

PLANNING COMMISSION RESOLUTION

MOTION: November 30, 2022

Regular Meeting

SECOND: RES. No. 22-

RE: COMPREHENSIVE PLAN AMENDMENT #CPA2021-00005, COMPTON PROPERTY

- BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND DENIAL

WHEREAS, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan; and

WHEREAS, this is a request to amend the Comprehensive Plan to change the Long-Range Land Use designation for approximately ±77.917 acres from GC, General Commercial, and SRM, Suburban Residential Medium, to I-T3, Technology/Flex, designation for three parcels north of Ashton Avenue, identified on County Maps as, GPINs 7696-56-8064, 7696-56-3095, and 7696-47-4559. The site is located ±2/3-mile northwest of the intersection of Godwin Dr. and Sudley Rd.; ±700 ft southeast of the intersection of Sudley Rd. and Crestwood Dr.; and

WHEREAS, by way of Resolution No. 21-443, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment #CPA2021-00005, Compton Property on June 20, 2021, and referred it to the Prince William County Planning Commission; and

WHEREAS, this proposal is being concurrently processed with REZ2021-00019 and SUP2021-00030; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, 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 denial of this Comprehensive Plan Amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby close the public hearing and recommends denial of Comprehensive Plan Amendment #CPA2021-00005, Compton Property, on the Regular Agenda.

November 30, 2022 Regular Meeting RES. No. 22-Page 2

<u>Votes</u> :
Ayes:
Nays:
Abstain from Vote:
Absent from Vote:
Absent from Meeting:

Attest: _____

Aholibama Pena

Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: November 30, 2022

Regular Meeting SECOND: RES. No. 22-

RE: REZONING #REZ2021-00019, COMPTON PROPERTY

BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND DENIAL

WHEREAS, this is a request to rezone ±77.014 acres from A-1, Agricultural, to PBD, Planned Business District, and to rezone 0.903 acres from B-1, General Business, to PBD, Planned Business District, for the purpose of developing a data center and an electrical substation campus within a non-residential land bay administered as Flexible/Office, O(F); and

WHEREAS, this proposal is being concurrently processed with CPA2021-00005 and SUP2021-00030; and

WHEREAS, the site is located $\pm 2/3$ -mile northwest of the intersection of Godwin Dr. and Sudley Rd.; ± 700 ft southeast of the intersection of Sudley Rd. and Crestwood Dr.; and is identified on County maps as GPINs 7696-56-8064, 7696-56-3095, and 7696-47-4559; and

WHEREAS, the site is currently designated GC, General Commercial, and SRM, Suburban Residential Medium, in the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, 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 finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending denial of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends denial of Rezoning #REZ2021-00019, Compton Property.

RES. No. 22- Page 2	
Votes: Ayes: Nays: Abstain fro Absent fro	

November 30, 2022 Regular Meeting

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Aholibama Pena Clerk to the Planning Commission

PROFFER STATEMENT

RE: Rezoning #: REZ2021-00019, Compton Rezoning

Owner: Estate of Lewis Percival Ashby, Jr.

Applicant: Amazon Data Services, Inc. (the "Applicant")

Property: GPIN Nos. 7696-56-8064; 7696-56-3095; 7696-47-4559 (together,

the "Property")

±78 acres, Brentsville Magisterial District

Prince William County, Virginia A-1 and B-1 to PBD (O(F))

Date: Oct 19, 2022

The undersigned hereby proffers that the use and development of the Property shall be in strict accordance with the following conditions (the "Proffers"), which shall supersede the proffers approved with rezoning REZ#85-38 and all other proffers made prior hereto. In the event the rezoning is not granted as applied for by the Applicant, these Proffers shall be withdrawn and are null and void.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property located adjacent to the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include all future owners and successors-in-interest.

For purposes of these Proffers, the Master Zoning Plan ("MZP") shall be the plan prepared by Bohler entitled "MASTER ZONING PLAN AND SPECIAL USE PLAN FOR COMPTON PROPERTY," bearing a seal date of October 19, 2022.

DEVELOPMENT & USES

- 1. <u>Substantial Conformance</u>. Development of the Property shall be in substantial conformance with Sheets 2 and 3 of the MZP. The Applicant may also make minor modifications due to final engineering and final site plan review considerations at the time of final site plan submission only after Planning Director approval of a minor modification application. In the event the Applicant is required to provide updated environmental or archaeological studies, and said studies allow or require a change in the limits of clearing and grading shown on the MZP, the Applicant shall be permitted to make such changes as may be necessary during final site plan approval.
- 2. Landbay Designation, O(F), Office/Flex.
 - a. <u>Uses</u>. The O(F) Office/Flex land bay shall be used as Data Centers, Electric Substation and uses secondary and ancillary to Data Centers and Electric Substations.

- b. <u>Floor Area Ratio</u>. The maximum Floor Area Ratio ("FAR") shall be 0.35 unless modified by approval of a special use permit requested pursuant to Sec. 32-400.04 of the Prince William County Zoning Ordinance (the "Zoning Ordinance").
- c. <u>Building Height</u>. Maximum allowed building height for any new uses constructed on the Property shall not exceed seventy-five feