portions of the pedestrian connection between the subject site and the Town of Haymarket, subject to the availability of the necessary right-of-way and easements. The application includes a sidewalk, trail, pedestrian crosswalks, and pedestrian signal heads at the intersection of Catharpin Road and John Marshall Highway.
- Bicycle Racks and Storage Lockers: The Applicant will provide one bike rack and one bike locker for each building to be constructed.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Transportation Plan.

### **Strategic Plan**

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The 2017-2020 Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues.

The Applicant provided the following information regarding jobs and wages associated with the proposal:

*The proposed use includes approximately 60,000 square feet of office area and an estimated 300 jobs. Data center average wages in Virginia have grown from \$61,310 in 2001 to \$126,050, a 106% increase, compared to average private sector wages of all industries that have grown from \$36,525 in 2001 to \$57,846 in 2018, a 58% increase. Data center average wages are over twice the average private sector wages for all industries and grow almost twice as fast. The proposal will provide very desirable employment opportunities for the residents of the surrounding neighborhoods and Prince William County.*

*Employment opportunities at the data center include a spectrum of jobs ranging from facilities management to technicians to management. Jobs can be experience based, certificated, or require college degrees.*

Additionally, the Applicant estimates that the proposed development is estimated to generate approximately \$3.2 million in annual real estate taxes and \$27.3 million in total real estate taxes over the next ten years. The Applicant submitted an economic analysis that is attached to this report.

### **Robust Economy Strategy**

- The application supports the revised list of Target Industries and several goals of the Robust Economy Strategy, including increasing new investment by Targeted Industries; increasing new jobs in Targeted Industries; and increasing at-place employment opportunities.

### **Materially Relevant Data Center Considerations**

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- Dominion Energy Virginia (Dominion): Due to the nature of the request for data center uses, additional information has been requested from Dominion regarding their ability to serve the site. In Dominion Energy's communications with the County and the public, Dominion has expressed a preference not to address the impacts of new load growth on the area's electric grid with new electric transmission infrastructure connecting into the Haymarket substation. Dominion has identified alternatives to provide necessary service, including growth in service, that limits impact to the Haymarket substation. This correspondence is attached to the Agency Comments section of this report.
- Board of County Supervisor Directive: On March 2, 2021, staff was directed to bring the Board recommendations to expand and change the Data Center Opportunity Zone Overlay District. Staff was asked to analyze the existing Data Center Opportunity Zone Overlay District and maps and return to the Board with possible Zoning Text Amendment (ZTA) language to amend the map and expand the overlay district in appropriate areas. This ZTA was initiated on May 18, 2021. Any future process undertaken to amend the overlay will 1) engage existing and new stakeholders, 2) incorporate methods to embrace green technology, and 3) encourage the conservation of green and open spaces.
- No Substation: There will be no electrical substations on the property. To the extent that electrical service areas may be necessary, none are proposed outside of the equipment yard areas shown on the plan. This is a strength because electrical substations often accompany data center uses and can include tall vertical structures and equipment that create additional visual impacts.

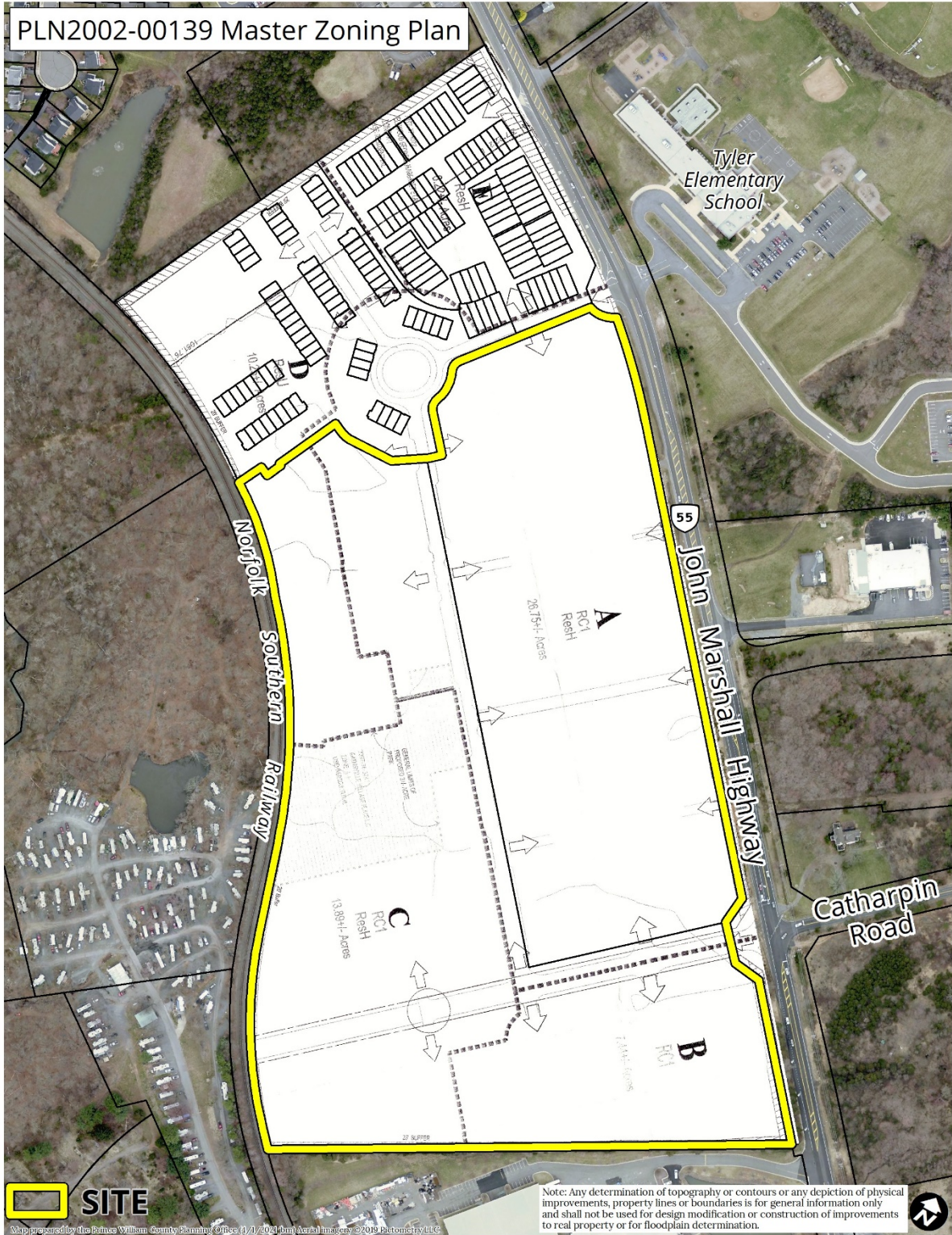
- Power Supply: The Applicant proffers that no data center use building permit may be issued for development on the Property if, in connection with the execution of a power purchase agreement for the provision of electrical power to such proposed data center building, it is determined by the provider that service thereto triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the property.

### **Modifications / Waivers**

Pursuant to Zoning Ordinance section 32-700.25, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance or the Design and Construction Standards Manual (DCSM). The application includes the following waivers:

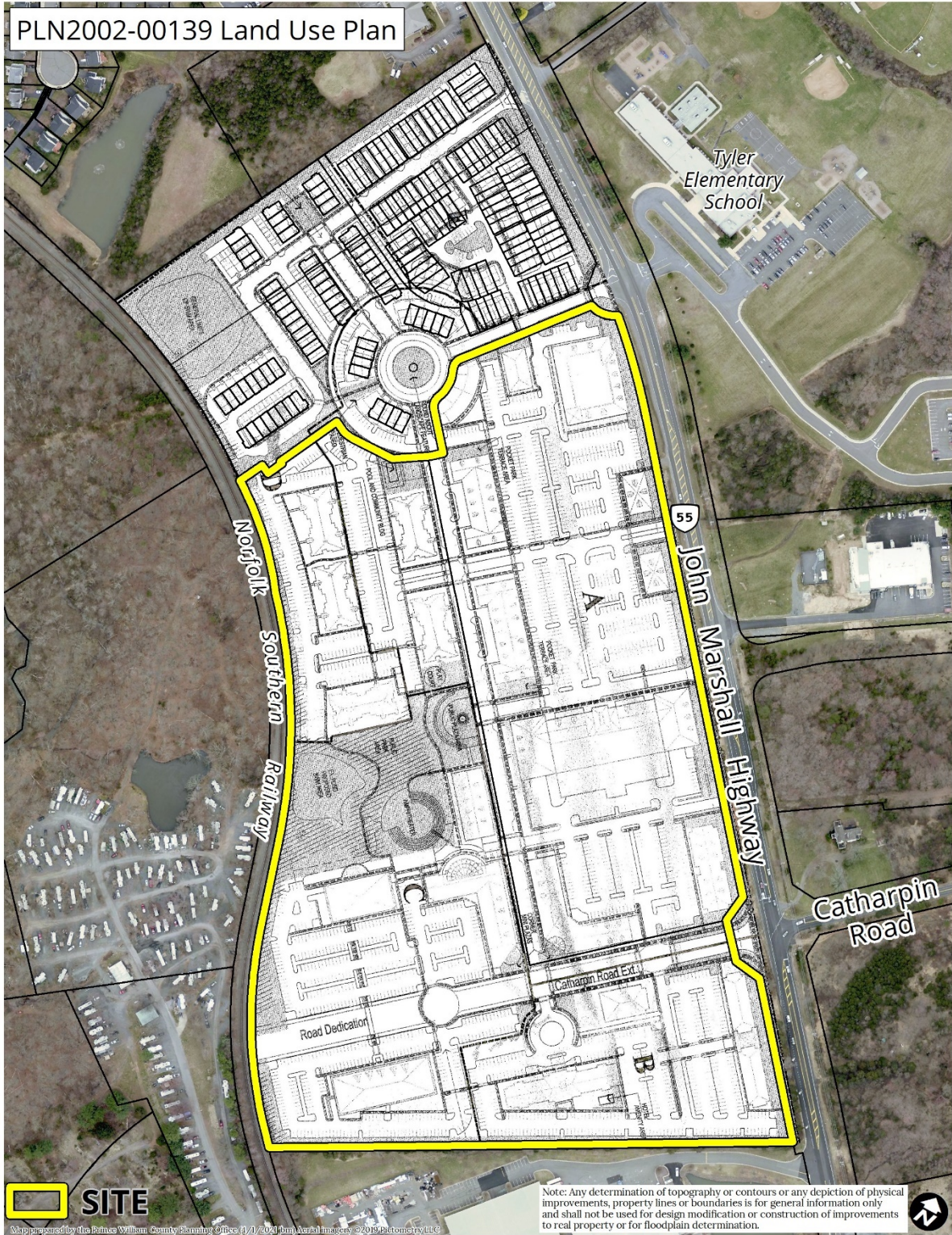
- Landscaped Berm with Side Slopes of 2:1: The application includes a request to modify a DCSM standard and allow landscaped berms having side slopes of two-to-one (2:1) parallel to the John Marshall Hwy. frontage and the western property boundary. Section 802.12, Buffer Planting Requirements of the DCSM, recommends flatter slopes on berms that do not exceed three-to-one (3:1), except in unusual situations where a two-to-one (2:1) slope would be allowed with special ground cover. Steep slopes can erode, and often do not look naturalistic. Staff supports this waiver in acknowledgement that there may be locations in which 2:1 slopes provide a screening advantage; however, staff does not recommend that 2:1 slopes be utilized to create a continuous, engineered-looking berm along the entirety of the site frontage. The berms should be naturalistic, and the overall landscape design of the buffers and berms should contain areas where the preservation of existing trees is prioritized.

Previously Approved Town Center Plans  
(To Be Superseded for Area of Revision)



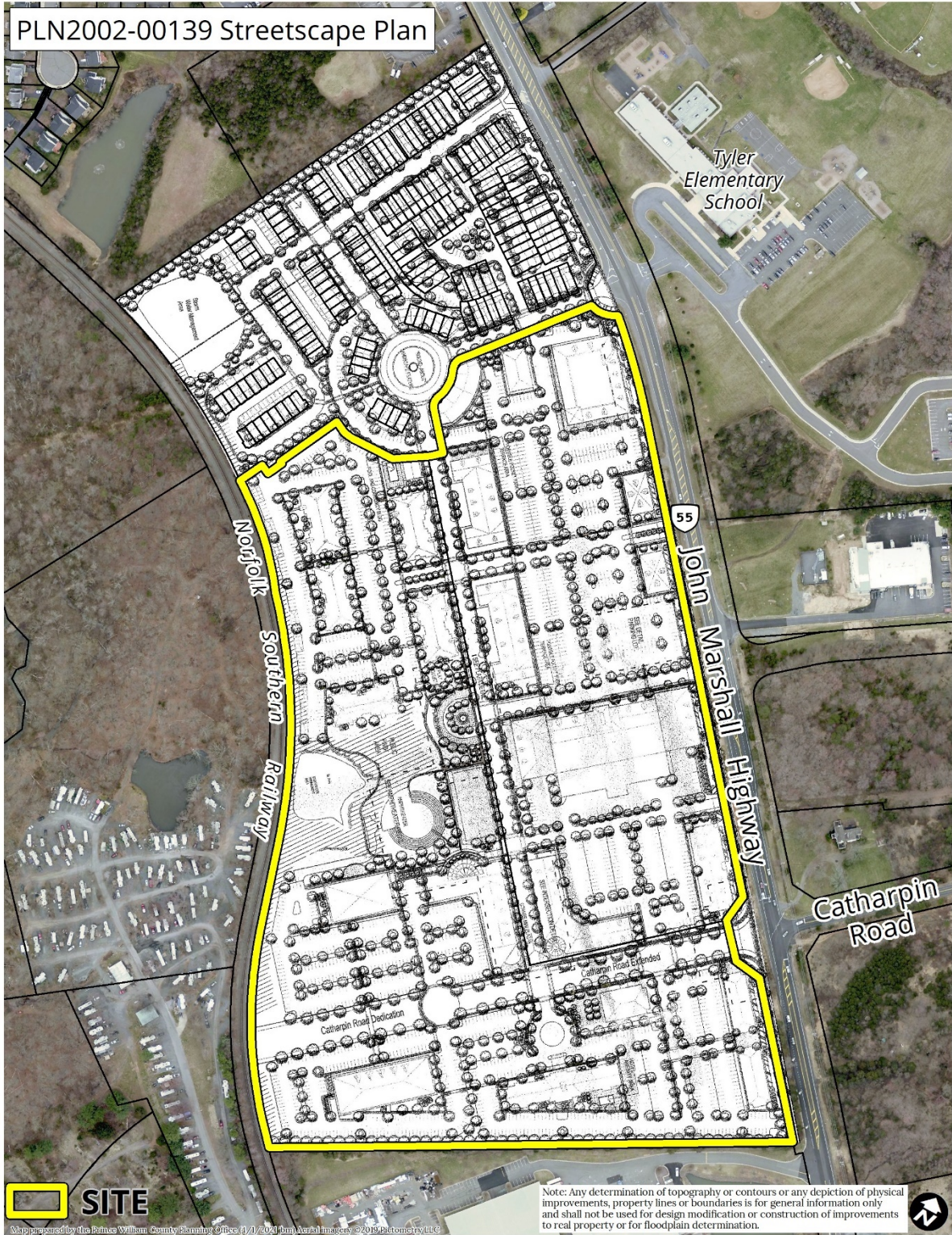


Previously Approved Town Center Plans  
(To Be Superseded for Area of Revision)





# Previously Approved Town Center Plans (To Be Superseded for Area of Revision)

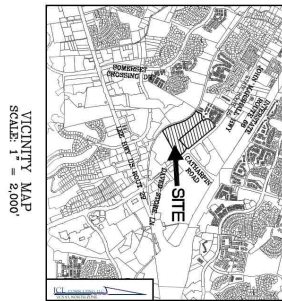




# Master Zoning Plan and Special Use Permit Plan

## REZ 2020-00024 SUP 2020-00037 VILLAGE PLACE TECHNOLOGY PARK

GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1" = 2,000'

Sheet Number	Sheet Title
01	COVER SHEET
02	MASTER ZONING PLAN & SPECIAL USE PERMIT
03	LANDSCAPE PLAN
04	PUD LAND BAY PLAN
05	ROAD IMPROVEMENT PLAN
06	ROAD IMPROVEMENT PLAN



**OWNER:**  
GAINESVILLE VILLAGE PLACE LC  
P.O. BOX 400  
GAINESVILLE, VA 20156

**APPLICANT:**  
CTP, LLC  
5335 WISCONSIN AVE NW  
SUITE 640  
WASHINGTON, DC 20015

**CIVIL ENGINEER:**  
JCL CONSULTING, LLC  
4460 BROOKFIELD CORPORATE DRIVE  
SUITE K  
CHANTILLY, VA 20151

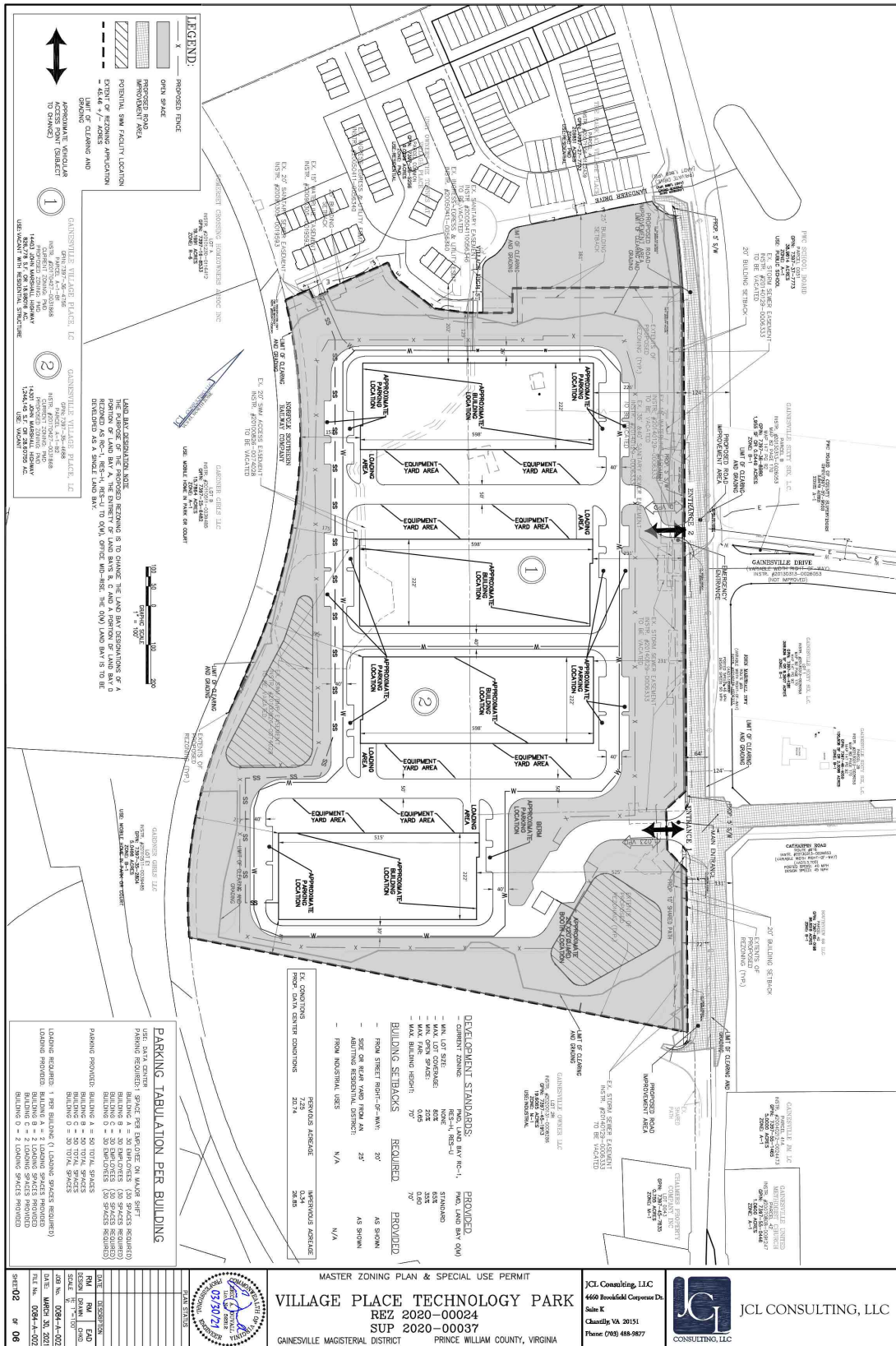
**LAND USE ATTORNEY**  
COMPTON & DULING, LC  
12701 MARBLESTONE DRIVE  
SUITE 350  
WOODBIDGE, VA 22192

- NOTES:**
1. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF GAINESVILLE VILLAGE PLACE LLC, P.O. BOX 400, GAINESVILLE, VA 20156.
  2. THE TOTAL SITE AREA CONTAINS 2,075,523 SF OR 47.2677 AC OF LAND AND BOUNDARY INFORMATION TAKEN FROM AVAILABLE RECORDS. THE AREA TO BE REZONED IS IDENTIFIED BY A RED SHADING ON THIS PLAN.
  3. THE RECORDED PARCEL IDENTIFICATION NUMBER (P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 0107-000000-000-0000. THESE PARCELS ARE THE SUBJECT OF THE REZONING REQUEST.
  4. REZONING APPLICANTS, AS WELL AS OTHER INTERESTED PARTIES, SHALL BE NOTIFIED BY THE BOARD OF SUPERVISORS OF THE REZONING REQUEST AND SHALL BE REQUIRED TO APPEAR AT THE PUBLIC HEARING TO DEFEND THE REZONING REQUEST.
  5. SUBJECT TO FINAL ENGINEERING.
  6. STORMWATER MANAGEMENT FACILITY TYPE AND LOCATION TO BE DETERMINED AT FINAL DESIGN.
  7. STORMWATER MANAGEMENT FACILITY TYPE AND LOCATION TO BE DETERMINED AT FINAL DESIGN.
  8. FURNISH REVISIONS TO THE REZONING REQUEST AND SPECIAL UTILITY CONNECTION LOCATIONS TO BE DETERMINED AT FINAL DESIGN.
  9. ANY EXISTING WELLS AND DRAIN FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH THE REZONING REQUEST.
  10. ALL UTILITIES, WHEN PROVIDED BY THE LOT OWNERS, SHALL BE INSTALLED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REZONING REQUEST.
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  14. ALL UTILITIES, WHEN PROVIDED BY THE LOT OWNERS, SHALL BE INSTALLED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REZONING REQUEST.
  15. EXISTING EXHAUSTS SHALL BE REMOVED OR MODIFIED AS NECESSARY FOR THE PROPOSED REZONING.
  16. OF A PORTION OF LAND BAY A, THE ENTIRETY OF LAND BAY B, C AND A PORTION OF LAND BAY B IS TO BE DEVELOPED AS A THREE-LAND BAY.

COVER SHEET	<b>VILLAGE PLACE TECHNOLOGY PARK</b> REZ 2020-00024 SUP 2020-00037 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA	JCL Consulting, LLC 4460 Brookfield Corporate Dr. Suite K Chantilly, VA 20151 Phone: (703) 448-9877	 JCL CONSULTING, LLC CONSULTING, LLC
	DATE: 08/30/21 REVISION: 08/30/21 SCALE: 1"=200'-0" DATE: 08/30/21 FILE NO.: 0084-L-2021	SHEET 01 OF 06	



# Master Zoning Plan and Special Use Permit Plan

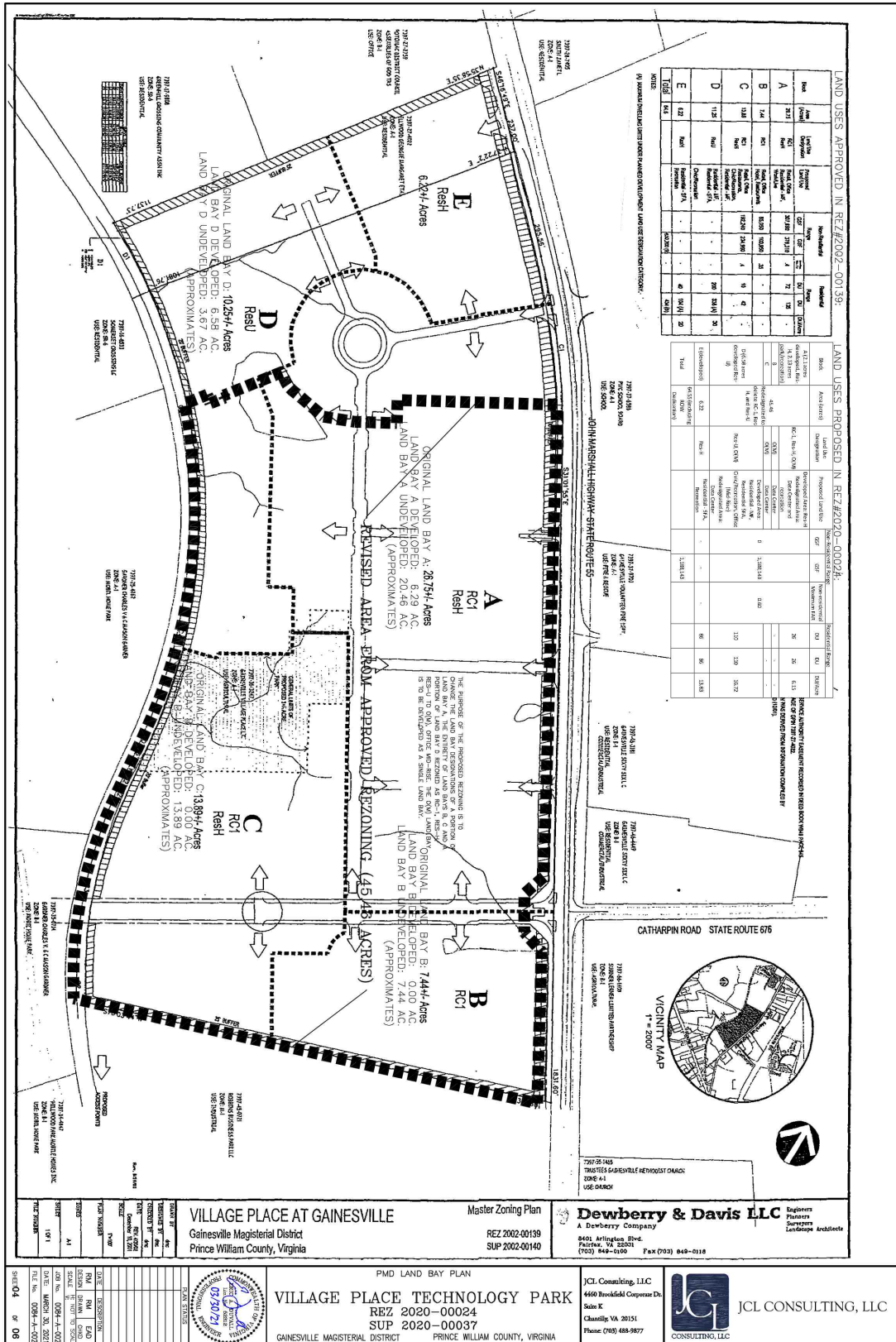


# Master Zoning Plan and Special Use Permit Plan

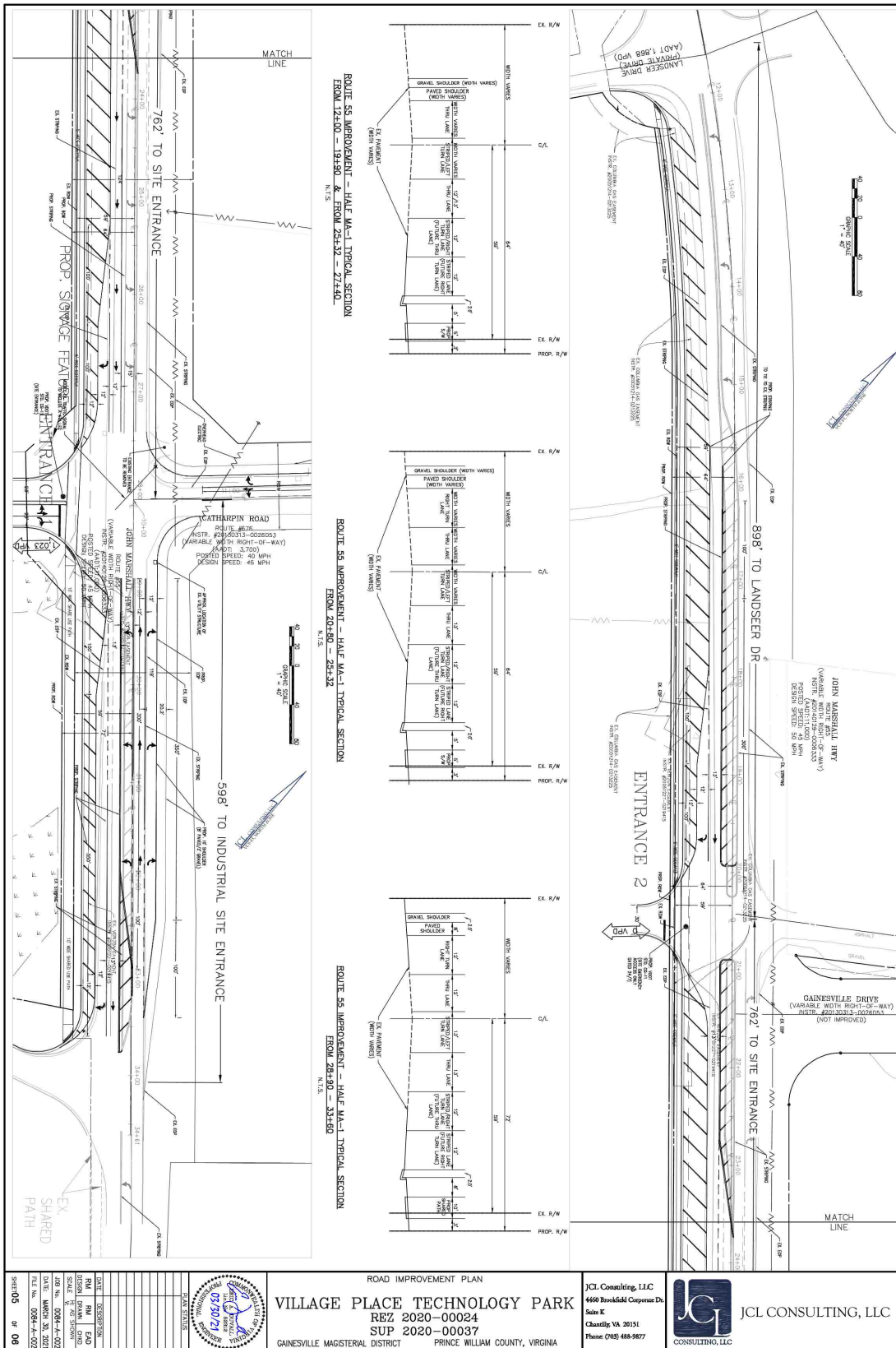




# Master Zoning Plan and Special Use Permit Plan



# Master Zoning Plan and Special Use Permit Plan



DATE	DESCRIPTION
03/30/23	FINAL
03/30/23	DESIGN
03/30/23	PLAN
03/30/23	SCALE
03/30/23	DATE
03/30/23	TIME
03/30/23	BY
03/30/23	FOR
03/30/23	PROJECT
03/30/23	SHEET
03/30/23	TOTAL
03/30/23	NO.
03/30/23	OF

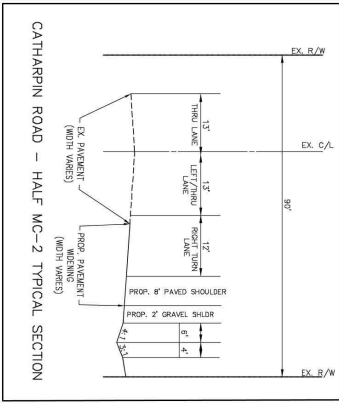
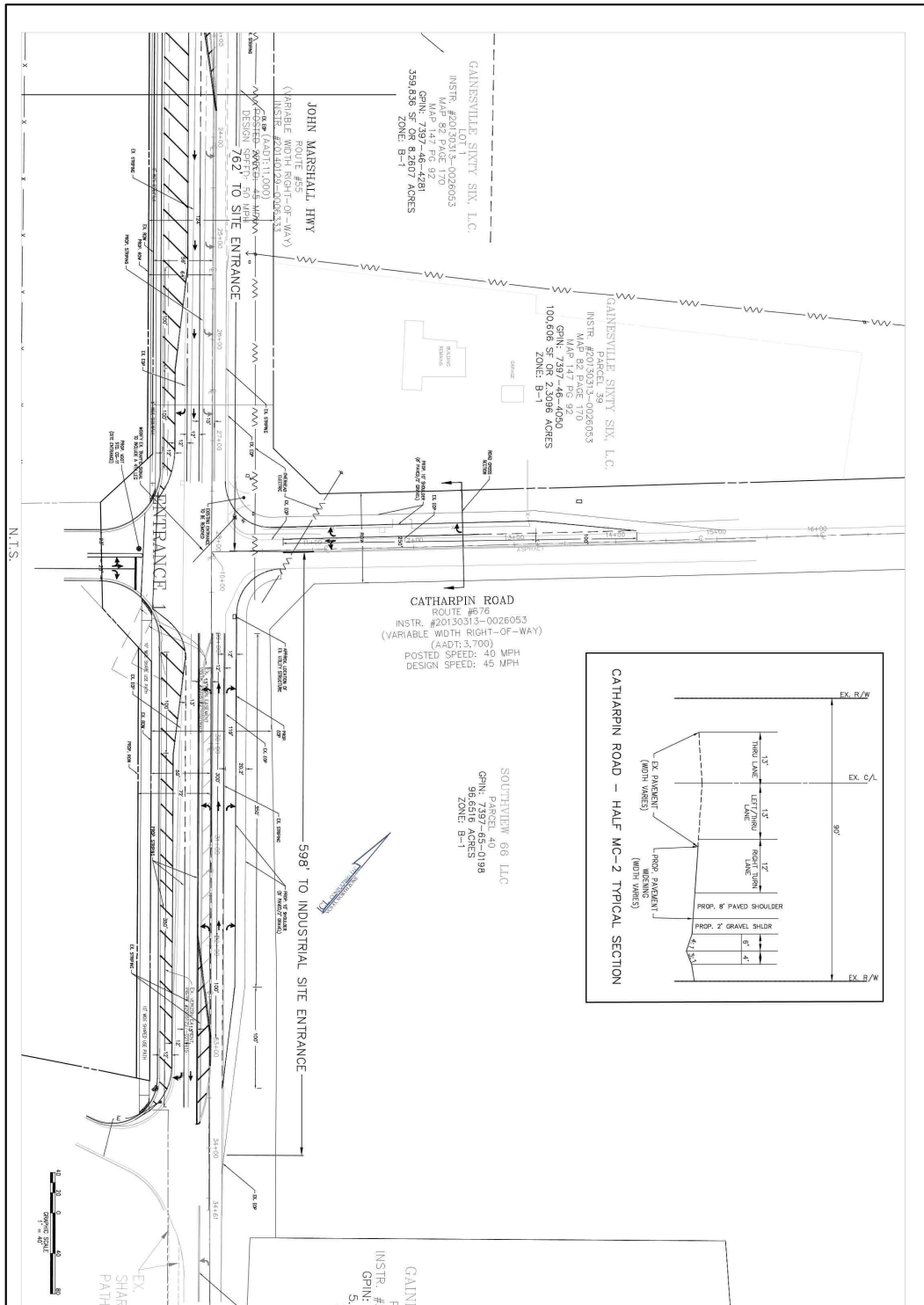
ROAD IMPROVEMENT PLAN  
**VILLAGE PLACE TECHNOLOGY PARK**  
 REZ 2020-00024  
 SUP 2020-00037  
 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

JCL Consulting, LLC  
 4460 Brookfield Corporate Dr.  
 Suite K  
 Chantilly VA 20151  
 Phone (703) 488-9877



JCL CONSULTING, LLC  
 CONSULTING, LLC

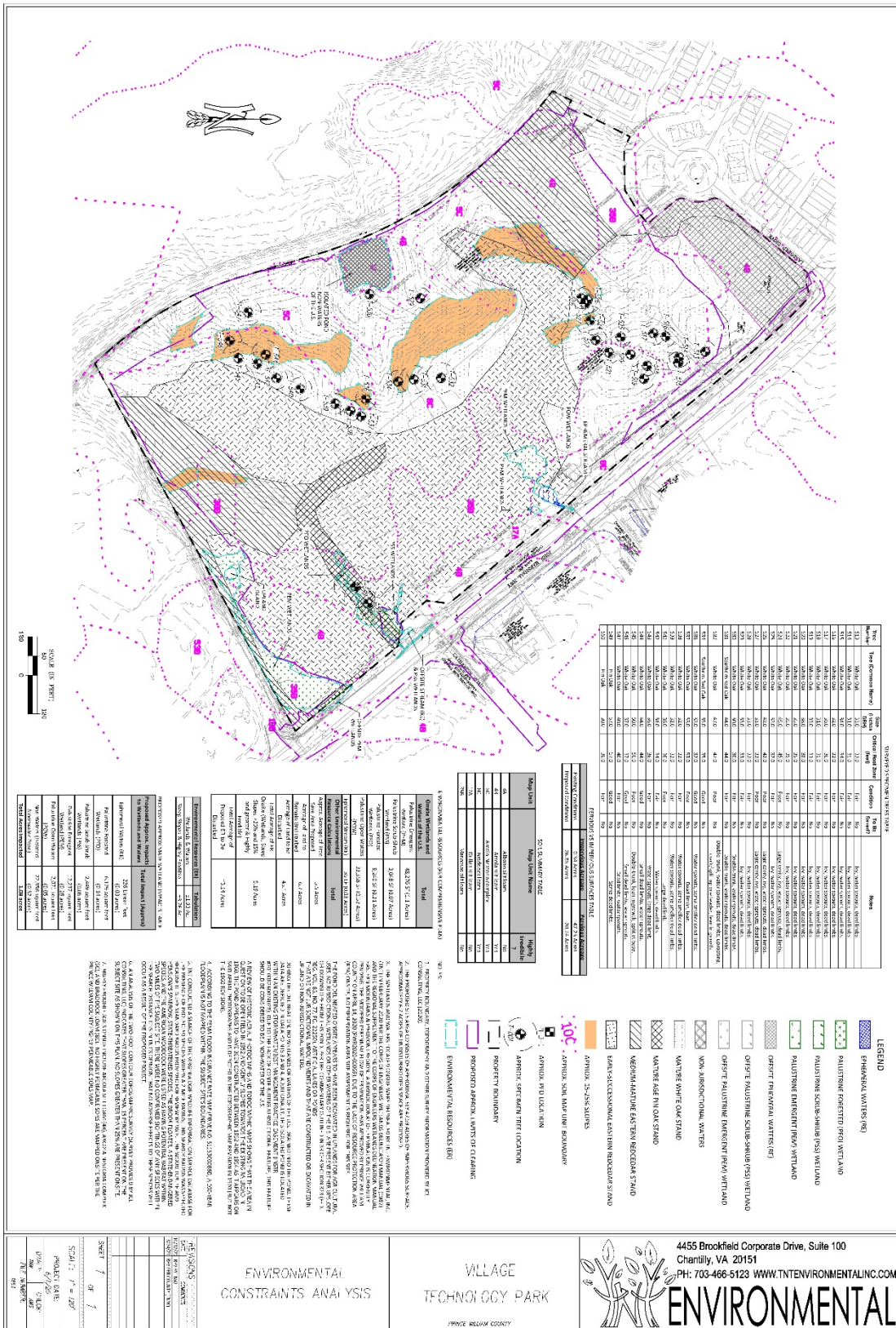
# Master Zoning Plan and Special Use Permit Plan

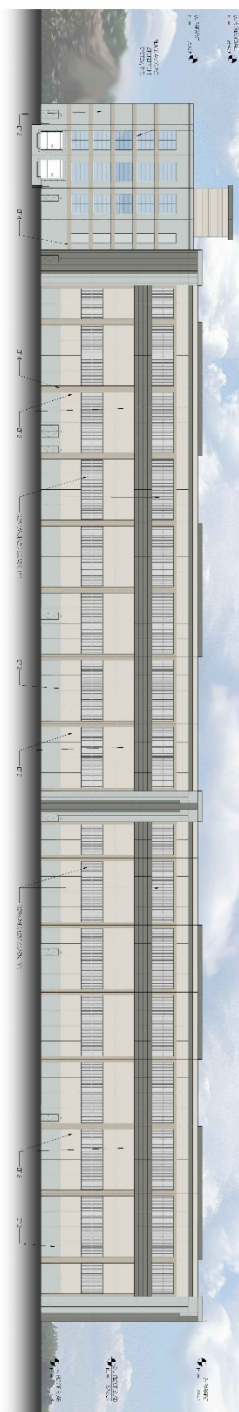


	ROAD IMPROVEMENT PLAN <b>VILLAGE PLACE TECHNOLOGY PARK</b> REZ 2020-00024 SUP 2020-00037 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA	JCL Consulting, LLC 4660 Battlefield Corporate Dr. Suite K Chantilly VA 20151 Phone: (703) 488-9877	
	SHEET 06 OF 06 DATE: MARCH 30, 2022 FILE NO. 0084-1-002	GAINESVILLE SIXTY SIX L.C. INSTR. #20130131-0026053 MAP 82 PAGE 170 MAP 147 PG 92 GRN. 7397-46-0040 GRN. 7397-46-0040 100.658 ACRES ZONE: B-1	



# Environmental Constraints Analysis





**PENNEY DESIGN GROUP**  
 8820 Woodmont Avenue, Suite 403, Bethesda, Maryland 20814  
 P: 301.279.1500 | C: 301.279.1501 | www.penneydesign.com

**PROPOSED BUILDING ELEVATIONS**  
 12/14/20

**Village Place Technology Park**  
 Prince William County, VA  
 REC00026

PEL-1  
 SCALE:  
 1" = 20'-0"  
 301.42





# VILLAGE PLACE TECHNOLOGY PARK

GAINESVILLE, VA



VICINITY PLAN



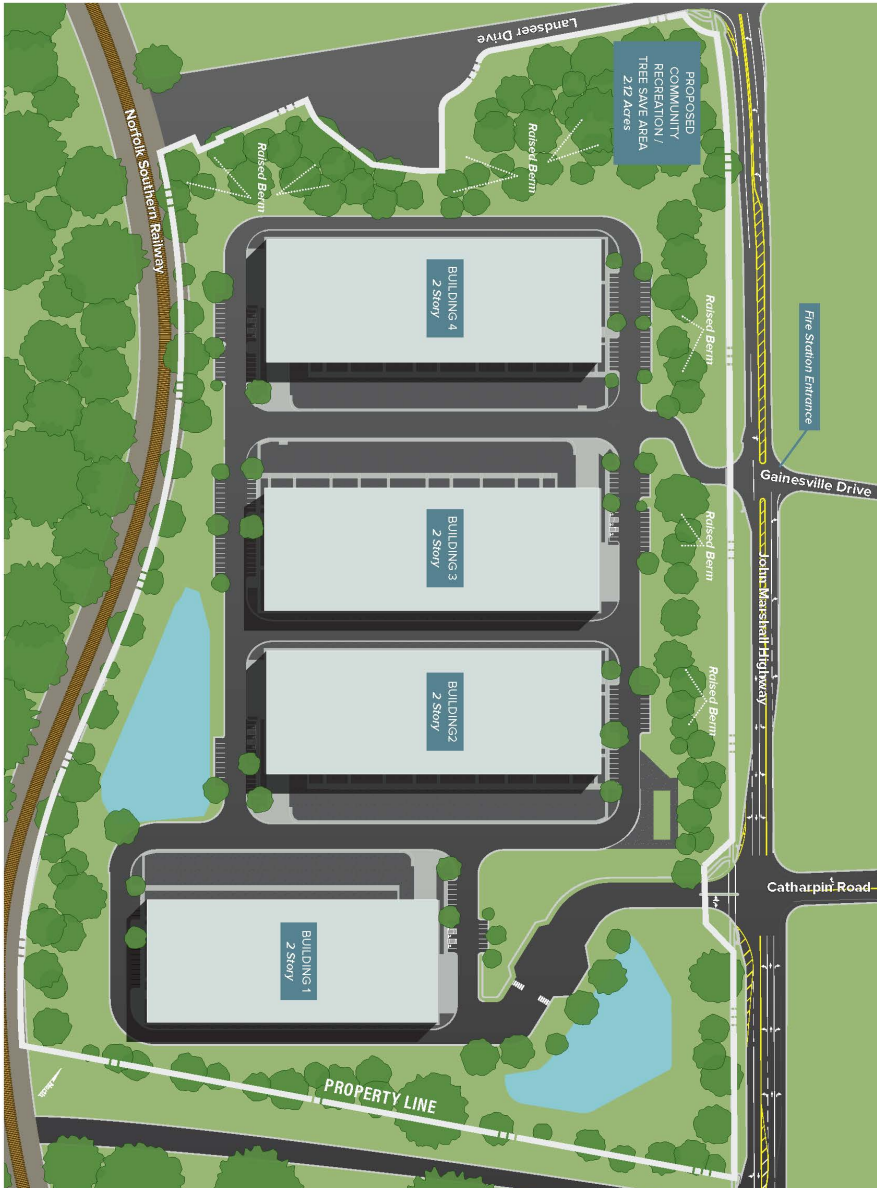
FEBRUARY 2021

2

VILLAGE PLACE TECHNOLOGY PARK

LANDSCAPE PLAN

VILLAGE PLACE TECHNOLOGY PARK



FEBRUARY 2021



STREET RENDERINGS

VILLAGE PLACE TECHNOLOGY PARK



STREET VIEW (ROUTE 55 WESTBOUND)



STREET VIEW (ROUTE 55 EASTBOUND)



FEBRUARY 2021

# RESIDENTIAL VIEWS

VILLAGE PLACE TECHNOLOGY PARK



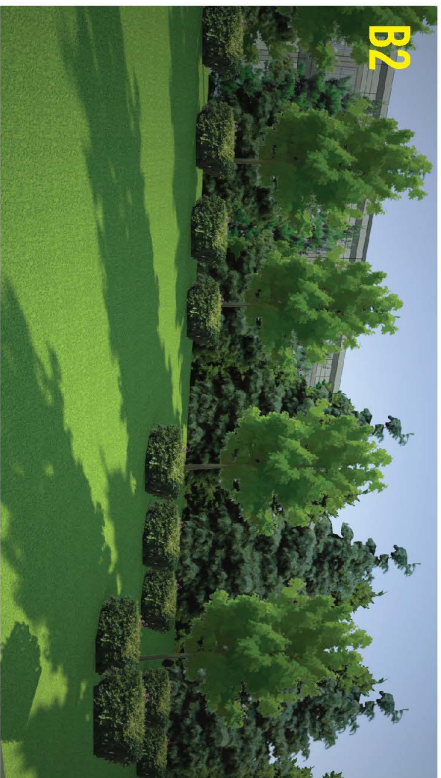
VIEW FROM STATION B (APPROXIMATELY 7196 LITTLE THAMES DRIVE; APPROXIMATELY THIRD FLOOR)



VIEW FROM STATION B (APPROXIMATELY 14498 VILLAGE HIGH STREET; APPROXIMATELY THIRD FLOOR)



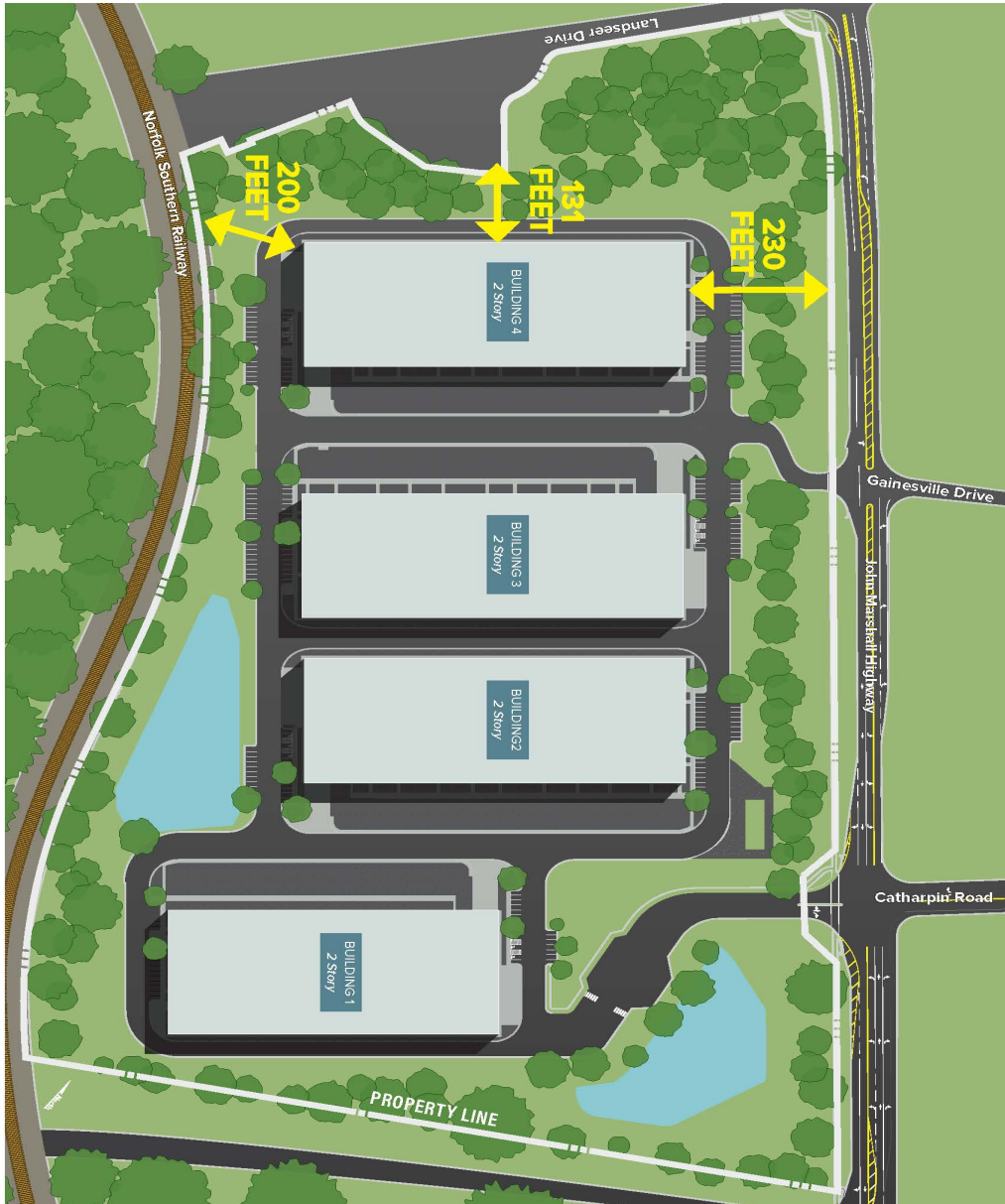
KEY PLAN



VIEW FROM STATION B (APPROXIMATELY 14498 VILLAGE HIGH STREET; FIRST FLOOR)



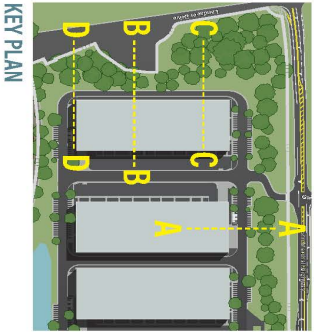
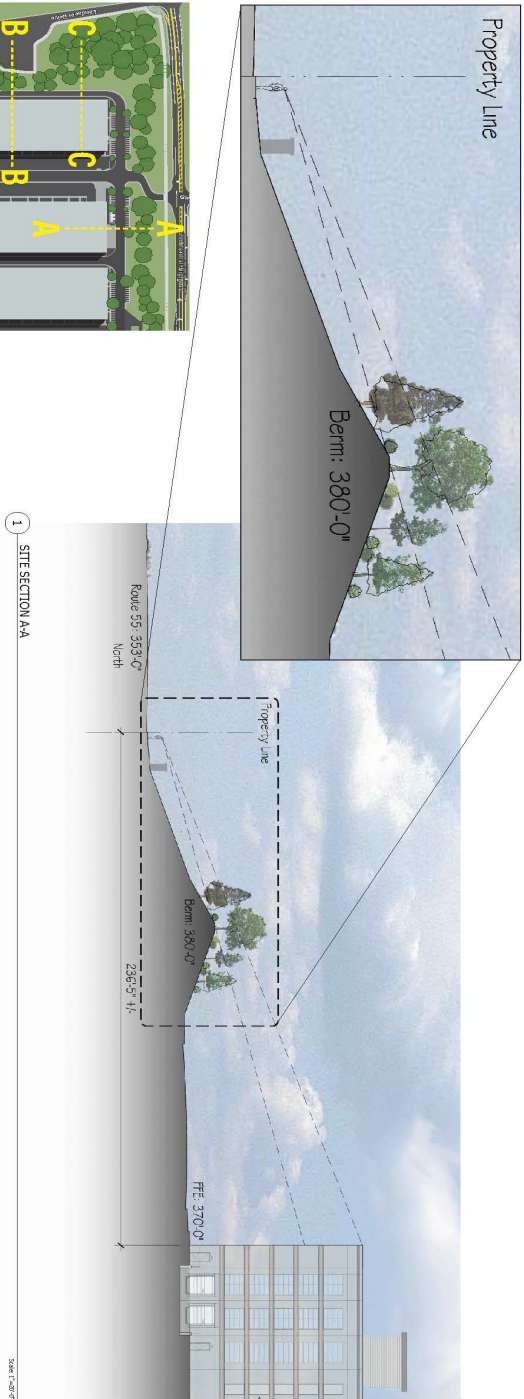
BUILDING SETBACK PLAN



FEBRUARY 2021

LINE OF SIGHT - SECTIONS

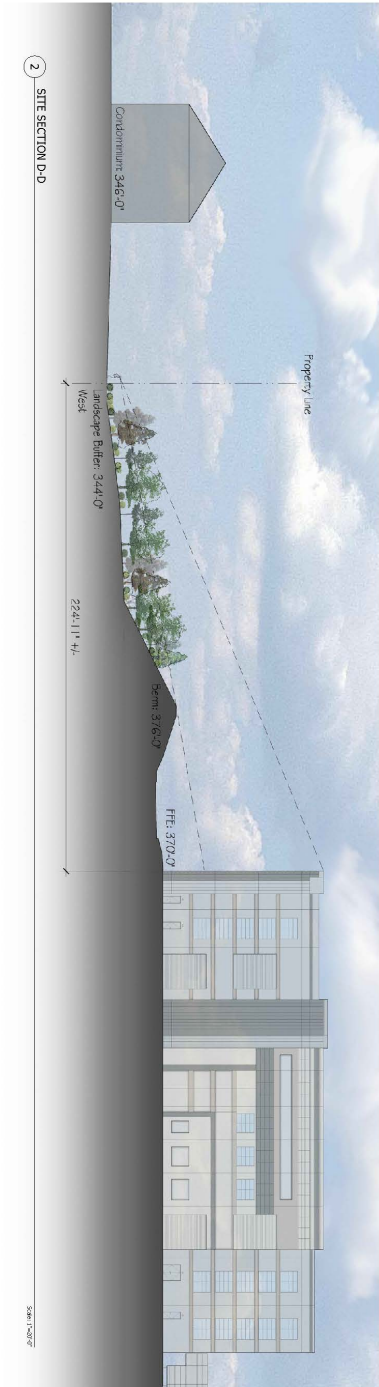
VILLAGE PLACE TECHNOLOGY PARK



FEBRUARY 2021

LINE OF SIGHT - SECTIONS

VILLAGE  
PLACE  
TECHNOLOGY  
PARK

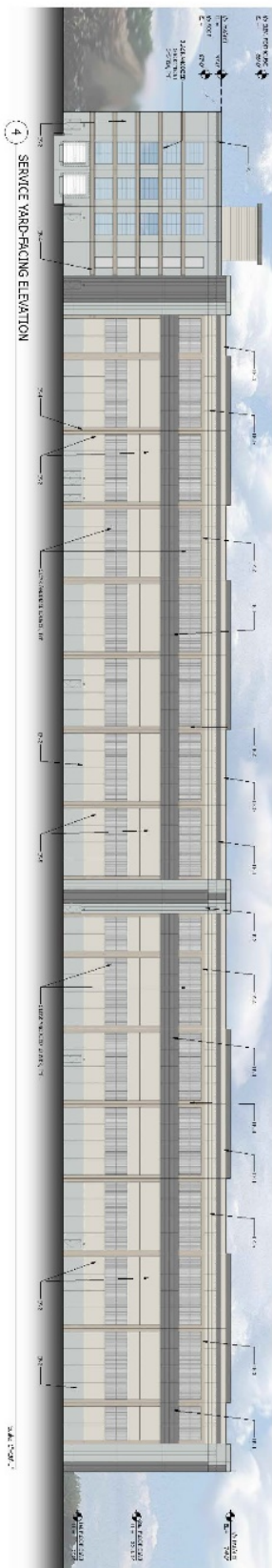
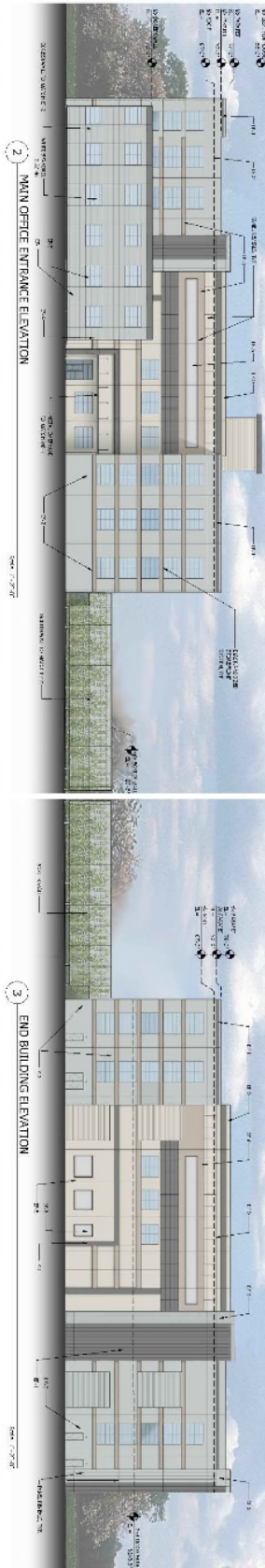
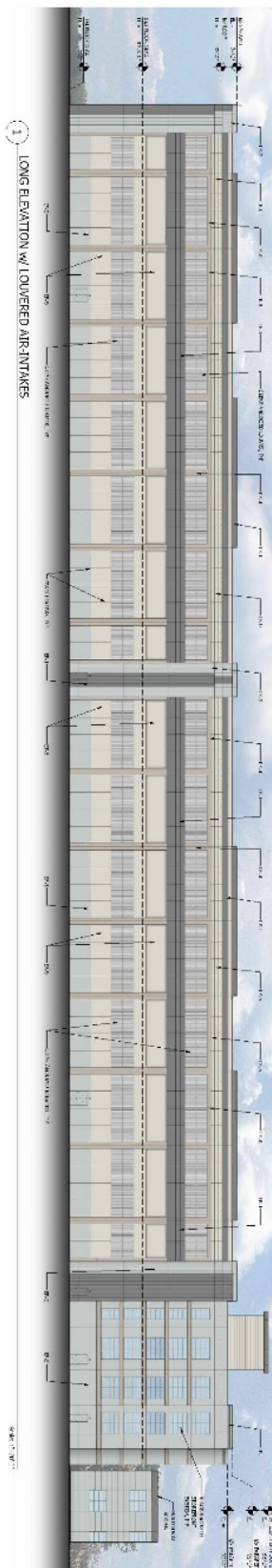


FEBRUARY 2021



ELEVATIONS

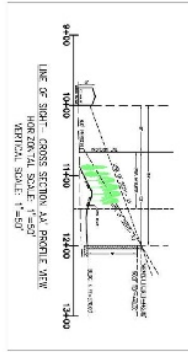
VILLAGE PLACE TECHNOLOGY PARK





HOA IMPROVEMENTS

VILLAGE PLACE TECHNOLOGY PARK



TOT LOT EQUIPMENT  
EXAMPLE: "WANDERING MELODY"



FEBRUARY 2021

10

# SUSTAINABILITY INITIATIVES

VILLAGE PLACE TECHNOLOGY PARK



Permeable paving in car park areas



Recycled aggregate material for paving base and building slab base



Bicycle storage containers



Aeration of ponds utilizing solar power



Recycling of construction material waste



Use of high recycled content construction materials such as steel where available



Adiabatic cooling utilizing less water than traditional evaporate cooling



Green screen on equipment yard screening walls facing Rt. 55



LED site and interior lighting



Heat reflective roof

FEBRUARY 2022

1



VILLAGE PLACE TECHNOLOGY PARK  
GAINESVILLE, VA

# Statement of Power Availability

## Village Place Technology Park Power Availability Gainesville, Virginia

The Village Place Commons Technology Park will be served by Dominion Energy from a substation along the new Haymarket Transmission Line (the "HTL"). A total of 210 MW, at a 34.5 kV power delivery rate, is anticipated to be required to serve the needs of the Village Place Technology Park.

Dominion Energy is currently constructing the approved HTL, the 230-34.5 kV Haymarket Substation and the Heathcote Transition Station, where the power line transitions from overhead lines to underground lines. It is important to note that there are currently two potential substation locations along the current project; the Haymarket Substation and a potential substation combined with the Heathcote Transition Station site. Each substation is limited to serving approximately 300 MW of load. A third 300 MW substation along the HTL has been introduced as part of the recently approved Gainesville Crossing project.

The HTL is a double circuit transmission line. That means that the right of way for the overhead and underground portion of that line will hold two, 230 kV transmission lines that will loop in and out of each of the substations along the line. Each of these lines is connected to the larger transmission grid and therefore is "networked" as part of the larger grid. The overhead portion of the HTL will be rated for 1225 MVA of load and the underground portion rated for 1047 MVA of load.

The Haymarket Substation will be initially be built with two 84 MVA transformers supplying one-half of the ultimate 300 MW capacity of that substation. The AWS data center project in Haymarket will use slightly less than one-half of the total capacity of this substation.

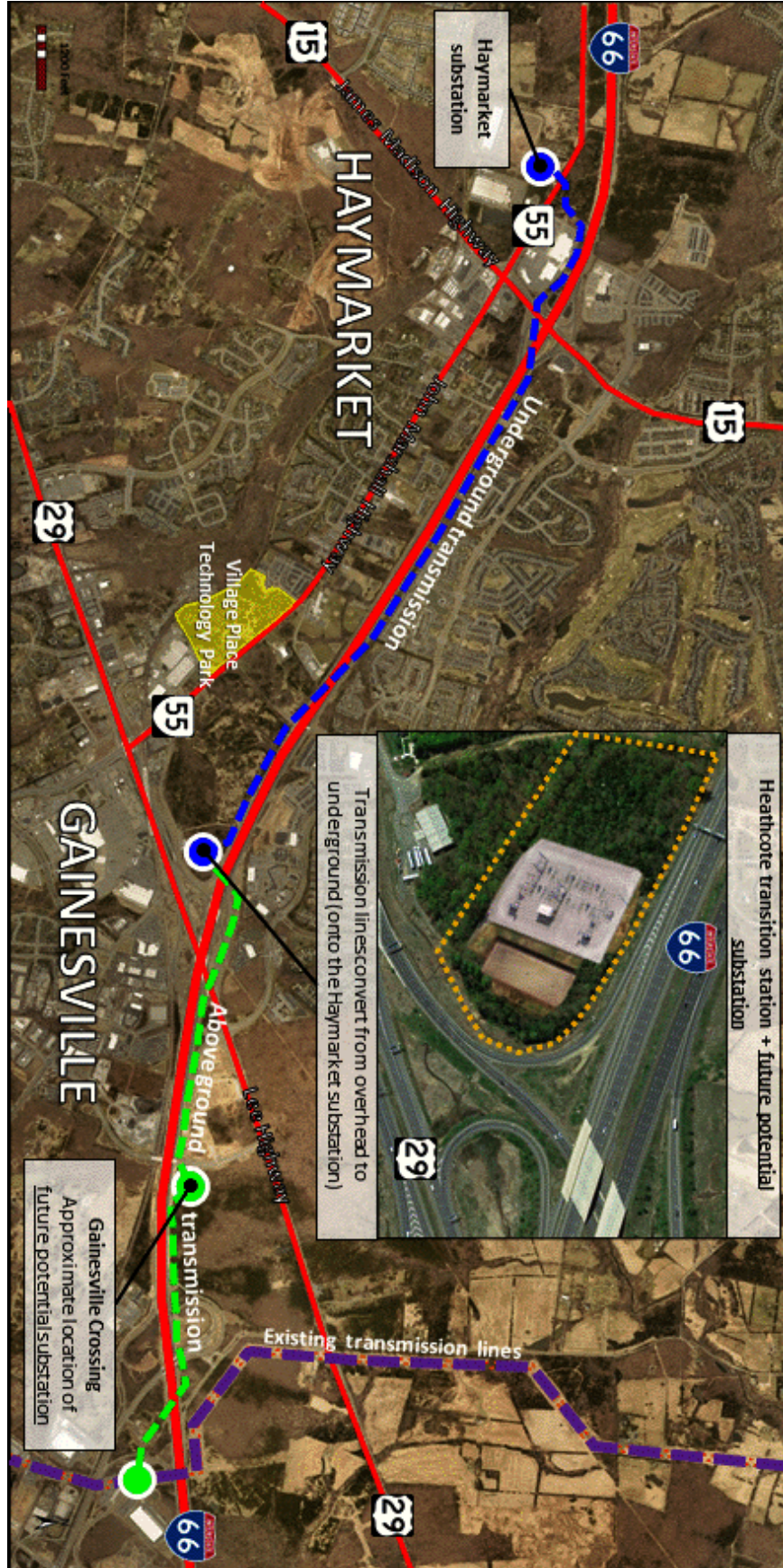
The recently approved Gainesville Crossing project, north of Interstate Route 66, is along the overhead portion of the HTL. Based on the conceptual load information from that project, Dominion Energy would plan to build a possible third 230-34.5 kV substation on that developer's property adjacent to the under-construction HTL.

The AWS and Gainesville Crossing projects represent a total of approximately 395 MW of new load. Village Place Commons Technology Park will add an additional 210 MW of new load to the HTL. This brings the total projected new loads to approximately 605 MW. Each of these three projects would likely be severed from three separate substations along the HTL. After the build-out of these three projects, the underground portion of the HTL would still have excess available capacity of approximately 442 MW and the overhead portion of the line would have approximately 620 MW of excess available capacity.

These projected loads can be served on the HTL and its substations so long as NERC reliability standards can be met. At some point, based on project information and load growth scenarios available for evaluation, the HTL will require a third source of power to maintain this federally mandated reliability. Dominion Energy has identified that this source will come from existing transmission lines to the east and will most likely terminate at the Heathcote location based on the information currently available for analysis.

Dominion Energy serves its customers on a first-come, first-served basis until such time as a customer commits to an Electric Service Agreement (ESA).





## Northern Virginia data center industry overview – large and rapidly expanding market

Village Place Technology Park, which consists of approximately 47.6 acres, is being developed to comprise of four data center buildings totaling approximately 1.02 million square feet of rentable building area. As shown in Figure 1, Northern Virginia, where Village Place Technology Park is located, is the largest data center market in the world and has almost as much inventory (measured in megawatts (“MW”)) as the five next largest data center markets (Dallas / Ft Worth, Silicon Valley, Chicago, Phoenix, and New York) in the United States combined. Not only is Northern Virginia the largest data center market, it’s growing rapidly – according to McGuireWoods / Magnum Economics, 22% of data center inventory in Northern Virginia was added between the 2<sup>nd</sup> half of 2018 and the 1<sup>st</sup> half of 2019.<sup>(1)</sup> As importantly, from a tenant / user demand perspective, as shown in Figure 1, Northern Virginia recorded more net absorption in 2019 than the fourteen next largest markets in the United States combined. Another way to demonstrate Northern Virginia’s impressive tenant / user demand, according to CBRE, net absorption in 2019 outstripped new supply under construction by almost 90 MW, or a factor of 1.54x.<sup>(2)</sup>

Figure 1. CBRE’s FY19 U.S. data center inventory and net absorption statistics<sup>(3)</sup>

<u>FY19 inventory (MW)</u>		<u>FY19 net absorption (MW)</u>	
<b>Northern Virginia:</b>	<b>1,200</b>	<b>Northern Virginia:</b>	<b>255</b>
Dallas / Ft. Worth:	321	Dallas / Ft. Worth:	26
Silicon Valley:	290	Silicon Valley:	37
Chicago:	270	Chicago:	16
Phoenix:	250	Phoenix:	33
New York Tri-State:	159	New York Tri-State:	17
<b>Total:</b>	<b>1,290</b>	9 next largest markets:	62
		<b>Total:</b>	<b>189</b>

## Data centers generate tangible economic benefits

Given the strength of the data center industry in Northern Virginia, it has produced tangible economic benefits for counties and its citizens. For example, according to Magnum Economics in NVTC’s ‘The Impact of Data Centers on the State and Local Economies of Virginia’, the data center industry has produced in 2018:

- 28,196 direct and indirect full-time-equivalent jobs;
- \$2.6 billion in associated employee pay and benefits; and
- \$6.9 billion in economic output.

Drilling down further, the data center industry creates high and rapidly increasing wages relative to other private sector industries. Data center average wages in Virginia have grown from \$61,310 in 2001 to \$126,050, a 106% increase, compared to average private sector wages of all industries that have grown from \$36,525 in 2001 to \$57,846 in 2018, a 58% increase.<sup>(4)</sup> In other words, data center average wages are over twice the average private sector wages for all industries and grow almost twice as fast.

<sup>(1)</sup> McGuireWoods / Magnum Economics, Economic Geography for Data Centers – May 20, 2020.

<sup>(2)</sup> CBRE North American Data Center Report H2 2019.

<sup>(3)</sup> CBRE North American Data Center Report H2 2019.

<sup>(4)</sup> NVTC, The Impact of Data Centers on the State and Local Economies of Virginia – January 2020.



## Compelling return on investment and lower tax burdens for counties and residents

For counties specifically, data centers generate real estate taxes, personal property taxes, business license taxes, and industrial utilities taxes. In 2018 alone, Northern Virginia collected \$460.5 million in state and local taxes directly and indirectly generated by the data center industry.<sup>(5)</sup> Furthermore, given that data centers require significant capital expenditures relative to required human capital (i.e., less employee demand for local government services), their cost benefit ratio for counties is very compelling. In Prince William County, for every dollar in county expenditures, the data center industry generates approximately \$17.80 in tax revenue.<sup>(6)</sup>

Without data center tax revenues and their compelling return on investment, counties would have to reduce services and increase taxes. Based on various funding formulas, if Prince William County were to lose its revenues generated by the data center industry based on 2018 figures, real estate tax rates would have to increase by 7%.<sup>(7)</sup>

## Village Place Technology Park – projected tax revenues

As it specifically relates to Village Place Technology Park, the [applicant] projects that once stabilized, the [project] will generate approximately \$3.2 million in annual real estate taxes and \$27.3 million in total real estate taxes over the next ten years.<sup>(8)</sup>

Figure 2. Projected real estate tax revenues

<b>Development overview</b>									
Number of buildings:	4								
Total size / rentable building area:	1,020,000 sq.ft.								
Total development cost:	\$275 psf								
Total value:	\$280,500,000								
<b>Timing</b>									
Stabilization									
Building 1:	1Q22								
Building 2:	2Q22								
Building 3:	3Q22								
Building 4:	4Q22								
<b>Estimated annual real estate taxes</b>									
Assessed value:	\$280,500,000								
Rate:	1.125%								
Annual real estate tax:	\$3,155,625								
<b>Total RE tax revenues (10yrs, undiscounted):</b>	<b><u>\$27,263,672</u></b>								
<b>Annual projected real estate tax revenue - 10 years undiscounted</b>									
<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
\$0	\$2,018,672	\$3,155,625	\$3,155,625	\$3,155,625	\$3,155,625	\$3,155,625	\$3,155,625	\$3,155,625	\$3,155,625

<sup>(5)</sup> NVTC, The Impact of Data Centers on the State and Local Economies of Virginia – January 2020.  
<sup>(6)</sup> NVTC, The Impact of Data Centers on the State and Local Economies of Virginia – January 2020.  
<sup>(7)</sup> NVTC, The Impact of Data Centers on the State and Local Economies of Virginia – January 2020.  
<sup>(8)</sup> The 10 year projection is undiscounted and assumes that the assessed values and rate remain constant.

# Economic Impact Analysis

Once stabilized, Village Place Technology Park is projected to generate \$14 million in personal property taxes in its first year and almost \$70 million in total personal property taxes over the next ten years.

Figure 3. Projected personal property tax revenues

Rate:	1.35%		
Assessment factor:			
	<u>Factor year</u>	<u>Computer infrastructure factor</u>	<u>Server assessment factor</u>
	1	85%	50%
	2	75%	35%
	3	65%	20%
	4	55%	10%
	5	45%	5%
	6	35%	5%
	7	25%	5%
	8	15%	5%
	9+	10%	5%
Data center computer infrastructure cost:	\$850 psf		
Data center computer infrastructure useful life:	10 years		
Server cost:	\$150 psf		
Server useful life:	3 years		
<b>Timing</b>			
Installation of personal property			
Building 1:	1Q23		
Building 2:	2Q23		
Building 3:	3Q23		
Building 4:	4Q23		
<b>Total personal property tax (10 yrs, undiscounted):</b>	<b><u>\$69,516,478</u></b>		

**Annual projected personal property tax revenue - 10 years undiscounted**

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
\$0	\$0	\$9,006,947	\$12,538,294	\$10,128,544	\$10,097,156	\$9,026,944	\$6,617,194	\$6,585,806	\$5,515,594



### Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- Dominion Energy
- PWC Archaeologist
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Parks, Recreation, and Tourism
- PWC Planning Office
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Service Authority
- Town of Haymarket
- Virginia Department of Transportation (VDOT)

For convenience, recent and relevant Agency Comments are also attached to this section of the report.

Dominion Energy Virginia | Dominion Energy North Carolina  
Electric Transmission  
PO Box 26666, Richmond, VA 23261  
DominionEnergy.com



Dec., 15 2020

Steve Donohoe  
Planning Director  
Prince William County Planning Office  
5 County Complex Court #210  
Prince William County, Virginia 22192

Dear Mr. Donohoe:

Dominion Energy continues to welcome the collaborative nature that has developed over the past few years concerning the future development plans and activities of Prince William County. In addressing the County's growth, we take seriously our responsibilities to provide reliable and cost-effective electric service that reasonably minimizes the impacts to the communities we serve. We are providing this letter in response to requests for information from the County and developers.

We have spent a significant amount of time working with the County regarding its plans for the Gainesville/Haymarket area (and more broadly Western Prince William County) when it comes to development, inevitable electric load growth that comes with such development, and changes to the electric grid that can accompany such development and growth. Among other things, we have also detailed the North American Electric Reliability Corporation (NERC) Reliability Standards to which we are obligated to adhere in previous discussions, and they remain relevant here as well.

This letter reiterates previously communicated preferences to accommodate potential load growth in the Gainesville/Haymarket area, based on general information provided to us by developers as of the date of this letter. Currently, we do not have any firm, new load commitments from Gainesville/Haymarket-area developers participating in the County development review processes. However, based on our informal discussions with certain of these developers and our experiences with similar developers, there are now indications that load directly connected to or served by the Haymarket Transmission Line (which is the new 230 kV hybrid line from Gainesville Substation to Haymarket Substation) will exceed the NERC 300 megawatt (MW) loading limit at some point in the future.

When such load will materialize, and when the 300 MW loading limit will be surpassed (if ever) is unknown at this time. Assuming that it will occur, our preference regarding how to address the 300 MW loading limitation remains the same as from how we have previously communicated with the County on this issue. We would offset the load with new transmission facilities to be located at or near Heathcote Substation, interconnected with the existing, nearby transmission infrastructure, east of that station. This equipment is east/southeast of the easterly and southerly boundaries of the Town of Haymarket. Said another way, currently based on the information we have, our preference is not to address the impacts of new load growth on the area's electric grid with new electric transmission infrastructure connecting into Haymarket Substation.

We greatly appreciate consulting with the County, residents, and developers and remain committed to these conversations as they progress. What may be necessary in the future based on firm and new load information from developers, further County economic development and

Dominion Energy Virginia Dominion Energy North Carolina  
Electric Transmission  
PO Box 26666, Richmond, VA 23261  
DominionEnergy.com



site-development approvals, load growth, potential NERC violations, etc., may change our evaluation of what is needed to provide safe and reliable service in the future. That is, neither the County nor others should read any absolutes into this letter other than our preference to avoid new transmission into the Haymarket substation, which as noted is based solely on the information we have today.

If you have any further questions, please feel free to reach out to me at (804) 229-7650 or via email at [Gregory.e.mathe@dominionenergy.com](mailto:Gregory.e.mathe@dominionenergy.com).

Sincerely,

/s/Greg Mathe

Greg Mathe  
Manager, Electric Transmission Communications

### Economic Development Comments

Tom Flynn

August 17, 2020

The Department of Economic Development has reviewed the special use permit, rezoning, and proffer amendment application for the Village Place at Gainesville Technology Park. The Department of Economic Development supports the proposed Village Place at Gainesville Technology Park project. CTP-I, LLC plans to build four data centers ranging from 114,330 square feet to 132,750 square feet. These buildings represent a significant amount capital investment for Prince William County and support the County's goals to build a robust economy and will broaden the county's commercial real property tax base and the county's business tangible property tax base through significant investments in computer equipment. The applicant estimates that this project will annually generate \$3.2 million in real property tax revenue for the county and over \$69 million in business tangible personal property taxes over ten years.

This project is **not** in the Data Center Opportunity Overlay. However this site is in close proximity of the Haymarket substation where Transmission lines transition from overhead to underground. While we appreciate the applicant's efforts to design an office facade, we think the façade facing the road needs to have more architectural elements that are attractive to our targeted industries and high wage technology workers.



**FIRE & RESCUE SYSTEM**  
Chief Timothy L. Keen

July 28, 2020

**TO:** Randy Thornton  
Office of Planning

**FROM:** Ernest H. Little, Fire Plans Reviewer  
Fire Marshal's Office

**SUBJECT:** REZ2020-00024 – Village Place at Gainesville Technology Park- 14301 John Marshall Hy - Rezoning, proffer amendment -- submission 1

As requested the Prince William County Department of Fire and Rescue has reviewed a copy of the subject application, proposed proffers, and site plan, and offers the following comments:

**Conditions:**

None

**Corrections:**

None

**Recommendations:**

- 1.01- Fire/Rescue Station 4 (Gainesville) is the first due fire/rescue resource.
- 1.02- The facility is within the required 4 minute travel time for Basic Life Support and Fire.
- 1.03- The facility is within the required 8 minute travel time for Advanced Life Support.
- 1.04- Fire/Rescue Station responded to 4,138 incidents in FY 19.
- 1.05- The workload capacity for Fire/Rescue Station 4 is 4,000 incidents per year.





## Agency Comments

December 8, 2020  
Regular Meeting  
Res. No. 20-049  
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2021-00010	Bristow Plaza Motor Vehicle Fuel Station	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Carter, Davis, Duley, Henson, Moser, Sargo, Shockley, Spinks

**MOTION CARRIED**

ATTEST: \_\_\_\_\_



Secretary to the Commission



March 11, 2021

**TO: Meika Daus  
Planning Office**

**FROM: Patti Pakkala  
PWC Department of Parks, Recreation & Tourism**

**RE: REZ2020-00024, Village Place at Gainesville Technology Park  
Concurrent with #SUP2020-00037  
Gainesville Magisterial District**

The Prince William County Department of Parks, Recreation & Tourism (DPRT) has reviewed a copy of the subject application and offers the following comments, relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails Chapter of the Prince William County Comprehensive Plan.

**APPLICATION SUMMARY**

The application is to amend the proffers associated with #REZ2002-00139 to amend the land bay designations to O(M), Office Mid-Rise, to allow for the development of data centers and associated uses. This proffer amendment and rezoning is concurrently being processed with #SUP2020-00037, which allows for the data center uses. The subject property is located at the southwest intersection of Catharpin Road and John Marshall Highway in the Gainesville Magisterial District.

**PWC PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA**

<b>Park Type</b>	<b>Park Name</b>
<b>Neighborhood</b>	None
<b>Community</b>	Rollins Ford Park (undeveloped)
<b>Regional</b>	Prince William Golf Course James S. Long Regional Park Silver Lake Regional Park Ben Lomond Regional Park/Splashdown Waterpark
<b>Linear/Resource</b>	None
<b>Natural/Cultural Res.</b>	None
<b>School/Community Use</b>	Tyler ES fields
<b>Trails</b>	None

## APPLICATION SUMMARY

The applicant is proposing to dedicate the portion of Land Bay A that is not designated O(M) Office Mid-rise, consisting of 2.12 acres, "to an organization, which the applicant determines to be legally authorized to own the Property and represents the interests of both The Park Place Village Homeowners Association and The Unit Owners Association of the Townes at Village Place Condominiums." If this representative party does not accept the land dedication, the applicant has proposed dedicating the parcel to the PWC Board of County Supervisors for the same intended recreational purposes with the same restrictions. In addition to the land dedication, the applicant is proffering a contribution of \$300,000 to the entity that eventually becomes the landowner of the referenced parcel, for the construction of active or passive community recreation amenities and/or additional parking, for the benefit of the residents of the identified homeowner's associations.

## LEVEL OF SERVICE ANALYSIS

Please see our comments from September 2020 regarding the level of service analysis, as they pertain to the Parks, Recreation & Tourism Chapter of the County's Comprehensive Plan.

## APPLICATION REVIEW

### Proposal's Strengths:

- The applicant has retained the area previously proffered for parks and recreational uses, per REZ# 2002-00139, as recreation/open space with this application.
- The applicant has offered a monetary contribution for the development of the subject recreation parcel.

### Proposal's Weaknesses:

- The recreational amenities to be provided per this application are not clearly identified, despite this application doing away with recreational features previously proffered for the subject parcel.
- The burden to construct the recreational amenities on the identified park parcel is being placed on either the HOA representative or the County.
- The park/open space parcel being proffered does not meet the County's DCSM standard for a parkland dedication, which is a minimum of 5 acres.
- There is no contribution to mitigate parks and recreation impacts at an off-site location in the event that neither the HOA representative or County accept the property dedication.

## DPRT REVIEW COMMENTS

After review, DPRT concludes that the applicant has not adequately addressed the recreational needs of the existing residents and that the proposed proffers provide little clarification regarding how the loss of the previously proffered recreational amenities are being addressed. Given that the subject property is not a minimum of 5 acres in size, the County is not likely to accept the parcel dedication and/or the development thereof. That said, DPRT recommends the following:

- The applicant should work with the HOA representative to identify the recreational amenities that are desired and proffer the construction of the agreed upon features.
- If a tot lot is desired, consider enlarging it to fit and accommodate features for ages 2-12. As

## Agency Comments

Randy Thornton, Planning Office  
Village Place at Gainesville Technology Park, REZ2020-00024  
March 11, 2021 – Page 3

DPRT Comments

drawn on the HOA Improvements exhibit, the tot lot will barely accommodate equipment suitable for ages 2-5.

- If the HOA representative and applicant cannot agree on the type and mix of recreational amenities to be provided on the subject parcel, consider providing the monetary contribution to the County for equal mitigation at an off-site location.

As identified previously, DPRT would like to see neighborhood park amenities provided for the residents of the original and adjacent HOAs. If an appropriate agreement cannot be reached to provide for these amenities on the identified site, DPRT welcomes the opportunity to satisfy the parks level of service at an off-site location within the service area of this development.

If there are any questions regarding the above, please contact Patti Pakkala via email at [ppakkala@pwcgov.org](mailto:ppakkala@pwcgov.org). Thank you.



**PRINCE WILLIAM COUNTY  
DEPARTMENT OF TRANSPORTATION  
PROJECT REVIEW  
COMMENT AND RESOLUTION SHEET**

TIA Required

**COMMENT CATEGORIES:**  
1. CORRECTIONS  
2. RECOMMENDATIONS

COUNTY PROJECT NUMBER: REZ2020-00024;  
SUP 2020-00037

DEVELOPER/ENGINEER: JLC CONSULTING, LLC,  
44460 BROOKFIELD CORPORATE DRIVE SUITE K  
CHANTILLY VA 20151

REVIEWER(S): GEORGE PHILLIPS  
[gphillips@pwcgov.org](mailto:gphillips@pwcgov.org)

DATE: 3/9/2021

**TYPE & SUBMITTAL: REZONING AND SPECIAL USE  
PERMIT THIRD SUBMISSION**

PROJECT NAME: VILLAGE PLACE AT GAINESVILLE  
TECHNOLOGY PARK

RESPONSE DATE: 2/24/2021

ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 2/24/2021	FINAL DISPOSITION <sup>(2)</sup>
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1.01	DCSM 601.03	In transportation draft proffer VII C 1., the Applicant notes that right of way dedication to an MA-1 standard of 128' plus turn lanes has been recorded for John Marshall Highway. However, the Road Improvement Plan on Sheet 5 of the GDP shows an RM-2 and an MC-1 typical section within a 118' right of way and 59 feet from centerline for John Marshall Highway. The Applicant must revise the GDP to provide 64' from centerline along John Marshall Highway and provide a second east bound through lane in keeping with the planned widening of John Marshall Highway. In addition, the Applicant must proffer the corrected Road Improvements Plan on Sheet 5 of the GDP	1	The Applicant now agrees in the draft proffers to provide frontage improvements along John Marshall Highway. This includes lane widening across the property frontage in accordance with a half-section of an MA-1 Minor Arterial as depicted in the DCSM. This includes sidewalks, turn lanes, traffic signal modifications with crosswalks and pedestrian activation and reimbursement if these improvements are constructed by others. The Applicant also notes that if changes occur in the Comprehensive Plan or other circumstances result in a reduction in the road improvements required across the frontage of the Property, the Applicant may construct a lesser adopted road design.	The Applicant has adequately addressed provision of the recommended construction of the MA-1 half-section on John Marshall Highway. This includes the second eastbound through lane, sidewalks, turn lanes, traffic signal modifications with crosswalks and pedestrian activation and reimbursement if these improvements are constructed by others. The MA-1 typical section is also shown on Sheet 6 of the Master Zoning Plan. This issue has been adequately addressed.
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REZ 2020-00024 and SUP 2020-00037 First Submission Comments

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Revised MAY 2017

- (1) To be filled out by Applicant/Engineer. Date of Response is required.
- (2) The PWC reviewer is responsible for the final disposition of all comments.





**PRINCE WILLIAM COUNTY  
DEPARTMENT OF TRANSPORTATION  
PROJECT REVIEW  
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ITEM No. REFERENCE

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FINAL DISPOSITION<sup>(2)</sup>

1.02	DCSM 601.05	1	The Applicant does not plan to use Village High Street for vehicular access as it would result in business traffic using a private, residentially zoned street. Entrance 2, the proposed site emergency access, will be gated and directly aligns with the existing driveway to County Fire & Rescue Station 4. This is a very appropriate location for the emergency access. In addition, the access through the residential development will be removed and a large buffer is being planned between the two developments as they are no longer compatible uses. The Applicant notes that Transportation is now in agreement with the configuration of the entrance.	Given that proposed Entrance 2 provides more direct access to County Fire & Rescue Station 4 and removes access through the residential development to the west, Transportation staff agrees the Applicant be allowed to incorporate proposed Entrance 2 for gated emergency access. Note, however, that the approved rezoning on the site has the interparcel access to the adjacent townhouse development to the west. The Applicant must submit a waiver for review by the Department of Transportation to remove this connection from the plan.
	The proposed site emergency access, shown as Entrance 2 on Sheet 5 of the GDP, on John Marshall Highway opposite Gainesville Drive is not necessary and not recommended. Interparcel emergency access already exists from the adjacent townhouse development west of the site via Village High Street. The Applicant must relocate the proposed emergency access to tie in with Village High Street and ensure it is gated.			

REZ 2020-00024 and SUP 2020-00037 First Submission Comments

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PROJECT NAME: VILLAGE PLACE AT GAINESVILLE  
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ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 2/24/2021	FINAL DISPOSITION <sup>(2)</sup>
1.03	DCSM 620.10, 602.07 and Table 6-7	The Applicant has not shown a right turn lane on John Marshall Highway eastbound into the site entrance opposite Catharpin Road. In addition, the proposed westbound left turn lane on John Marshall Highway into the site entrance is shown with 300' of storage and a 100' taper. The Applicant must provide all required turn lanes and ensure they meet VDOT and DCSM standards. This includes providing a right turn lane plus taper and a DCSM standard length left turn lane of 350' plus 100' taper into the site entrance on John Marshall Highway opposite Catharpin Road. The Department of Transportation will entertain a waiver of the left turn lane length requirement on John Marshall Highway upon submission by the Applicant.	1	The necessary modifications and waivers have been approved.	The Applicant agrees to provide both right turn and left turn lanes but with standard lengths. Substandard turn lane length waivers were submitted by the Applicant and were reviewed and approved by the Department of Transportation. This includes a right turn lane with a 100' taper and 100' of storage and a left turn lane with a 100' taper and 300' of storage on John Marshall Highway into the site entrance opposite Catharpin Road. This issue has been adequately addressed.
1.04	DCSM 602.07 R, 602.20 D	The Applicant has proffered traffic signal modifications and associated improvements to		The proffered condition has been revised as requested.	The Applicant has provided revised language in draft Transportation proffer A. 1. c.

REZ 2020-00024 and SUP 2020-00037 First Submission Comments

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REVISED MAY 2017

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PROJECT NAME: VILLAGE PLACE AT GAINESVILLE  
TECHNOLOGY PARK

ITEM No.

REFERENCE

COMMENTS

COMMENT CATEGORY

RESPONSE DATE: 2/24/2021

FINAL DISPOSITION<sup>(2)</sup>

1.05	Comp Plan NM Policy 7	The Applicant must provide a minimum of one (1) inverted-U bicycle parking on-site for each building, built to APBP standards. (Association of Pedestrian and Bicycle Professionals, provide the fourth leg for their entrance at the John Marshall Highway/Catharpin Road intersection. The proffer language must include language that these modifications and all other transportation improvements mentioned will be completed at no cost to VDOT or Prince William County. If these improvements are constructed by Prince William County or VDOT, the Applicant must proffer to reimburse either agency. In addition, the Applicant must commit to provide pedestrian cross walks and pedestrian activation heads at this intersection to accommodate east-west and north-south pedestrian traffic.	1	A minimum of one (1) inverted-U bicycle parking on-site for each building will be proposed. Location of bike racks will be determined with Final Site Plan. The proffered	The Applicant includes a proffer under VII. Transportation D which provides a bike rack for each building. In addition, the Applicant agrees to provide one
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REZ 2020-00024 and SUP 2020-00037 First Submission Comments

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TECHNOLOGY PARK

ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 2/24/2021	FINAL DISPOSITION <sup>(2)</sup>
1.06	DCSM 602.18	A sidewalk is shown along the site frontage on John Marshall Highway on Sheet 5 of the GIDP. However, it must also be included in the proffer statement under the transportation section.	1	The proffered sidewalk has been added as requested under draft proffer VII. A. Planning Staff.	The recommended language providing a sidewalk along the site frontage is now included in the current proffers. This issue has been adequately addressed.
		<i>Essentials of Bike Parking, pg 6)</i> <a href="https://www.apdp.org/Page/Publications">https://www.apdp.org/Page/Publications</a>		condition has been revised as requested. The Applicant now also provides bike storage lockers as part of the Applicant's sustainability measures as discussed with Planning Staff.	bike storage locker for each building. This issue has been adequately addressed.

REZ 2020-00024 and SUP 2020-00037 First Submission Comments

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**WATERSHED MANAGEMENT COMMENTS**

**PROJECT:** Village Place at Gainesville Technology Park

**PROJECT#:** REZ2020-00024 and SUP2020-00037

**FROM:** Benjamin Eib, Assistant Chief of Watershed Management Branch

**REVIEWERS:** Julia Flanagan (Arborist), Clay Morris (Environmental Engineer)

**DATE:** March 12, 2021 (3<sup>rd</sup> submission)

**REQUEST:** Amend proffers with PLN2002-00139 to amend land bay designations to O(M) to allow for the development of data center and associated uses concurrent with SUP request to allow for data center uses

**SITE:** Site is mixture of old growth forests (including 33 specimen trees proposed to be removed), early successional fields and wetlands. The site has frontage on Rt. 55, a “Gateway Zone” in the I-66/Rt. 29 Sector Plan.

**COMMENTS:**

**I. Anticipated Impacts on Goals, Policies and Action Strategies of the Comprehensive Plan**

**Natural Resources**

3.1 (Repeat Comment) Regarding the ECA (ZO 32-700.50.3; EN-1.2; Reference Manual) – (Note: The Applicant’s response indicates they will not provide information staff considers necessary for proper review of this application, nor will they correct errors. So no revised ECA was sent with this submission. Therefore, all pertaining the ECA are repeated.):

- a. It appears approximately 1.9 acres of wetlands are on site per the ECA. Please indicate how many acres are proposed to be impacted. The response says 0.83 acres are proposed to be impacted. Our post-submission notes indicate the Applicant will show this on the ECA. Please do.
- b. The soil type labels do not match up with the areas they sit in, giving erroneous information on soil types. For example, Type 5C is in the polygon for Soil Type 8C, while the label for 8C straddles two soil types and at least one soil type is not labeled at all. Please correct all errors.
- c. The table of “Environmental Resources (Per Comprehensive Plan)” states that 32.0 acres of ER are proposed to be disturbed. Since there is no RPA or 100 year floodplain onsite and the wetlands and steep slopes with highly erodible soils only amount to a total of 2.19 acres, where is the remainder of the 32 acres of ER disturbance?
- d. Add the specimen 30” pin oak in the wetland just northeast of Tree #549.

3.2 (Repeat comment) Thirty-three (33) specimen trees are located onsite (including one not shown on the ECAz). Currently all are proposed to be removed (EN-10; DES-12.1). The existing rezoning provided for a tree save area that preserved at least 2 specimen trees. While



Village Place at Gainesville Technology Park, REZ 2020-00024 and SUP2020-00037  
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this proposed layout is much different, the value of preserving specimen trees remains. Please address how this site might be laid out to preserve some of the specimen trees.

Tree #549, labeled a 65" Pin Oak (*Quercus palustris*). Staff has checked and, though a specimen tree, this is not the County Champion Pin Oak. Tree #549 is a 57" dbh Pin Oak.

3.3 (Repeat Comment) This site contains good quality mature hardwood forest. However, tree preservation proposed is only about 4.6% of the site. A minimum of 10% tree cover is required for this commercial/industrial use. Staff recommends the Applicant achieve his through the preservation of existing good quality forest cover (DES-12.1, 12.3, EN-10). One opportunity for this is to preserve the mature oak forest at the northwestern end of the site, which is on the subject property but has not been included in the application. Other areas will likely be needed to meet the 10%.

3.4 (Repeat Comment) A few wetland areas exist onsite. The Applicant appears to be proposing to preserve the eastern most wetland system. This is consistent with EN-5.1, but the proposed proffer needs some work, see proffer comments below.

### Landscaping

3.5 (Repeat Comment) This site has frontage on Rt. 55, a designated "Gateway Zone:" in the I-66/Rt. 29 Sector Plan, which calls for appealing and attractive landscaping, streetscaping and signage. (See also DES-4.1. 4.3, and 4.4; DES-13)

The Applicant has proposed a 50' buffer along Rt. 55 well setback from the road which have the potential to provide a quality road frontage, but some design issues need to be addressed first:

- a. The associated proffer (Proffer #II.C.1.a) speaks to using "natural topography and preservation of existing vegetation". This is desirable, however:
  - i. The proffer is currently vague and unclear and the MZP/SUP, rather than showing preservation, shows almost all of the Rt. 55 road frontage cleared. Staff recommends the limit of clearing and grading (lcg) shown on the MZP/SUP be revised to show preservation of the vegetation along Rt. 55, including the 50' buffer so that the graphics and proffers agree.
  - ii. A berm is referenced in this proffer, but is not shown on the MZP/SUP. A berm along the Rt. 55 frontage could conflict with the goal of preserving the existing vegetation. Preservation of existing vegetation is preferred. Please clarify the design on the MZP/SUP and emphasize preservation of existing woody vegetation over installing a berm.
  - iii. (Repeat Comment) Please proffer that no new utilities or their easements will be located within the buffer, except for minimal crossings.

3.6 (Repeat Comment) Regarding integrating landscaping with the community (DES-1.2 and 1.6):

- a. Is signage proposed for this development? Please demonstrate through an illustrative plan, how the signage will be integrated into the landscaping.

3.7 (Repeat Comment) The application indicates that the electricity supplied to this site for a data center will be from a substation located close to a mile away as the crow flies. Please

Village Place at Gainesville Technology Park, REZ 2020-00024 and SUP2020-00037

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show on the GDP where this utility will be routed to the site and demonstrate that it will not interfere with the provision of the various landscapes proposed to ameliorate the impact of this development upon the community. (DES-4.1 and 4.3)

This proffer could be considered resolved if the Applicant agrees to staff's recommended changes to Proffer #II.G below.

## **II. Site Specific Concerns:**

3.8 (Repeat Comment) A significant area of old growth oak forest is located at the northwestern portion of the site in a part of the same parcel identified for rezoning, but not included in the boundary of the rezoning. The Applicant indicates there may be uses intended for this area that are not included in this rezoning. Staff recommends the Applicant commit via proffer to preserving this area either as undisturbed open space, or if a tot lot is anticipated, recreation that fits into the natural forested condition of the area.

3.9 Regarding needed SUP Conditions: Staff recommends the SUP Conditions reflect the changes to the proffers recommended below.

3.10 Regarding proposed proffers:

- a. Proffer #II.C.1 regarding the buffer along Rt. 55 has confusing statements:
  - i. This proffer implies that the existing vegetation will be preserved but the log on the MZP/SUP show it to be cleared. Please revise the log to show the 50' buffer preserving the existing trees.
  - ii. The proffer implies existing vegetation will be preserved, but then speaks of a 10' tall berm that can only be created by removing the existing vegetation. Staff recommend the concept of a berm either be deleted or located outside of the proposed 50' buffer.
  - iii. (Updated Comment) Why is Proffer #II.I separated from Proffer #II.C.1? The apply to the same buffer. Please combine these. With this submission Proffer #II.I has been deleted, but the language was not added to Proffer #II.C.1. This leaves the 50' buffer without a planting standard for areas that do not contain existing good quality vegetation.
  - iv. (Updated Comment) Staff recommends Proffer #II.C.1 (or a related SUP condition) read as follows (this would enable deletion of Proffer #II.I):  
*"John Marshal Highway Corridor: A buffer yard a minimum of 50' in width shall be provided between the principal buildings and right-of-way for John Marshall Highway. The buffering shall be provided as follows:*

*a) The existing vegetation (hardwood trees, forest and old field successional forest) shall be preserved, regardless of the limit of clearing and grading shown on the MZP/SUP Plan. Non-native invasive species shall be removed from within the buffer. Where existing vegetation is not sufficient to meet the intent of a Type C (50') buffer and where non-native species have been removed supplemental planting shall be provided to meet the planting standard. Fulfillment of this proffer shall be determined at the time of final site plan approval in coordination with the County Arborist. Supplemental planting of native trees, shrubs, ornamental grasses and perennials shall be*

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*provided in accordance with DCSM 802.12.A, with the exception that a minimum of 40% and a maximum of 70% of the required plant units shall be evergreen trees that are a minimum of eight (8) feet in height at the time of planting. Final design shall be determined during the review and approval of the final site plan."*

- b. (Updated Comment) Proffer #II.C.2a refers to "Village High Street":
  - i. Clearly label this street on the MZP/SUP.
  - ii. The proffer refers to a standard for a 50' buffer. However, the proposed buffer is 120' wide. Please revise this language to specify, *"The plant species and quantities shall be consistent with minimum planting requirement of the Design and Construction Standards Manual (DCSM) for a 100' wide buffer."*
  - iii. For clarity of intent, and to preserve as much existing good quality vegetation, it would be best to show on the MZP/ZUP Plan where this area to receive the berm is located as the language is non-specific.
- c. Proffer #II.C.2b for northeast of Village High Street:
  - i. The proffer needs to be clear that where the 100' buffer is disturbed it shall be replanted per the planting standard specified for it.
  - ii. With this submission the language references both the 100' standard and the 50' standard for this 100-120' wide buffer. Please delete the reference to the "Buffer Type C", as this is for only a 50' wide buffer. The last sentence would best read, *"The plant species and quantities shall be consistent with requirement of the Design and Construction Standards Manual (DCSM)."*
- d. Proffer #II.G on utilities, please
  - i. (Repeat Comment) Please delete, "...or when appropriate, angled to minimize sight windows into the property based on final engineering considerations and". Angled utilities unnecessarily clear a larger area of the buffer. That is why they are not permitted. Also, most utilities will allow the planting of shrubs and perennials and ornamental grasses that aid in and may be credited toward the buffering.
- e. (Updated Comment) Proffer #III.D remains confusing and needs revision:
  - i. Proffer #III.D begins by speaking to the areas outside the lcg, however it quickly becomes confused and the distinction between what is intended inside and outside the lcg on the MZP/SUP plan is cloudy. The language of preserving existing vegetation "where possible" should clearly be applied only in reference to areas inside of the lcg shown on the MZP/SUP and should not refer to areas outside of the lcg. Please revise this language accordingly.
  - ii. Proffer #III.D (Updated Comment) Since the Applicant has not revised the lcg shown on the MZP/SUP plan along John Marshal Highway per staff's recommendations, the proposed language of Proffer #III.D contradicts the language of Proffer #II.C.1.a. One that requires preservation of existing vegetation where the lcg shows the vegetation cleared. Staff recommends the following changes once the lcg along Rt. 55 has been revised:  
*"Existing Vegetation. The Applicant shall establish the limits of clearing and grading on the final site plan in accordance with the approximate limits*

Village Place at Gainesville Technology Park, REZ 2020-00024 and SUP2020-00037  
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*of clearing and grading shown on the MZP, subject to County review and approval. The following exceptions to the limits of clearing and grading shall be allowed:*

1. no change
  2. no change
  3. please delete
  4. This language is acceptable for tree save areas outside of required buffers, but would not meet minimum standards within required buffers. Please revise accordingly.
- f. (Updated comment) Proffer #III.E, what are the “minimum setback areas”? Aren’t there tree save areas outside of these? Please revise this to provide the tree preservation plan for all tree save areas.
- g. (Repeat Comment) Proffer #III.G as written this proffer does not commit to preserving any wetlands onsite. Staff recommends the following language, *“Wetland Preservation and Mitigation. Those wetlands show outside of the limits of clearing and grading on the MZP shall be preserved.”*

**III. Conflicts with Minimum Development Standards:**

- 3.11 On Sheet 3 of the GDP, the “Landscape Plan”:
- a. (Repeat Comment) The plant units proposed for the text for 30’, 25’ and 20’ buffers now meet the minimum standards, but the graphic depiction does not. Either delete the graphic depiction of plants or revise them to show they meet the standards of DCSM Tables 8-2 and 10.2, as applicable – including the required use of shrubs.
  - b. The detail for the 100’ wide buffer does not meet the DCSM standards. Please revise this to show a minimum of 600pu/100lf and remove the reference to a “Type C Buffer” as this is for a 50’ buffer.





August 14, 2020

**MEMORANDUM**

To: Randy Thornton  
PWC Office of Planning

From: David L. Guerra, P.E. **David L. Guerra**  
Digitally signed by David L. Guerra  
DN: cn=David L. Guerra, o=ou,  
email=ldguerra@pwca.org, c=US  
Date: 2020.08.14 16:30:56 -0400

Re: **REZ2020-00024 & SUP2020-00037, Village Place @ Gainesville Technology Park**

GPIN (s): 7397-35-4688 7397-36-4756

The subject property is within the Development Area of the County and is thereby required to utilize public water and sewer to develop.

The Service Authority's comments regarding this application are as follows:

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.
2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.
3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.
4. Grinder pumps in the sanitary sewer system may be required.
5. The applicant shall install a county approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.
6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.

## Agency Comments

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7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.
8. Public water is available from an existing 18-inch water main in John Marshall Highway, and two existing 8-inch stub-outs near Village High Street along the western property boundary. The developer will be required to provide onsite looping by connecting to these supply sources for increased redundancy and water quality.
9. Public sewer is available onsite from several existing 8-inch gravity sewer mains located along the western property boundary. The developer may be required to conduct a sewer study to determine if the existing collection system has adequate capacity to accommodate the projected peak flows of the proposed development.
10. Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.
11. The applicant shall design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.
12. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.

## Agency Comments



**Emily K. Lockhart**

Town Planner and Zoning Administrator

TO: Prince William County Planning Office, ATTN: Randy A. Thornton

FROM: Town of Haymarket Planning Commission

DATE: August 19, 2020

RE: Village Place at Gainesville Technology Park, SUP2020-00037 and amend the proffers associated with Rezoning #PLN2002-00139

Dear Ms. Thornton,

The below comments constitute the official comments of the Town of Haymarket regarding the above-mentioned proposal to rezone approximately 45.46 acres from PMD, Planned Mixed Development to O(M), Office Mid-Rise, in order to develop a data center. The subject property is located approximately 0.5 mile east of the Town boundary, south of John Marshall Highway (Route 55).

The Town of Haymarket is submitting official comments today, August 19, 2020 in reference to the documents submitted to the Town of Haymarket in July 2020.

The subject property is located approximately a half mile from the Town Boundary. Our closest parcels are a combination of residential and Business-1 zoned properties. In addition, the Town currently has a historic overlay district throughout the entirety of the Town.

Town Comments:

1. Significant concern for the visual impact of additional power lines to support the data center complex (complexes) along the Route 55 corridor leading into the Town of Haymarket
2. Property value concern for the residential properties that may be affected by additional power lines
3. Significant concern for the health and safety of the Town residents, schools and surrounding communities and the long term impact the larger power substations, above ground and below ground lines will cause
4. Significant concern regarding the route of the additional power lines, specifically through the historic overlay

### **Recommendation / Request for Information**

The Town would like to request the applicant meet with us to further discuss our concerns. In addition, the Town is interested in receiving more information on the proposed power load, the proposed water consumption, need for additional power lines, and a proposed route for the additional lines.

Thank you for the opportunity to comment. Should you have any questions or require further information, please contact Chris Coon, the Town Manager or Emily Lockhart, the Town Planner, at the Town of Haymarket Town Hall at 703.753.2600.

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - ACCEPTED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: REZ PLN 2020-00024		ENGINEER: JCL/GOROVE-SLADE		REVIEWER(S): HIREN C JOSHI, P.E./RUTH NJOGU		DATE: 11/13/2020	
PROJECT NAME: VILLAGE PLACE @ GAINESVILLE TECHNOLOGY PARK		REVIEW PHASE & TYPE: REZ 2 <sup>nd</sup> SUB		DISCIPLINE: PWC LAND USE SECTION			
ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2)	DATE:	FINAL DISPOSITION (3)	
2.01	GDP /TIA	We have completed our review of the subject rezoning application and we have no objection to its approval.	2				
1.01	GDP	C/L stationing for Rte.55 and Catharpine Road should be noted on the GDP.	1	C/L stationing for Rte. 55 and Catharpin Road has been noted on the GDP as requested.			Comment Closed.
1.02	GDP	Spacing dimensions of proposed site entrances from adjacent intersection/entrance should be shown on the plans meeting VDOT Access Management crossover spacing standards.	1	Spacing dimensions of proposed site entrances from adjacent intersection/entrance have been added to plans, and a spacing assessment was provided in the previous TIA.			Comment Closed.

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.  
 REVISED SEPTEMBER, 2014



VIRGINIA DEPARTMENT OF TRANSPORTATION  
 PRINCE WILLIAM LAND USE  
 PROJECT REVIEW  
 COMMENT AND RESOLUTION SHEET

TIA - ACCEPTED

COMMENT CATEGORIES:  
 1. REQUIREMENT  
 2. RECOMMENDATION

PAGE 2 OF 7

COUNTY PROJECT NUMBER: REZ PLN 2020-00024

ENGINEER: JCL/GOROVE-SLADE

REVIEWER(S): HIREN C JOSHI, P.E./RUTH NJOGU

DATE: 11/13/2020

PROJECT NAME: VILLAGE PLACE @ GAINESVILLE TECHNOLOGY PARK

REVIEW PHASE & TYPE: REZ 2<sup>nd</sup> SUB

DISCIPLINE: PWC LAND USE SECTION

ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2) DATE:	FINAL DISPOSITION (3)
1.03	GDP	Address EB right turn lane/taper warrant for the Main site entrance along Rte.55.	1	As indicated in the TIA, a right turn lane into the site is not warranted per VDOT's RDM Appendix F thresholds. However, it should be noted that at the request of the County, a eastbound right turn bay will be provided. The proposed right turn lane on John Marshall Highway eastbound into the site has been revised to show 350' of storage and 100' taper to comply with VDOT and DCSM standards.	Comment Closed.
1.04	GDP	Main site entrance is shown with 50' width. VDOT commercial entrance should be 30' to 40' wide. Also label proposed site entrances as VDOT Std. CG-11.	1	10/13/20: Discussions regarding the entrance width occurred with a meeting with VDOT and the County. The wide median will be needed in-part for heavy vehicles and to accommodate a median. The final width of the entrance will be addressed at site plan. The proposed entrances have been labeled VDOT Std. CF-11 as requested.	Comment Closed.

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
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 Revised SEPTEMBER, 2014

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - ACCEPTED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: REZ PLN 2020-00024		ENGINEER: JCL/GOROVE-SLADE		REVIEWER(S): HIREN C JOSHI, P.E./RUTH NJOGU		DATE: 11/13/2020	
PROJECT NAME: VILLAGE PLACE @ GAINESVILLE TECHNOLOGY PARK		REVIEW PHASE & TYPE: REZ 2 <sup>nd</sup> SUB		DISCIPLINE: PWC LAND USE SECTION			
ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2) DATE:	FINAL DISPOSITION (3)		
1.05	GDP	Transportation Proffer VII.A.1&2: Need to specify right turn lanes and left turn lanes are to be constructed along which roadways. Also dimensions for the proposed turn lanes and tapers should be specified.	1	10/13/20: Right turn lanes and left turn lanes for the proposed road improvements have been depicted, and dimensions for the proposed turn lanes and tapers have been added to plans. The proffered conditions have been revised as requested.	Comment Closed.		
1.06	GDP	Traffic Signal modification proffer (1b) should include the wording at no cost to VDOT.	1	10/13/20: Please see proffer statement.	Comment Closed.		
1.07	GDP	Transportation Proffer VII.C: Road names need to be specified where the right of way dedications are proposed with dimensions. Proffer indicates DCSSM Std. MA-1 section for right of way dedication purpose. GDP typical section shows half section of MC-1, RM-2.2 for two roadways. Also it is not clear what Area 1, 2, 3, & 4 as shown on the typical for Rte.55. Clarify.	1	10/13/20: Road names and Right of Way Dedication dimension labels have been revised. Typical sections have been revised and area labels have been added to clarify what typical sections are applicable for what areas along Rte. 55.	Comment Closed.		

(1) Indicate drawing no./page no. or use "G" for general comment.  
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 REVISED SEPTEMBER, 2014

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - ACCEPTED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: REZ PLN 2020-00024		ENGINEER: JCL/GOROVE-SLADE		REVIEWER(S): HIREN C JOSHI, P.E./RUTH NJOGU		DATE: 11/13/2020	
PROJECT NAME: VILLAGE PLACE @ GAINESVILLE TECHNOLOGY PARK		REVIEW PHASE & TYPE: REZ 2 <sup>nd</sup> SUB		DISCIPLINE: PWC LAND USE SECTION			
ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2) DATE:	FINAL DISPOSITION (3)		
1.08	GDP	Trip generation need to be noted at entrance#2. Indicate how emergency entrance (#2) will be restricted for general traffic access.	1	10/13/20: Trip generation has been noted at entrance #2 as zero (0) VPD since its gate will be closed and only open for emergency access.	Comment Closed.		
1.09	GDP	Sight distance verification for entrances will be required at construction plan stage for the development.  Comments from NOVA-Traffic Engineering Section for related Traffic Impact Analysis are as per the following:	1	10/13/20: Acknowledged. Sight distance verification will be done at construction plan stage for the development.	Comment Closed.		

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
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 REVISED SEPTEMBER, 2014

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - ACCEPTED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: REZ PLN 2020-00024		ENGINEER: JCL/GOROVE-SLADE		REVIEWER(S): HIREN C JOSHI, P.E./RUTH NJOGU		DATE: 11/13/2020	
PROJECT NAME: VILLAGE PLACE @ GAINESVILLE TECHNOLOGY PARK		REVIEW PHASE & TYPE: REZ 2 <sup>nd</sup> SUB		DISCIPLINE: PWC LAND USE SECTION			
ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2) DATE:	FINAL DISPOSITION (3)		
1.10	TTA	Under 2023 Future Conditions with Development (and with TGG development) improvements please install a northbound right turn bay and taper and also install a southbound right turn bay and taper. This will be consistent with the intersection analysis done on Synchro.	1	10/13/20: Please see revised Traffic Impact Study. A northbound right turn lane will be provided at Site Entrance 1.	As noted in the TTA, the SBR movement at the intersection was already proffered as part of the Grove at Gainesville site and thus was treated as a background improvement under the aforementioned scenario. The logistics to provide the SBR will be discussed with the Applicants of the Grove site as well as with the County in order to assure that it will ultimately be constructed.	Comment Closed.	

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

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 REVISED SEPTEMBER, 2014

**VIRGINIA DEPARTMENT OF TRANSPORTATION  
PRINCE WILLIAM LAND USE  
PROJECT REVIEW  
COMMENT AND RESOLUTION SHEET**

**TIA - ACCEPTED**

**COMMENT CATEGORIES:**  
1. REQUIREMENT  
2. RECOMMENDATION

PAGE 6 OF 7

COUNTY PROJECT NUMBER: REZ PLN 2020-00024		ENGINEER: JCL/GOROVE-SLADE		REVIEWER(S): HIREN C JOSHI, P.E./RUTH NJOGU		DATE: 11/13/2020	
PROJECT NAME: VILLAGE PLACE @ GAINESVILLE TECHNOLOGY PARK		REVIEW PHASE & TYPE: REZ 2 <sup>nd</sup> SUB		DISCIPLINE: PWC LAND USE SECTION			
ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2) DATE:	FINAL DISPOSITION (3)		
1.11	TIA	It's implied that the improvement of installing Westbound and southbound right lanes will only occur if the TGG development is build. However, the intersection analysis of 2023 Future with development (without TGG) shows that there is significant delays caused by the development to the westbound and southbound movements. Please explain what is proposed to mitigate this delay?	1	10/13/20: Please see revised Traffic Impact Study. As noted in the TIA, the westbound and southbound right turn lanes are recommended as roadway improvements under the "without TGG" scenario. The logistics to provide these improvements will be discussed with the Applicants of the Grove site as well as with the County in order to assure that these improvements will ultimately be constructed.	Comment Closed		
1.12	TIA	Table 4 is incorrectly named 2023 Future without Development and with TGG Development. Please revise.	1	10/13/20: Please see revised Traffic Impact Study.	Comment Closed		
1.13	TIA	Figure 15 depicts Site #3 as a signalized intersection but all the analyses shows this site as stop controlled for the entrances. Please revise.	1	10/13/20: Please see revised Traffic Impact Study.	Comment Closed		

(1) Indicate drawing no./page no. or use "G" for general comment.  
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Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.  
 REVISED SEPTEMBER, 2014



<b>VIRGINIA DEPARTMENT OF TRANSPORTATION                  PRINCE WILLIAM LAND USE                  PROJECT REVIEW                  COMMENT AND RESOLUTION SHEET</b>			<b>TIA - ACCEPTED</b>		<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION
COUNTY PROJECT NUMBER: REZ PLN 2020-00024		ENGINEER: JCL/GOROVE-SLADE		REVIEWER(S): HIREN C JOSHI, P.E./RUTH NJOGU	
PROJECT NAME: VILLAGE PLACE @ GAINESVILLE TECHNOLOGY PARK		REVIEW PHASE & TYPE: REZ 2 <sup>nd</sup> SUB		DISCIPLINE: PWC LAND USE SECTION	
ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2) DATE:	FINAL DISPOSITION (3)
1.14	TTA	Please include the right turn lane warrants for the westbound and southbound rights turns at Site #1.	1	10/13/20: Please see revised Traffic Impact Study which includes the aforementioned turn lane warrants. It should be noted that these turning movements do not directly correspond to vehicles entering the Village Place site. Furthermore, these movements are already proffered as part of the Grove at Gainesville site. The logistics to provide these improvements will be discussed with the Applicants of the Grove site as well as with the County in order to assure that these improvements will ultimately be constructed.	Comment Closed.

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

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 Revised SEPTEMBER, 2014



PLANNING COMMISSION RESOLUTION

**MOTION:** BERRY **April 21, 2021**  
**SECOND:** MCPHAIL **Regular Meeting**  
**RES. No. 21-043**  
**RE:** PROFFER AMENDMENT AND REZONING #REZ2020-00024, VILLAGE PLACE  
TECHNOLOGY PARK  
GAINESVILLE MAGISTERIAL DISTRICT  
**ACTION:** RECOMMEND APPROVAL

**WHEREAS**, this is a request to amend the proffers associated with Rezoning #PLN2002-00139 to amend the PMD, Planned Mixed Use District, land bay designations to O(M), Office Mid-Rise, to allow for the development of data centers and associated uses; and

**WHEREAS**, the subject ±45.46-acre site is located on the southwest side of John Marshall Hwy, at the intersection of Catharpin Road and John Marshall Hwy; and

**WHEREAS**, the subject site is identified on County maps as GPINs 7397-36-4756 and 7397-35-4688; and

**WHEREAS**, the subject site is zoned PMD, Planned Mixed Development, subject to proffers, #PLN2002-00139, Village Place at Gainesville; and

**WHEREAS**, subject site is designated CEC, Community Employment Center; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 21, 2021, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Proffer Amendment and Rezoning #REZ2020-00024, Village Place Technology Park, subject to proffers dated March 30, 2021, on the Regular Agenda, with revisions to proffers as follows:

1. I. B.1. Within 15 days of the approval of the proposed use by the Board of County Supervisors, the Applicant shall be available to meet with the association, to discuss the parameters for the dedication of said open space for community use.

## Planning Commission Resolutions

April 21, 2021  
Regular Meeting  
RES. No. 21-043  
Page 2

2. II. A.2. The applicant shall request that Dominion Energy serve the project from the existing electrical infrastructure along John Marshal Highway. In the event additional distribution lines are needed to serve the data center campus, the Applicant shall make commercially reasonable best efforts to compel Dominion Energy to place the additional lines underground. The off-site powerline infrastructure needed for the four buildings shall be provided from an underground crossing of John Marshall Highway, which shall be constructed at the time of the first phase of development.
3. II. A.3. All on-site powerlines shall be placed underground, and the powerline infrastructure needed for the four buildings proposed shall be provided with the first phase of site development.
4. VII. A. Frontage Improvements and Primary Entrance. The Applicant shall construct frontage improvements including sidewalks/shared use paths and lane widening across the frontage of the property in accordance with a half section of a MA-1, Minor Arterial, as depicted in the DCSM, as planned in the Transportation Chapter of the Comprehensive Plan and as depicted on the MZP...
5. VII F. Right-of-Way Improvements. Public road improvements proffered herein shall be constructed and completed to the point of being usable by the public (but not necessarily off bond) prior to the issuance of the occupancy permit for the first building.
6. VII. G. Sidewalk Extension to Haymarket Corporate Limits. To address missing portions of the pedestrian connection between Village Place and the Town of Haymarket, subject to the availability of the necessary right-of-way and easements at no cost to the applicant, and approval by VDOT of modifications that may be necessary to retrofit sidewalks to the transportation improvements already in place on the southside of John Marshall Highway. The applicant shall cause sidewalks to be constructed on the following parcels that were not required prior to provide sidewalks when such parcels were developed: GPIN 7397-18-0859, 7397-18-4438, 7397-18-6524 and 7397-27-2759.

# Planning Commission Resolutions

April 21, 2021  
Regular Meeting  
RES. No. 21-043  
Page 2

7. VIII. B. The data center cooling system shall utilize state of the art design to minimize water usage.

**Vote**

**Ayes:** Berry, McPhail, Milne, Moses-Nedd, Perry, Taylor

**Nays:** Fontanella, McKay

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

  
\_\_\_\_\_  
Robbyn L. Smith  
Clerk to the Planning Commission

# Planning Commission Resolutions



Planning Commission

## PLANNING COMMISSION RESOLUTION

**MOTION:** BERRY **April 21, 2021**  
**SECOND:** MCPHAIL **Regular Meeting**  
**RE:** SPECIAL USE PERMIT #2020-00037, VILLAGE PLACE TECHNOLOGY PARK **RES. No. 21-044**  
**GAINESVILLE MAGISTERIAL DISTRICT**  
**ACTION:** RECOMMEND APPROVAL

**WHEREAS**, this is a request to allow data center uses outside of the Data Center Opportunity Overlay District.; and

**WHEREAS**, the subject ±45.46-acre site is located on the southwest side of John Marshall Hwy, at the intersection of Catharpin Road and John Marshall Hwy; and

**WHEREAS**, the subject site is identified on County maps as GPINs 7397-36-4756 and 7397-35-4688; and

**WHEREAS**, the subject site is zoned PMD, Planned Mixed Development, subject to proffers, #PLN2002-00139, Village Place at Gainesville; and

**WHEREAS**, subject site is designated CEC, Community Employment Center; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 21, 2021, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;



# Planning Commission Resolutions

April 21, 2021  
Regular Meeting  
RES. No. 21-044  
Page 2

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit, Village Place Technology Park, subject to conditions dated April 2, 2021, on the Regular Agenda.

**Votes:**

**Ayes:** Berry, McPhail, Milne, Moses-Nedd, Perry, Taylor

**Nays:** Fontanella, McKay

**Abstain from Vote:** None

**Absent from Vote:** None

**Absent from Meeting:** None

**MOTION CARRIED**

Attest:

  
\_\_\_\_\_  
Robbyn L. Smith  
Clerk to the Planning Commission



**PRINCE WILLIAM**  
COUNTY

# **Village Place Technology Park**

## **Proffer Amendment and Rezoning #REZ2020-00024 & Special Use Permit # SUP2020-00037**

Gainesville Magisterial District

Meika F. Daus, AICP  
Planning Office

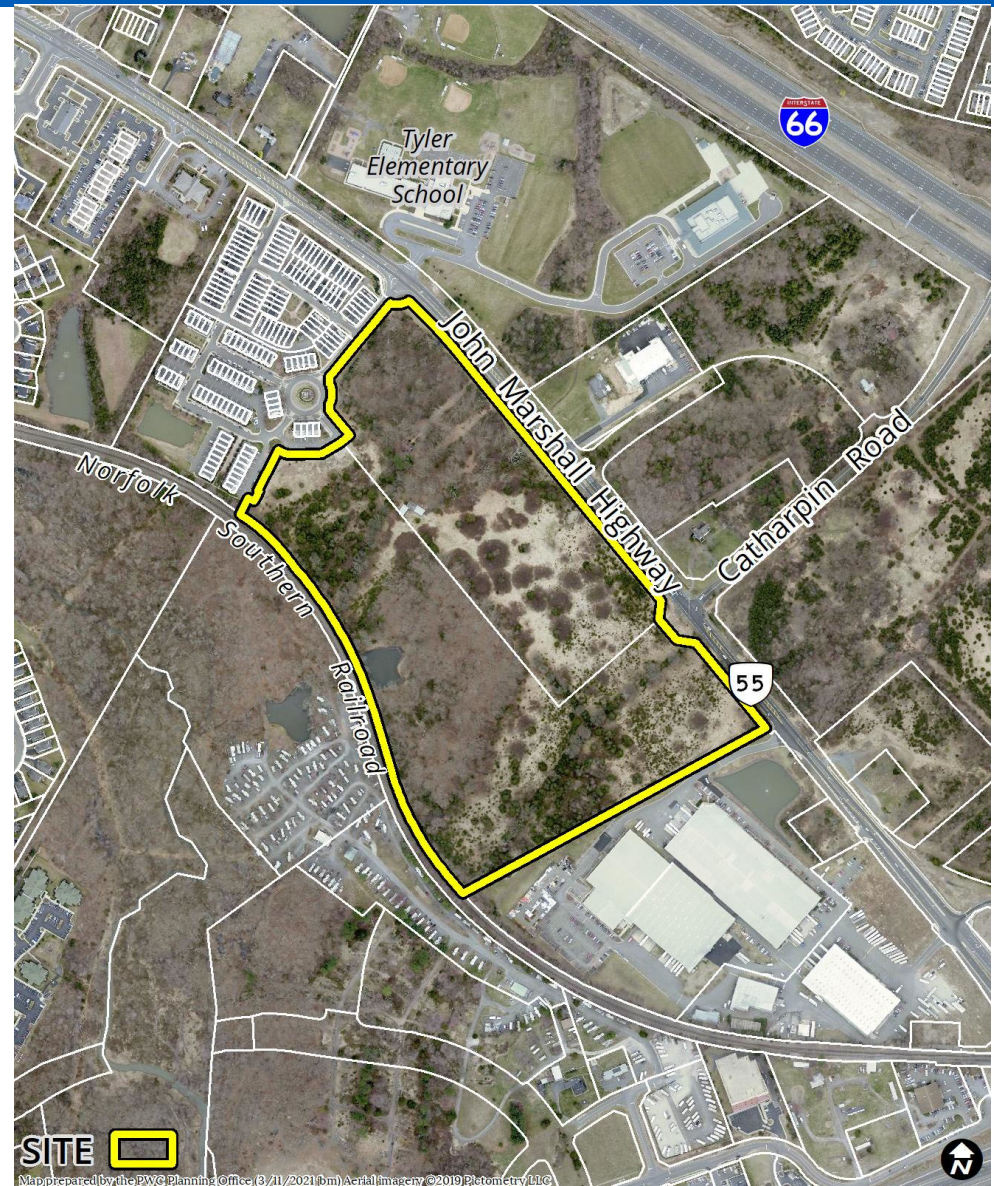
# Village Place Technology Park #REZ2020-00024 & #SUP2020-00037



**Request:** To amend the proffers associated with Rezoning #PLN2002-00139 to amend the PMD, Planned Mixed Use District, land bay designations to O(M), Office Mid-Rise, to allow for the development of data centers and associated uses; and a special use permit to allow data center uses outside of the Data Center Opportunity Overlay District.

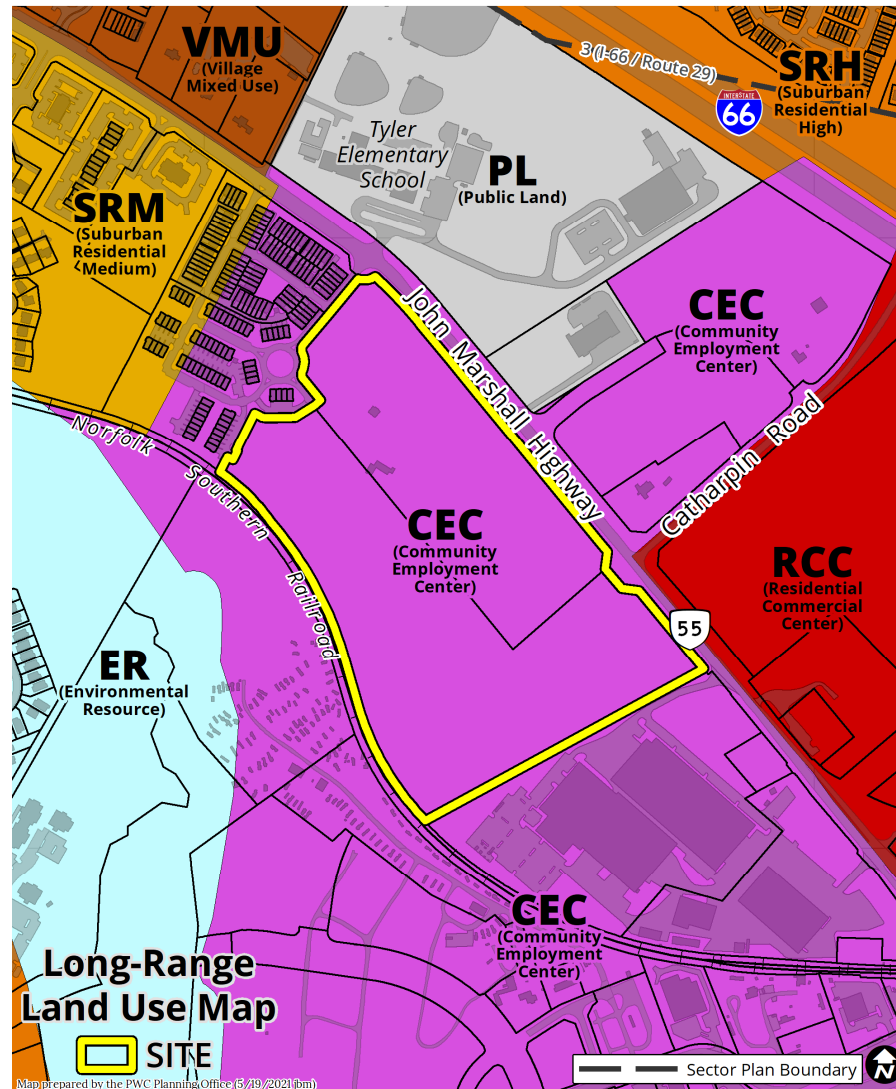
**Location:** On the southwest side of John Marshall Hwy, at the intersection of Catharpin Road and John Marshall Highway.

**Recommendation:** Approval with proffers and conditions.



# Village Place Technology Park

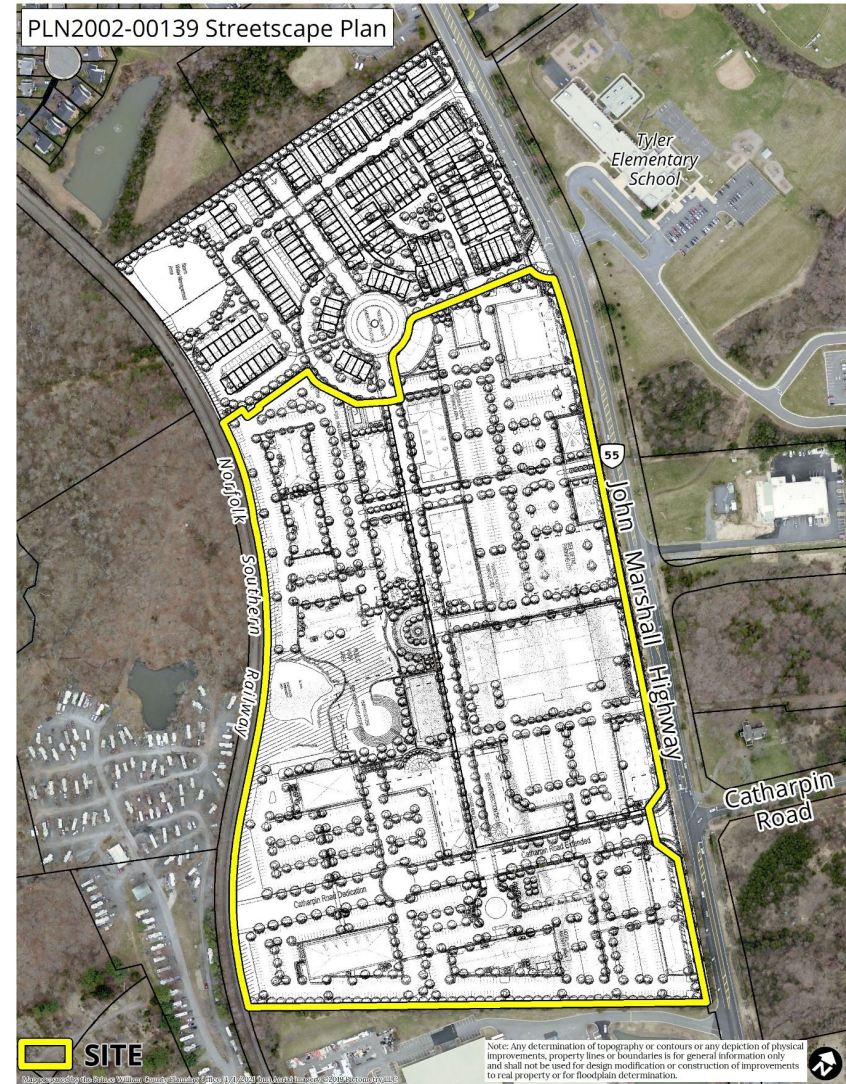
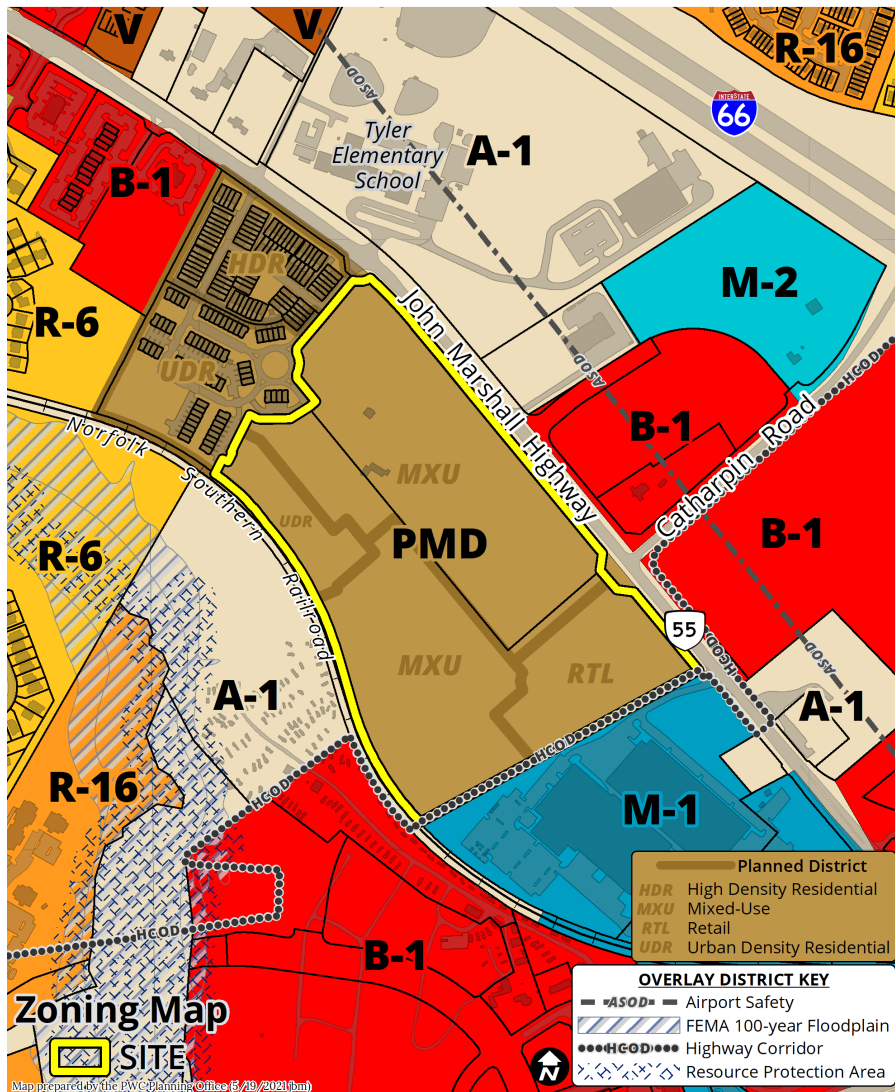
## #REZ2020-00024 & #SUP2020-00037





# Village Place Technology Park

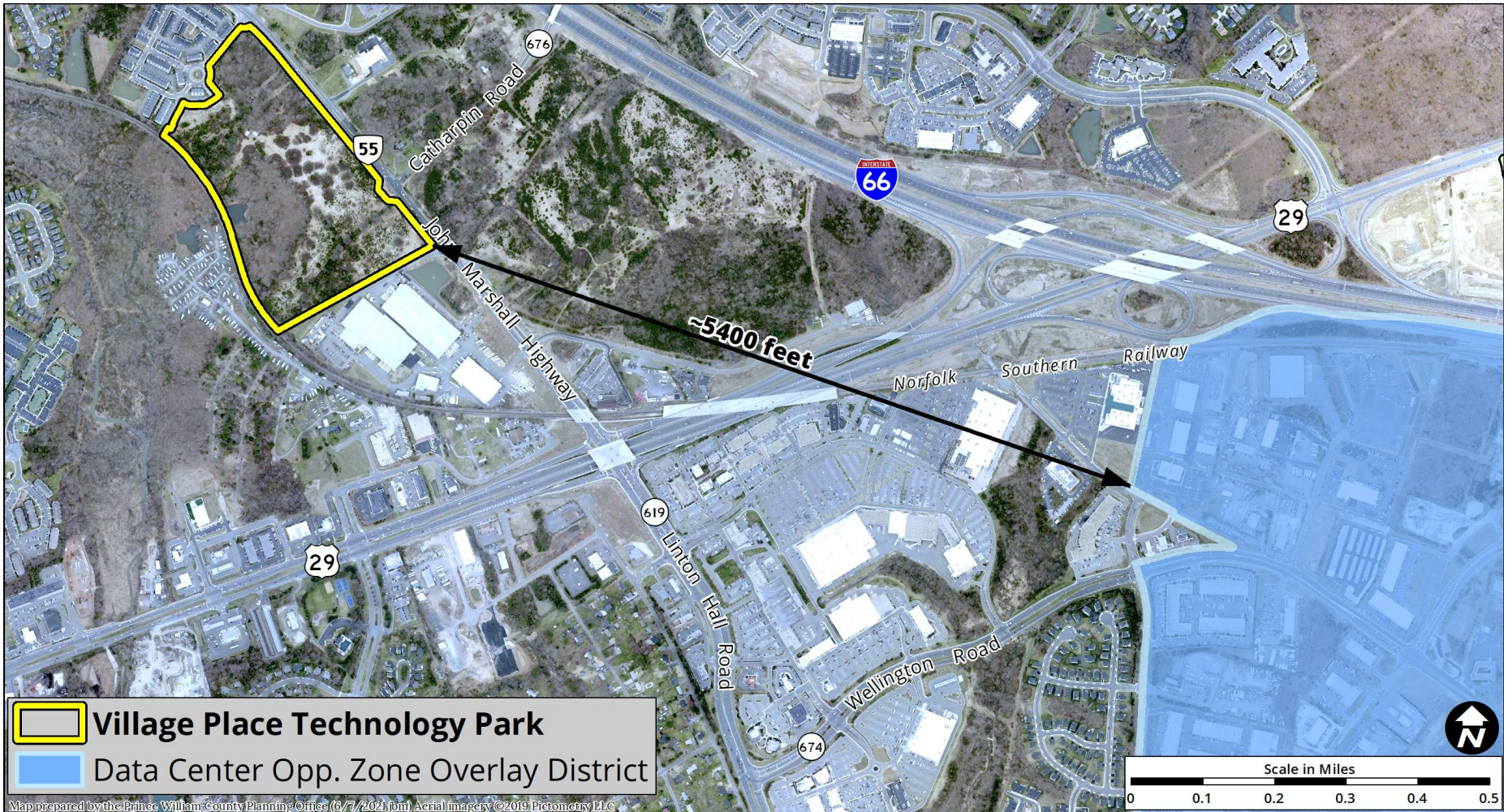
## #REZ2020-00024 & #SUP2020-00037





# Village Place Technology Park

#REZ2020-00024 & #SUP2020-00037





# Village Place Technology Park

## #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM COUNTY



JCL CONSULTING, LLC




JCL Consulting, LLC  
440 Battlefield Corporate Dr.  
Suite K  
Chantilly, VA 20151  
Phone (703) 688-8877

**VILLAGE PLACE TECHNOLOGY PARK**  
REZ 2020-00024  
SUP 2020-00037

LANDSCAPE PLAN

PRINCE WILLIAM COUNTY, VIRGINIA  
GAINESVILLE MAISTRAL DISTRICT



DATE	DESCRIPTION	BY	CHKD
RM	RM	RM	EAD
DESIGN	DRAWN	CHKD	
SCALE	DATE	FILE NO.	
	MARCH 30, 2020	0084-H-001	
		0084-H-001	

SHEET 03 OF 06

1  
GAINESVILLE VILLAGE PLACE, LC  
GPN# 7387-38-4756  
PARCEL A-1-B1  
INSTR. #20170427-001868  
CURRENT ZONING PWD  
14403 JOHN MARSHALL HIGHWAY  
825,778 SF OR 18.9826 AC.  
USE: WACANT WITH RESIDENTIAL STRUCTURE

2  
GAINESVILLE VILLAGE PLACE, LC  
GPN# 7387-38-4868  
PARCEL A-1-B2  
INSTR. #20170427-001868  
CURRENT ZONING PWD  
14403 JOHN MARSHALL HIGHWAY  
1,246,146 SF OR 28.6075 AC.  
USE: VACANT

LAND BAY DESIGNATION NOTE  
THE PURPOSE OF THE PROPOSED REZONING IS TO CHANGE THE LAND BAY DESIGNATIONS OF A PORTION OF LAND BAY A, THE ENTIRETY OF LAND BAYS B, C AND A PORTION OF LAND BAY D REZONED AS RD-1, RES-H, RES-U TO O(M), OFFICE MID-RISE. THE O(M) LAND BAY IS TO BE DEVELOPED AS A SINGLE LAND BAY.

BUFFER NOTES  
• 100' BUFFER MAY BE ADJUSTED IN ACCORDANCE WITH SECTION 802.11.C OF THE PWDCSM.  
• STRATEGIC PORTIONS OF BUFFER AREA WILL INCLUDE SHRUB PLANT MATERIAL WHERE APPROPRIATE TO AUGMENT SCREENING OR FOR LANDSCAPE INTEREST OR VARIETY. SHRUBS WILL SUBSTITUTE FOR OTHER PLANT MATERIAL PER THE DCSM PLANT UNIT EQUIVALENT IN SATISFYING THE BUFFER STANDARDS.  
- PER DCSM, A BERM MAY BE SUBSTITUTED FOR THIRTY PERCENT (30%) OF THE PLAN UNIT REQUIREMENT.

# Village Place Technology Park

## #REZ2020-00024 & #SUP2020-00037



1 PROPOSED STREET-FACING ELEVATION

Scale: 1"=20'-0"



2 PROPOSED RIGHT ELEVATION

Scale: 1"=20'-0"



3 PROPOSED LEFT ELEVATION

Scale: 1"=20'-0"



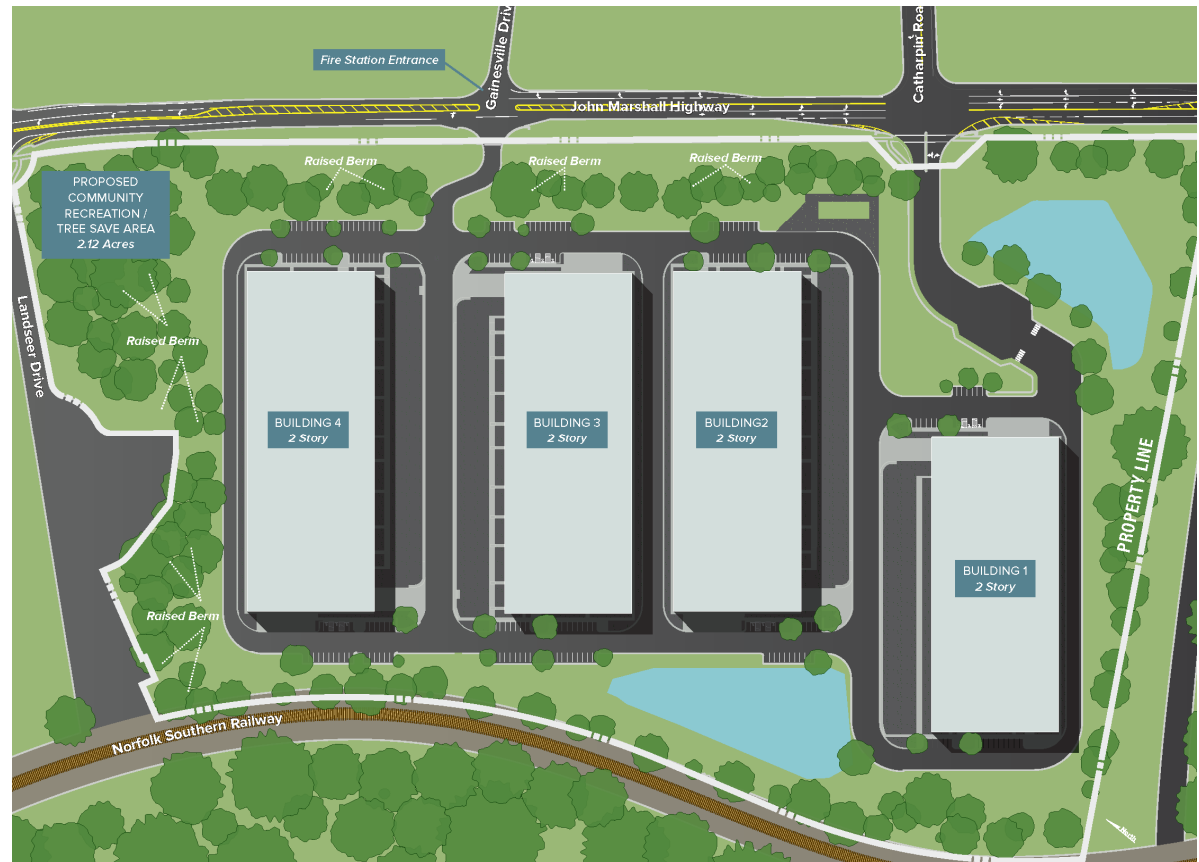
# Village Place Technology Park

## #REZ2020-00024 & #SUP2020-00037



### Data Center Considerations

- Impact on area electric infrastructure has been evaluated. Applicant proffers no new transmission lines west of the property.
- No electric substations onsite.
- Buffer widths to screen the uses have been negotiated.
- Proffered building elevations.
- Commitments to data center design guidelines.
- Sustainability measures.
- Proffered open space and amenities.





Village Place Technology Park  
#REZ2020-00024 & #SUP2020-00037



**Planning Commission Recommendation:** Approval of #REZ2020-00024 with proffers dated March 30, 2021, with revisions; and approval of #SUP2020-00037 with conditions dated April 2, 2021.



## **Staff Recommendation on Proffer Amendment and Rezoning**

**#REZ2020-00024** : Approval with revised proffers dated June 8, 2021, for the following reasons:

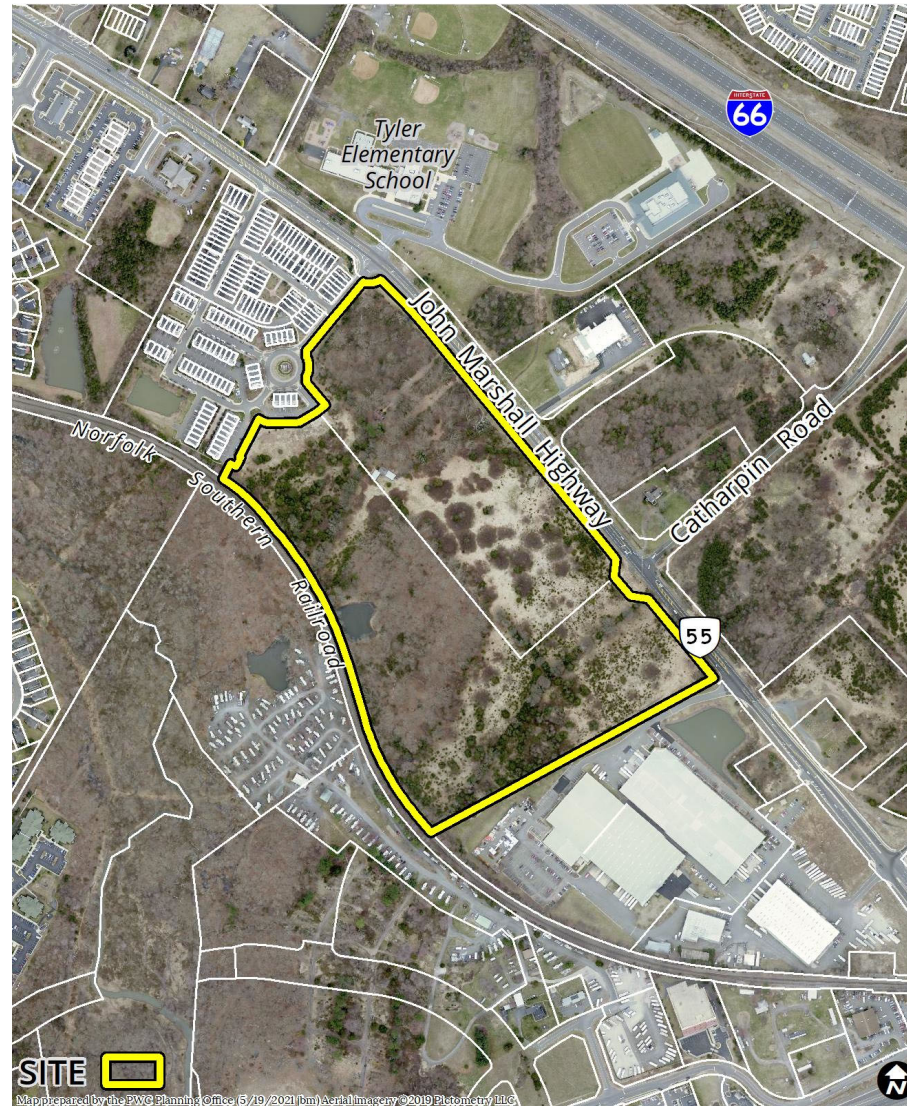
- Furthers the employment goals central to the CEC, Community Employment Center, designation.
- Enables the delivery of a targeted industry use.
- No identified impact to residential areas for additional overhead transmission lines.
- Includes architectural design elements consistent with an office building.
- Mitigation of impacts through open space parcel, wide setbacks, landscape buffers, berms, and screen walls.

**Staff Recommendation on Special Use Permit #SUP2020-00037 to allow data centers outside of the overlay:** Approval subject to conditions dated April 2, 2021, for the following reasons:

- Conditions require the use of sustainability features such as a green screen, permeable parking areas, and the use of recycled materials.

# Village Place Technology Park

#REZ2020-00024 & #SUP2020-00037



Staff is available for any questions.

# Village Place Technology Park

## #REZ2020-00024 & #SUP2020-00037



VILLAGE  
PLACE  
TECHNOLOGY  
PARK

## SUSTAINABILITY INITIATIVES



Permeable paving  
in car park  
areas



Recycled aggregate  
material for paving  
base and building  
slab base



Bicycle storage  
containers



Aeration of  
ponds utilizing  
solar power



Recycling of  
construction  
material waste



Use of high recycled  
content construction  
materials such  
as steel where  
available



Adiabatic cooling  
utilizing less water  
than traditional  
evaporate cooling



Green screen  
on equipment yard  
screening walls  
facing Rt. 55



LED site and  
interior  
lighting



Heat  
reflective  
roof



# Village Place Technology Park

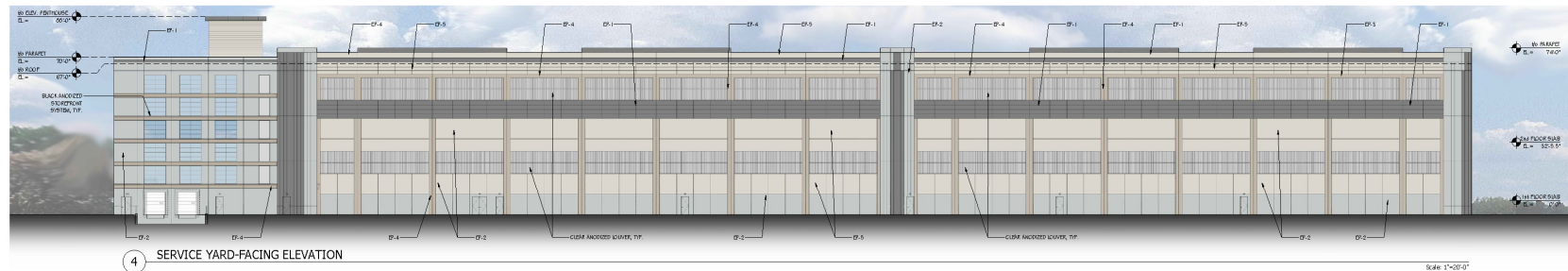
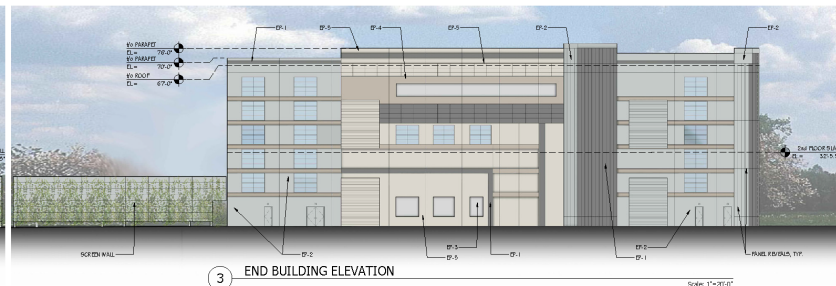
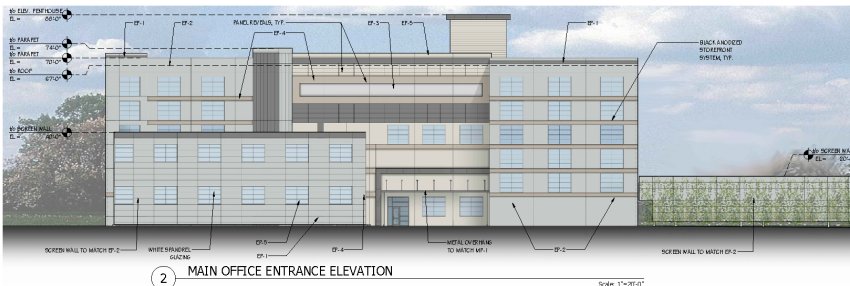
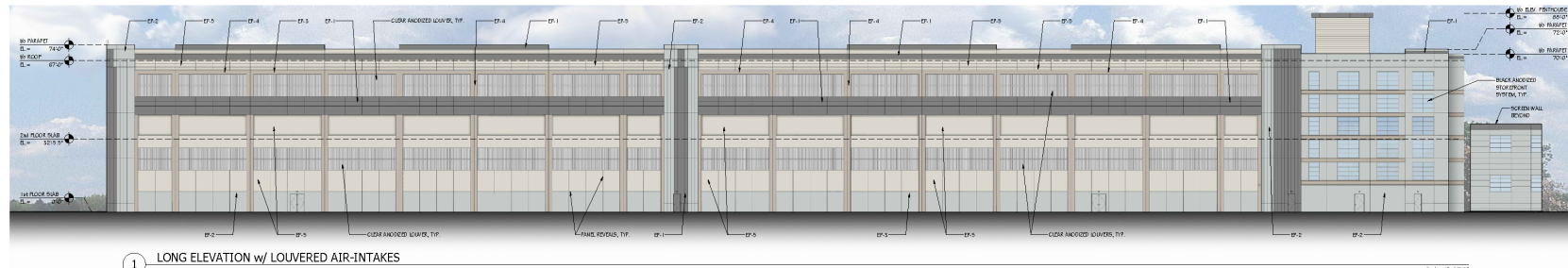
## #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM  
COUNTY

### ELEVATIONS

VILLAGE PLACE  
TECHNOLOGY PARK





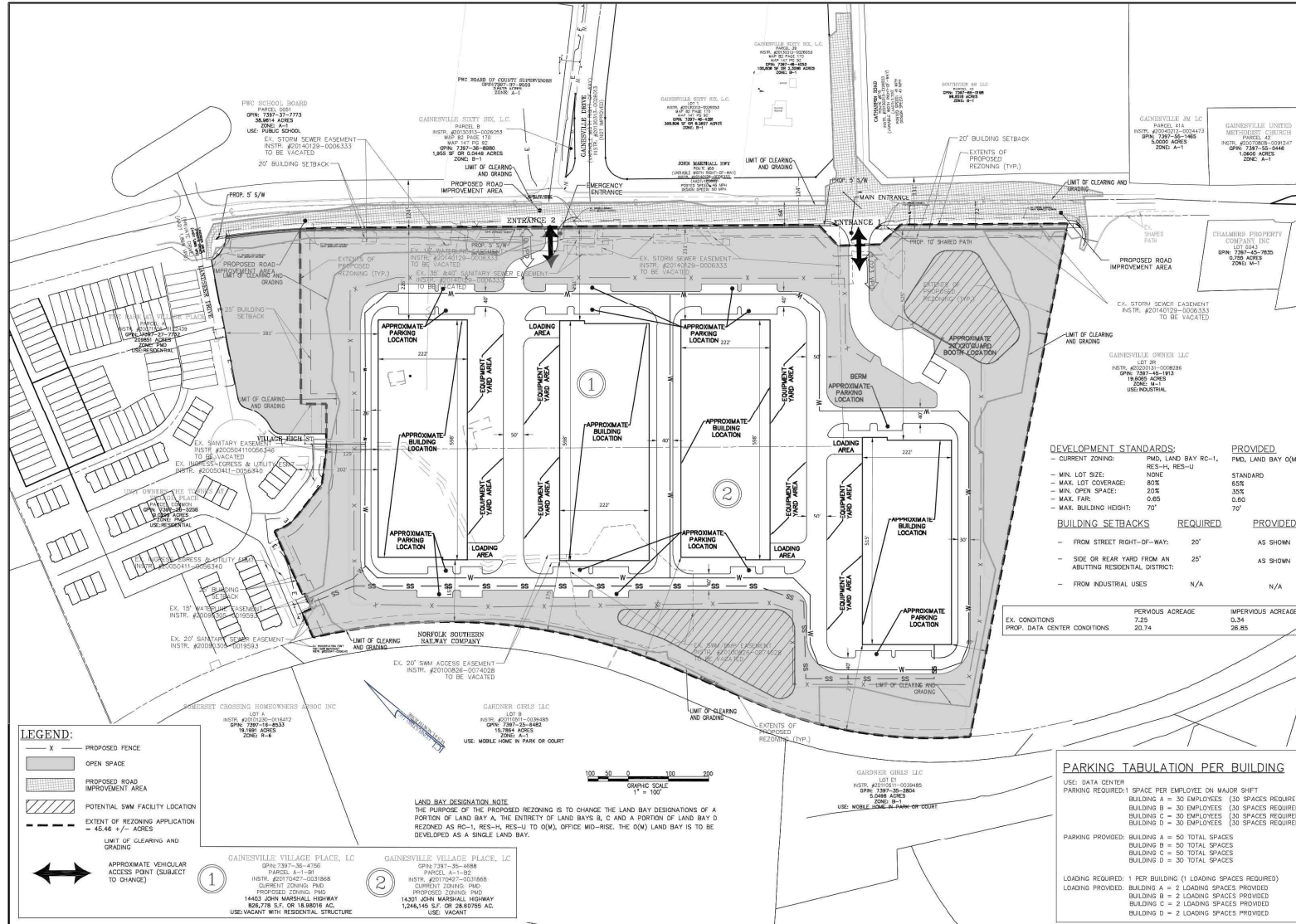


# Village Place Technology Park

## #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM COUNTY



**DEVELOPMENT STANDARDS:**

CURRENT ZONING	PROV. LAND BAY RC-1, RES-H, RES-U	PROVIDED
- MIN. LOT SIZE:	NONE	STANDARD
- MAX. LOT COVERAGE:	80%	80%
- MIN. OPEN SPACE:	20%	33%
- MAX. FILL:	0.6%	0.6%
- MAX. BUILDING HEIGHT:	70'	70'

BUILDING SETBACKS	REQUIRED	PROVIDED
- FROM STREET RIGHT-OF-WAY:	20'	AS SHOWN
- SIDE OR REAR YARD FROM AN ADJUTING RESIDENTIAL DISTRICT:	25'	AS SHOWN
- FROM INDUSTRIAL USES:	N/A	N/A

EX. CONDITIONS	PERVAOUS ACREAGE	IMPERVIOUS ACREAGE
PROV. DATA CENTER	7.25	0.34
	20.74	26.85

**PARKING TABULATION PER BUILDING**

USE: DATA CENTER  
PARKING REQUIRED: 1 SPACE PER EMPLOYEE ON MAJOR SHIFT

BUILDING A = 30 EMPLOYEES (30 SPACES REQUIRED)
BUILDING B = 30 EMPLOYEES (30 SPACES REQUIRED)
BUILDING C = 30 EMPLOYEES (30 SPACES REQUIRED)
BUILDING D = 30 EMPLOYEES (30 SPACES REQUIRED)

PARKING PROVIDED:	BUILDING A	BUILDING B	BUILDING C	BUILDING D
	= 50 TOTAL SPACES	= 50 TOTAL SPACES	= 50 TOTAL SPACES	= 50 TOTAL SPACES

LOADING REQUIRED: 1 PER BUILDING (1 LOADING SPACES REQUIRED)

BUILDING A = 2 LOADING SPACES PROVIDED
BUILDING B = 2 LOADING SPACES PROVIDED
BUILDING C = 2 LOADING SPACES PROVIDED
BUILDING D = 2 LOADING SPACES PROVIDED

JCL CONSULTING, LLC

JCL Consulting, LLC  
4400 Inland Corporate Dr  
Suite K  
Chantilly, VA 20151  
Phone: (703) 484-9877

---

**MASTER ZONING PLAN & SPECIAL USE PERMIT**

**VILLAGE PLACE TECHNOLOGY PARK**

REZ 2020-00024  
SUP 2020-00037

PRINCE WILLIAM COUNTY, VIRGINIA  
GAINESVILLE INDUSTRIAL DISTRICT

---

APPROVED FOR THE BOARD OF SUPERVISORS

DATE: 03/30/21

BY: [Signature]

---

DATE	DESCRIPTION
RM	CAD DESIGN
RM	DRAWN
CHD	CHD

SCALE: 1" = 100'

JOB No: 0084-A-002

DATE: MARCH 30, 2021

FILE No: 0084-A-002

SHEET 02 OF 06



# Village Place Technology Park

## #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM COUNTY



**LEGEND:**

- X PROPOSED FENCE
- Gravel symbol GRAVEL
- Open space symbol OPEN SPACE (LAWN AND MULCH BEDS)
- Planted landscape symbol PLANTED LANDSCAPE
- Tree save area symbol TREE SAVE AREA
- Buffer/Landscape area symbol BUFFER/LANDSCAPE AREA
- Preserved wetlands symbol PRESERVED WETLANDS
- Potential SWM facility location symbol POTENTIAL SWM FACILITY LOCATION
- Proposed vehicular circulation road symbol PROPOSED VEHICULAR CIRCULATION ROAD (SUBJECTED TO CHANGE)
- Proposed road improvement area symbol PROPOSED ROAD IMPROVEMENT AREA
- Extent of rezoning application symbol EXTENT OF REZONING APPLICATION = 43.45 +/- ACRES
- Limit of clearing and grading symbol LIMIT OF CLEARING AND GRADING
- Approximate vehicular access point symbol APPROXIMATE VEHICULAR ACCESS POINT (SUBJECTED TO CHANGE)

**1**  
**GAINESVILLE VILLAGE PLACE, LC**  
 GPN 7307-36-4756  
 PARCEL A-1-81  
 INSTR. #20170427-038608  
 CURRENT ZONING: PWD  
 PROPOSED ZONING: PWD  
 14402 JOHN MARSHALL HIGHWAY  
 829,778 S.F. OR 18,907.6 AC.  
 USE: VACANT WITH RESIDENTIAL STRUCTURE

**2**  
**GAINESVILLE VILLAGE PLACE, LC**  
 GPN 7307-36-4658  
 PARCEL A-1-82  
 INSTR. #20170427-031828  
 CURRENT ZONING: PWD  
 PROPOSED ZONING: PWD  
 14301 JOHN MARSHALL HIGHWAY  
 1,246,140 S.F. OR 28,607.6 AC.  
 USE: VACANT

**LAND BAY DESIGNATION NOTE**  
 THE PURPOSE OF THE PROPOSED REZONING IS TO CHANGE THE LAND BAY DESIGNATIONS OF A PORTION OF LAND BAY A, THE ENTIRETY OF LAND BAYS B, C AND A PORTION OF LAND BAY D REZONED AS RD-1, RES-H, RES-U TO Q(M), OFFICE MID-RISE. THE Q(M) LAND BAY IS TO BE DEVELOPED AS A SINGLE LAND BAY.

**BUFFER NOTES**

- 100' BUFFER MAY BE ADJUSTED IN ACCORDANCE WITH SECTION 802.11.C OF THE PWC DCSM.
- STRATEGIC PORTIONS OF BUFFER AREA WILL INCLUDE SHRUB PLANT MATERIAL WHERE APPROPRIATE TO AUGMENT SCREENING OR FOR LANDSCAPE INTEREST OR VARIETY. SHRUBS WILL SUBSTITUTE FOR OTHER PLANT MATERIAL PER THE DCSM PLANT UNIT EQUIVALENT IN SATISFYING THE BUFFER STANDARDS.
- PER DCSM, A BERM MAY BE SUBSTITUTED FOR THIRTY PERCENT (30%) OF THE PLANT UNIT REQUIREMENT.

**PARKING LOT NOTE:**  
 INTERIOR PARKING LOT LANDSCAPE WILL BE PROVIDED TO MEET DCSM 802.44 REQUIREMENTS WITH FINAL SITE PLAN.

JCL CONSULTING, LLC

JCL Consulting, LLC  
 4469 Battlefield Commerce Dr.  
 Suite K  
 Chantilly, VA 20151  
 Phone: (703) 668-9877

**VILLAGE PLACE TECHNOLOGY PARK**  
 REZ 2020-00024  
 SUP 2020-00037

LANDSCAPE PLAN  
 PLAN STATUS

GAINESVILLE DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

DATE: 03/30/21  
 SCALE: 1" = 40'

DATE	DESCRIPTION
RM	DESIGN
RM	DESIGN
CAD	DRAWN
CHD	CHD

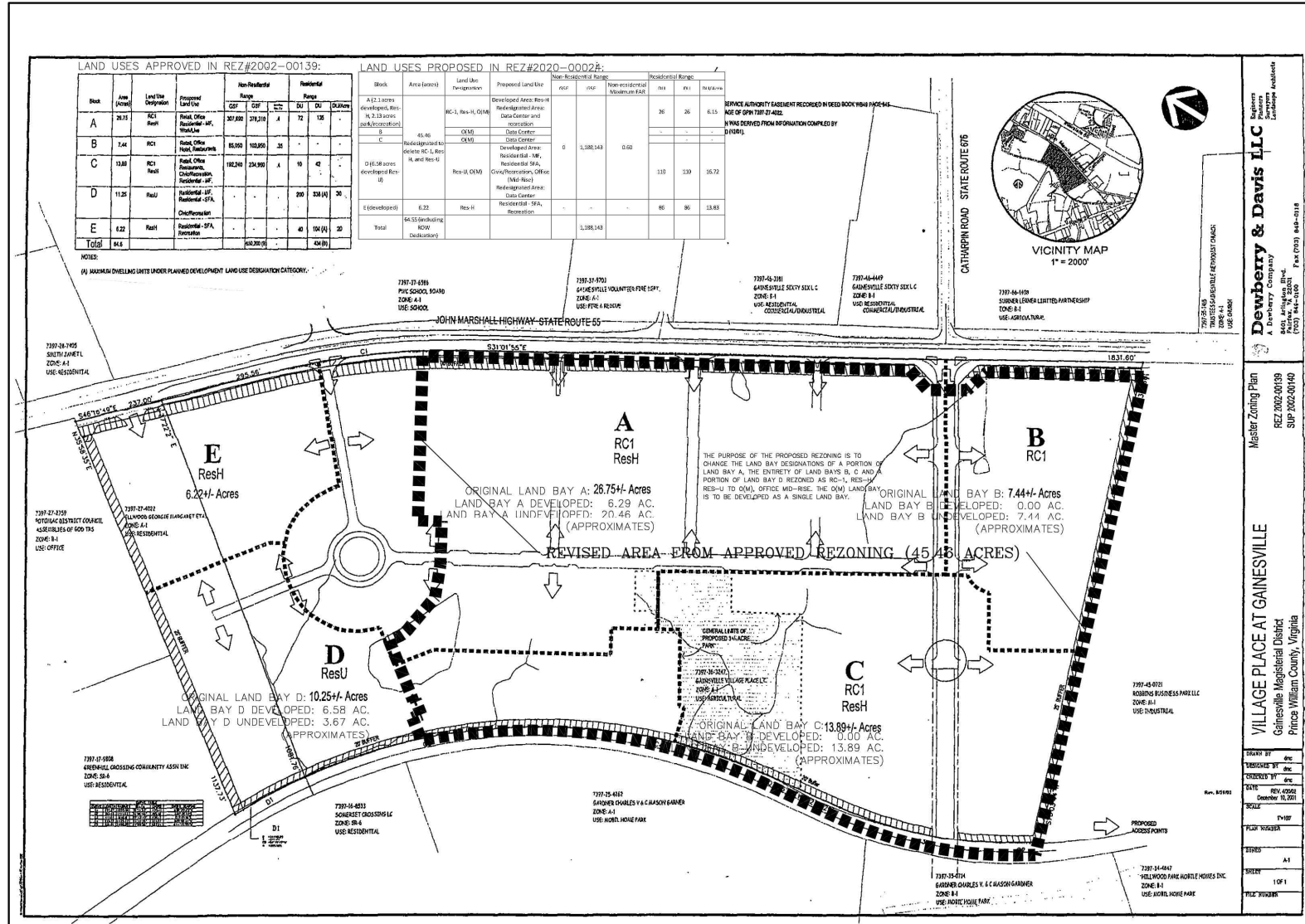
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 DATE: MARCH 30, 2021  
 FILE No. 0084-A-002

SHEET 03 OF 06

# Village Place Technology Park #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM COUNTY



**JCL CONSULTING, LLC**  
 JCL Consulting, LLC  
 4469 Inland Corporate Dr.  
 Suite K  
 Chantilly, VA 20151  
 Phone: (703) 648-9877  
 Fax: (703) 648-0118

**Dewberry & Davis I.L.C.**  
 A Dewberry Company  
 8401 Leesylvania Blvd.  
 Suite 100  
 Fairfax, VA 22031  
 Fax: (703) 648-0118

**Master Zoning Plan**  
 REZ 2020-00024  
 SUP 2020-00037

**PMD LAND BAY PLAN**  
 VILLAGE PLACE AT GAINESVILLE  
 Gainesville Magisterial District  
 Prince William County, Virginia

**VILLAGE PLACE TECHNOLOGY PARK**  
 REZ 2020-00024  
 SUP 2020-00037  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

**PLAN STATUS**

DATE	DESCRIPTION
03/30/21 <td>APPROVED</td>	APPROVED

**PLAN NUMBER** P-107

**DATE** MARCH 30, 2021

**FILE NUMBER** 0084-A-002

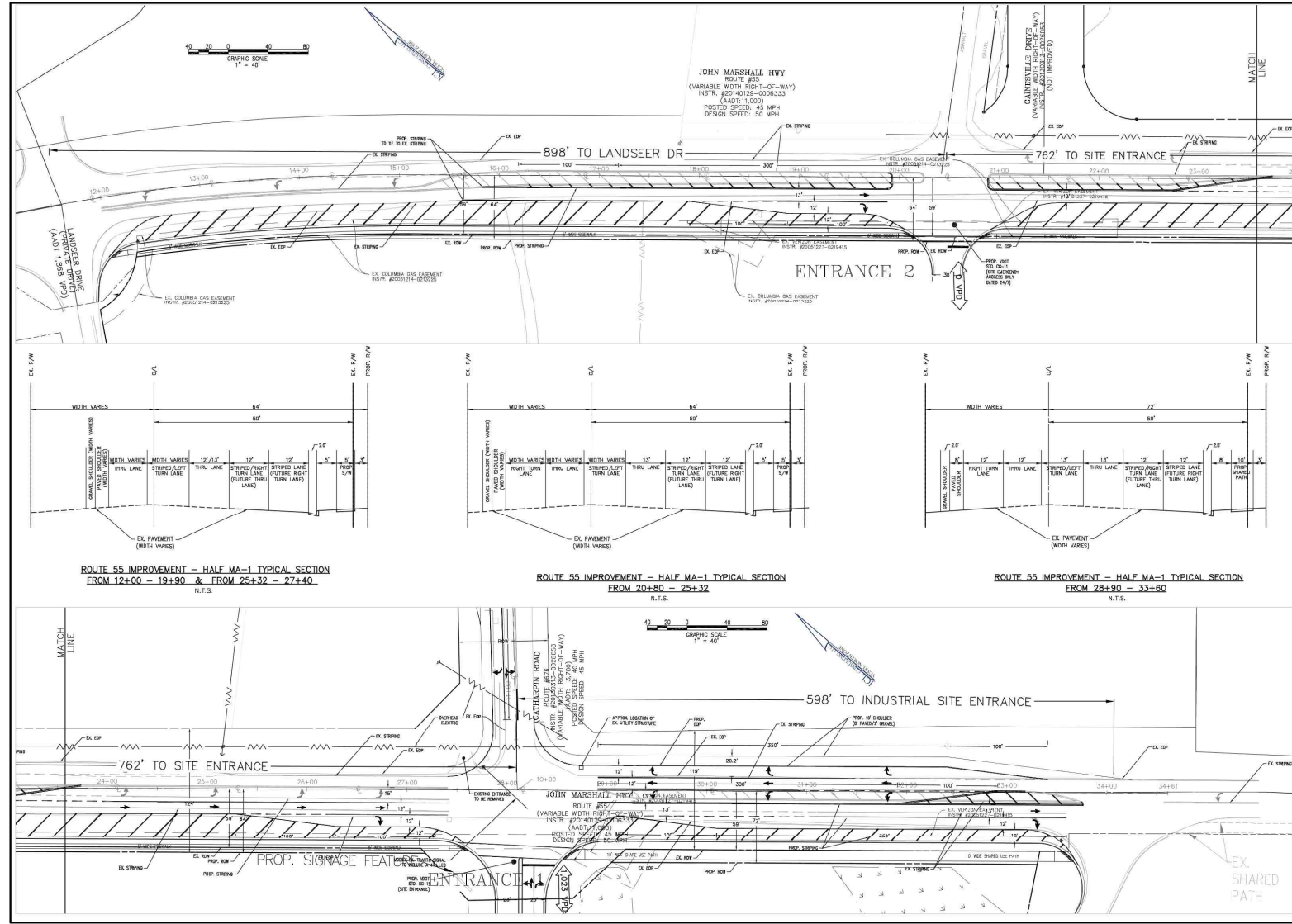
**SHEET 04 OF 06**



# Village Place Technology Park #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM COUNTY



ROUTE 55 IMPROVEMENT - HALF MA-1 TYPICAL SECTION  
FROM 12+00 - 19+90 & FROM 25+32 - 27+40  
N.T.S.

ROUTE 55 IMPROVEMENT - HALF MA-1 TYPICAL SECTION  
FROM 20+80 - 25+32  
N.T.S.

ROUTE 55 IMPROVEMENT - HALF MA-1 TYPICAL SECTION  
FROM 28+90 - 33+60  
N.T.S.

JCL CONSULTING, LLC

JCL Consulting, LLC  
4469 Inverfield Corporate Dr  
Suite K  
Chantilly, VA 20151  
Phone: (703) 488-9877

ROAD IMPROVEMENT PLAN  
**VILLAGE PLACE TECHNOLOGY PARK**  
REZ 2020-00024  
SUP 2020-00037  
PRINCE WILLIAM COUNTY, VIRGINIA  
GAINESVILLE INDUSTRIAL DISTRICT

PLAN STATUS

DATE	DESCRIPTION
RM	RM
DESIGN	DESIGN
SCALE	SCALE
JOB No.	0084-A-002
DATE	MARCH 30, 2021
FILE No.	0084-A-002

SHEET **05** OF **06**

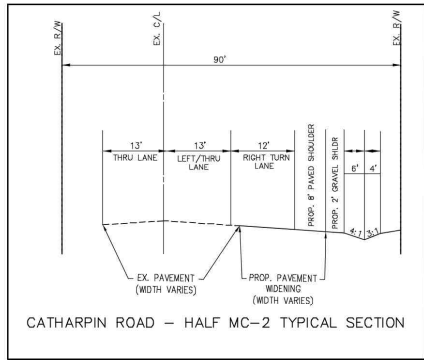
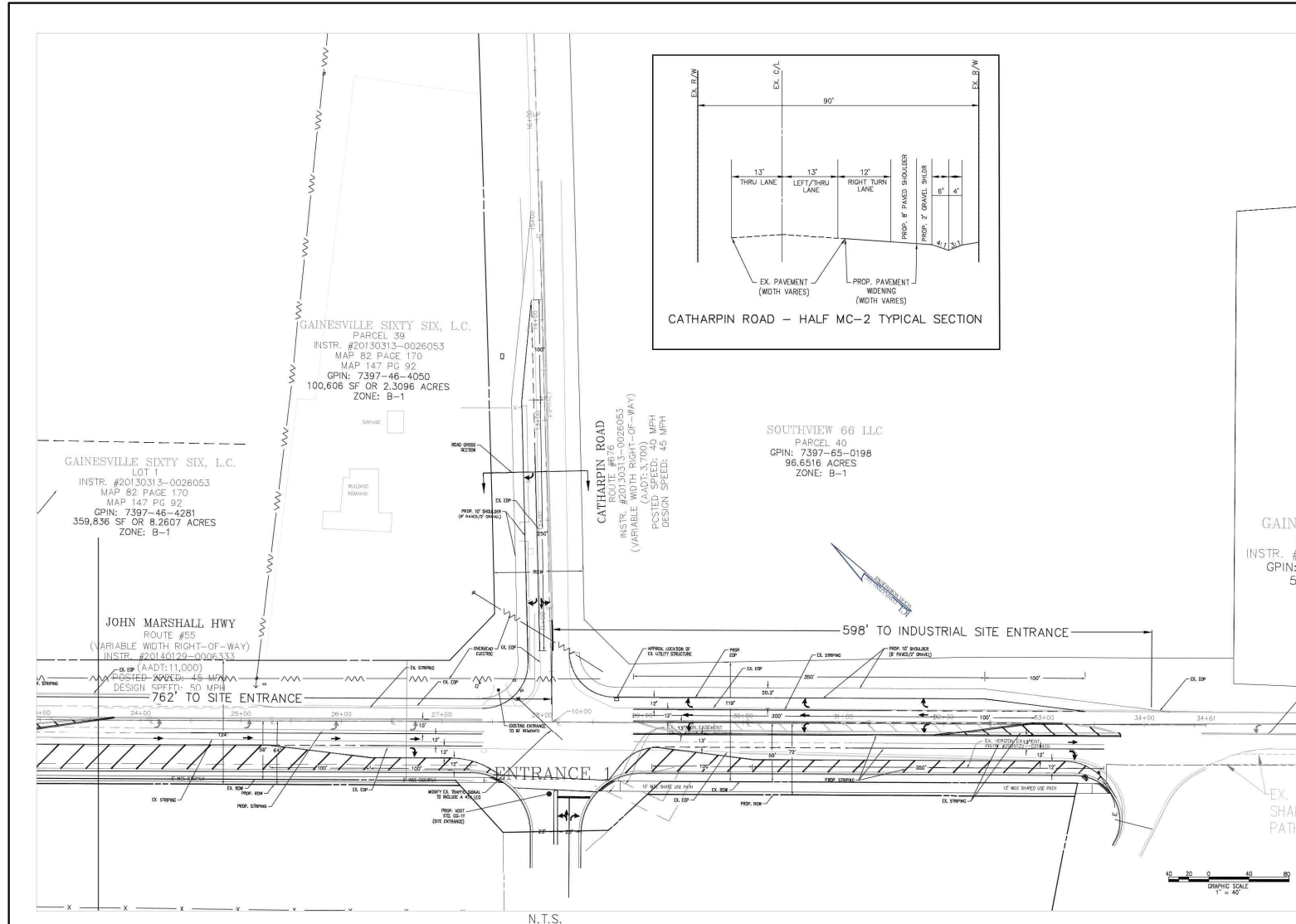
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 USER: jcl



# Village Place Technology Park #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM  
COUNTY



GAINESVILLE SIXTY SIX, L.C.  
PARCEL 39  
INSTR. #20130313-0026053  
MAP 82 PAGE 170  
MAP 147 PG 92  
GPIN: 7397-46-4050  
100,606 SF OR 2.3096 ACRES  
ZONE: B-1

GAINESVILLE SIXTY SIX, L.C.  
LOT 1  
INSTR. #20130313-0026053  
MAP 82 PAGE 170  
MAP 147 PG 92  
GPIN: 7397-46-4281  
359,836 SF OR 8.2607 ACRES  
ZONE: B-1

JOHN MARSHALL HWY  
ROUTE #55  
(VARIABLE WIDTH RIGHT-OF-WAY)  
INSTR. #20140129-0006333  
EX. STRIP (AADT: 11,000)  
POSTED SPEED: 45 MPH  
DESIGN SPEED: 50 MPH  
762' TO SITE ENTRANCE

CATHARPIN ROAD  
INSTR. #20130313-0026053  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(AADT: 3,700)  
POSTED SPEED: 40 MPH  
DESIGN SPEED: 45 MPH

SOUTHVIEW 66 LLC  
PARCEL 40  
GPIN: 7397-65-0198  
96,6516 ACRES  
ZONE: B-1

GAINESVILLE  
INSTR. # 5.1  
GPIN: 5.1

JCL CONSULTING, LLC



JCL Consulting, LLC  
4469 Inverfield Corporate Dr.  
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Chantilly, VA 20151  
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ROAD IMPROVEMENT PLAN

**VILLAGE PLACE TECHNOLOGY PARK**  
REZ 2020-00024  
SUP 2020-00037

GAINESVILLE INDUSTRIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA



DATE	DESCRIPTION
RM	RM CAD
DESIGN	DRAWN CHD
SCALE	AS SHOWN
JOB No.	0084-A-002
DATE	MARCH 30, 2021
FILE No.	0084-A-002

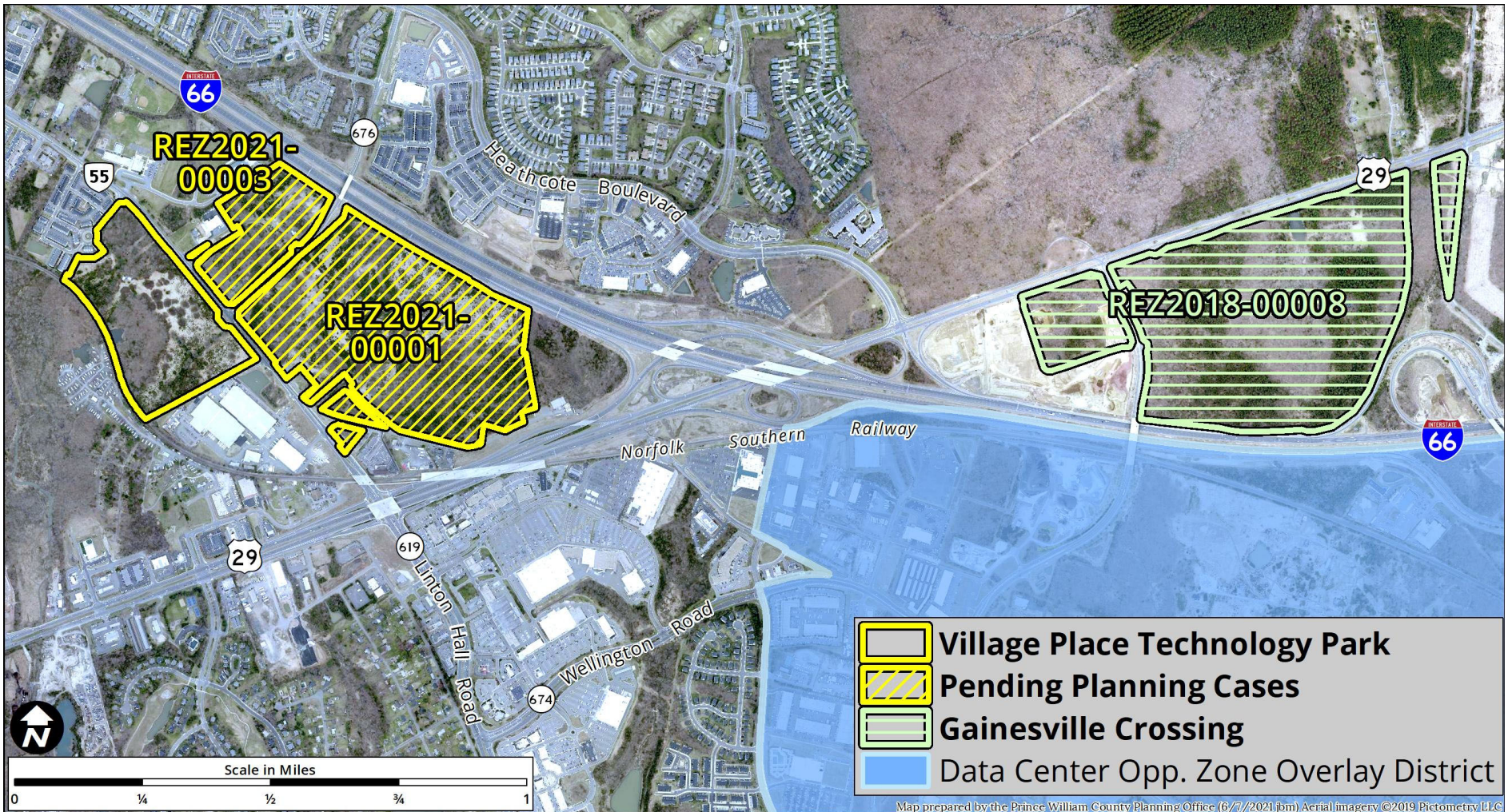
SHEET: 06 of 06

# Village Place Technology Park #REZ2020-00024 & #SUP2020-00037





# Village Place Technology Park #REZ2020-00024 & #SUP2020-00037

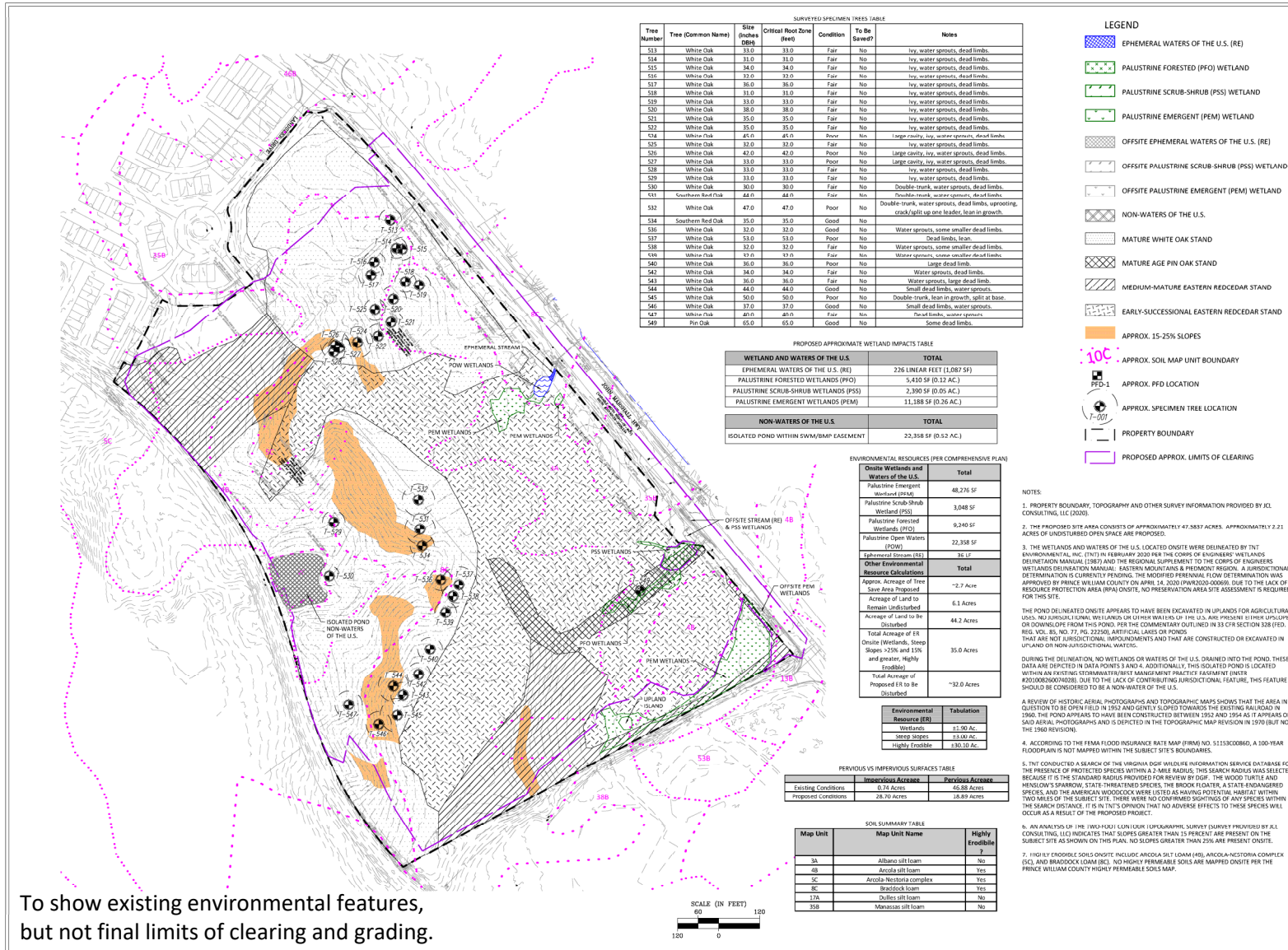




# Village Place Technology Park #REZ2020-00024 & #SUP2020-00037



PRINCE WILLIAM  
COUNTY



SURVEYED SPECIMEN TREES TABLE

Tree Number	Tree (Common Name)	Size (inches DBH)	Critical Root Zone (feet)	Condition	To Be Saved?	Notes
513	White Oak	33.0	33.0	Fair	No	ivy, water sprouts, dead limbs.
514	White Oak	33.0	33.0	Fair	No	ivy, water sprouts, dead limbs.
515	White Oak	34.0	34.0	Fair	No	ivy, water sprouts, dead limbs.
516	White Oak	33.0	33.0	Fair	No	ivy, water sprouts, dead limbs.
517	White Oak	36.0	36.0	Fair	No	ivy, water sprouts, dead limbs.
518	White Oak	31.0	31.0	Fair	No	ivy, water sprouts, dead limbs.
519	White Oak	33.0	33.0	Fair	No	ivy, water sprouts, dead limbs.
520	White Oak	38.0	38.0	Fair	No	ivy, water sprouts, dead limbs.
521	White Oak	35.0	35.0	Fair	No	ivy, water sprouts, dead limbs.
522	White Oak	35.0	35.0	Fair	No	ivy, water sprouts, dead limbs.
523	White Oak	41.0	41.0	Poor	No	Large cavity, ivy, water sprouts, dead limbs.
524	White Oak	38.0	38.0	Poor	No	Large cavity, ivy, water sprouts, dead limbs.
525	White Oak	33.0	33.0	Fair	No	ivy, water sprouts, dead limbs.
526	White Oak	40.0	40.0	Poor	No	Large cavity, ivy, water sprouts, dead limbs.
527	White Oak	38.0	38.0	Fair	No	ivy, water sprouts, dead limbs.
528	White Oak	33.0	33.0	Fair	No	ivy, water sprouts, dead limbs.
529	White Oak	33.0	33.0	Fair	No	ivy, water sprouts, dead limbs.
530	White Oak	30.0	30.0	Fair	No	Double trunk, water sprouts, dead limbs.
531	Southern Red Oak	48.0	48.0	Fair	No	Double trunk, water sprouts, dead limbs.
532	White Oak	40.0	40.0	Poor	No	Double trunk, water sprouts, dead limbs, sprouting, crack/split up one leader, lean in growth.
534	Southern Red Oak	32.0	32.0	Good	No	Water sprouts, some smaller dead limbs.
536	White Oak	32.0	32.0	Good	No	Water sprouts, some smaller dead limbs.
537	White Oak	33.0	33.0	Poor	No	Dead limbs, lean.
538	White Oak	32.0	32.0	Fair	No	Water sprouts, some smaller dead limbs.
539	White Oak	33.0	33.0	Fair	No	Water sprouts, some smaller dead limbs.
540	White Oak	36.0	36.0	Poor	No	Large dead limb.
542	White Oak	34.0	34.0	Fair	No	Water sprouts, dead limbs.
543	White Oak	36.0	36.0	Fair	No	Water sprouts, large dead limb.
544	White Oak	44.0	44.0	Good	No	Small dead limbs, water sprouts.
545	White Oak	30.0	30.0	Poor	No	Double trunk, lean in growth, split at base.
546	White Oak	37.0	37.0	Good	No	Small dead limbs, water sprouts.
547	White Oak	46.0	46.0	Fair	No	Small dead limbs, water sprouts.
549	Pin Oak	65.0	65.0	Good	No	Some dead limbs.

LEGEND

- EPHEMERAL WATERS OF THE U.S. (RE)
- PALUSTRINE FORESTED (PFO) WETLAND
- PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
- PALUSTRINE EMERGENT (PEM) WETLAND
- OFFSITE EPHEMERAL WATERS OF THE U.S. (RE)
- OFFSITE PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
- OFFSITE PALUSTRINE EMERGENT (PEM) WETLAND
- NON-WATERS OF THE U.S.
- MATURE WHITE OAK STAND
- MATURE AGE PIN OAK STAND
- MEDIUM-MATURE EASTERN REDCEDAR STAND
- EARLY-SUCCESSIONAL EASTERN REDCEDAR STAND
- APPROX. 15-25% SLOPES
- APPROX. SOIL MAP UNIT BOUNDARY
- APPROX. PFD LOCATION
- APPROX. SPECIMEN TREE LOCATION
- PROPERTY BOUNDARY
- PROPOSED APPROX. LIMITS OF CLEARING

PROPOSED APPROXIMATE WETLAND IMPACTS TABLE

WETLAND AND WATERS OF THE U.S.	TOTAL
EPHEMERAL WATERS OF THE U.S. (RE)	226 LINEAR FEET (1.087 SF)
PALUSTRINE FORESTED WETLANDS (PFO)	5,418 SF (0.12 AC.)
PALUSTRINE SCRUB-SHRUB WETLANDS (PSS)	2,390 SF (0.05 AC.)
PALUSTRINE EMERGENT WETLANDS (PEM)	11,388 SF (0.26 AC.)
NON-WATERS OF THE U.S.	TOTAL
ISOLATED POND WITHIN SWM/BMP EASEMENT	22,358 SF (0.52 AC.)

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)

Onsite Wetlands and Waters of the U.S.	Total
Palustrine Emergent Wetland (PEM)	48,276 SF
Palustrine Scrub-Shrub Wetland (PSS)	3,048 SF
Palustrine Forested Wetlands (PFO)	6,240 SF
Palustrine Open Waters (POW)	22,358 SF
EpheMERAL Stream (ES)	36 LF
<b>Total</b>	<b>77,918 SF</b>

Other Environmental Resource Calculations

Approx. Acreage of Tree Stands Proposed	-1.2 Acres
Acreage of Land to Remain Undisturbed	4.1 Acres
Acreage of Land to be Disturbed	64.2 Acres
Total Acreage of E1, Onsite Wetlands, Steep Slopes >25% and 15% and greater, Highly Erodeable	35.0 Acres
Total Acreage of Proposed E1 to be Disturbed	-32.0 Acres

Environmental Resource Tabulation

Resource (E1)	Tabulation
Wetlands	11.90 AC.
Steep Slopes	23.10 AC.
Highly Erodeable	13.00 AC.

PERVIOUS VS IMPERVIOUS SURFACES TABLE

Existing Conditions	Impervious Acreage	Pervious Acreage
Proposed Conditions	0.74 Acres	45.88 Acres
	24.74 Acres	24.89 Acres

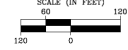
SOIL SUMMARY TABLE

Map Unit	Map Unit Name	Highly Erodeable
3A	Albano silt loam	No
4B	Arco silt loam	Yes
5C	Arco silt loam complex	Yes
6C	Braddock loam	Yes
17A	Dulles silt loam	No
55B	Manassas silt loam	No

NOTES

- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY JCL CONSULTING, LLC (2020).
- THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 47.5837 ACRES. APPROXIMATELY 7.21 ACRES OF UNDISTURBED OPEN SPACE ARE PROPOSED.
- THE WETLANDS AND WATERS OF THE U.S. LOCATED ONSITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN FEBRUARY 2020 PER THE CORPS OF ENGINEERS' WETLANDS DETERMINATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DETERMINATION MANUAL: EASTERN MOUNTAINS & Piedmont REGION. A JURISDICTIONAL DETERMINATION IS CURRENTLY PENDING. THE MODIFIED PERMANENT FLOW DETERMINATION WAS APPROVED BY PRINCE WILLIAM COUNTY ON APRIL 14, 2020 (PW2020-00089). DUE TO THE LACK OF RESOURCE PROTECTION AREA (RPA) ONSITE, NO PRESERVATION AREA SITE ASSESSMENT IS REQUIRED FOR THIS SITE.
- THE POND DELINEATED ONSITE APPEARS TO HAVE BEEN EXCAVATED IN UPLANDS FOR AGRICULTURAL USE. NO JURISDICTIONAL WETLANDS OR UPLAND WATERS OF THE U.S. ARE PRESENT IN THIS UPLAND OR DOWNSTREAM FROM THIS POND. PER THE COMMENTARY OUTLINED IN 15 C.F.R. SECTION 328.126, REG. VOL. 85, NO. 77, RG. 22250, ARTIFICIAL LAKES OR PONDS THAT ARE NOT JURISDICTIONAL. IMPROVEMENTS THAT ARE CONSTRUCTED OR EXCAVATED IN UPLAND OR NON-JURISDICTIONAL WATERS.
- DURING THE DELINEATION, NO WETLANDS OR WATERS OF THE U.S. DRAINED INTO THE POND. THESE DATA ARE DEPICTED IN DATA POINTS AND A. ADDITIONALLY, THIS ISOLATED POND IS LOCATED WITHIN AN EXISTING STEADYSTATE FLOOD MANAGEMENT PRACTICE FACILITY (ENTER #10000060000). DUE TO THE LACK OF CONTRIBUTING JURISDICTIONAL FEATURE, THIS FEATURE SHOULD BE CONSIDERED TO BE A NON-WATER OF THE U.S.
- A REVIEW OF HISTORIC AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS SHOWS THAT THE AREA IN QUESTION TO BE OPEN FIELD IN 1950 AND GENTLY SLOPED TOWARDS THE EXISTING RAILROAD IN 1960. THE POND APPEARS TO HAVE BEEN CONSTRUCTED BETWEEN 1952 AND 1954 AS IT APPEARS ON SAO AERIAL PHOTOGRAPHS AND IS DEPICTED IN THE TOPOGRAPHIC MAP REVISION IN 1970 (BUT NOT THE 1960 REVISION).
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51153C0086D, A 100-YEAR FLOODPLAIN IS NOT MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
- TNT CONDUCTED A SEARCH OF THE VIRGINIA DGE WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 1/2 MILE RADIUS. THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGE. THE WOOD TURTLE AND HENSLOW'S SPARROW, STATE THREATENED SPECIES, THE BROADBENT SPARROW, A STATE ENDANGERED SPECIES, AND THE AMERICAN WOODCOCK WERE LISTED AS HAVING POTENTIAL HABITAT WITHIN TWO MILES OF THE SUBJECT SITE. THERE WERE NO CONFIRMED SIGHTINGS OF ANY SPECIES WITHIN THE SEARCH DISTANCE. IT IS IN TNT'S OPINION THAT NO ADVERSE EFFECTS TO THESE SPECIES WILL OCCUR AS A RESULT OF THE PROPOSED PROJECT.
- AN ANALYSIS OF THE 1980 HUD-100 LON (LON) TOPOGRAPHIC SURVEY (EMERY) PROVIDED BY JCL CONSULTING, LLC INDICATES THAT SLOPES GREATER THAN 15 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN. NO SLOPES GREATER THAN 25% ARE PRESENT ONSITE.
- HIGHLY ERODEABLE SOILS ONSITE INCLUDE ARCO SILT LOAM (4B), ARCO SILT LOAM COMPLEX (5C), AND BRADDOCK LOAM (6C). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.

To show existing environmental features, but not final limits of clearing and grading.



4455 Broadfield Corporate Drive, Suite 100  
Charlottesville, VA 20151  
WWW.TNTENVIRONMENTALINC.COM  
PH: 703-486-5123

**ENVIRONMENTAL**

VILLAGE TECHNOLOGY PARK  
CONSTRAINTS ANALYSIS

ENVIRONMENTAL CONSTRAINTS ANALYSIS

REVISIONS	DATE	COMMENTS

SHEET 1 OF 7

SCALE: 1" = 120'

PROJECT DATE: 6/7/20  
DRAWN BY: Y. OLEK  
FILE NUMBER: 1987

# Village Place Technology Park

## #REZ2020-00024 & #SUP2020-00037

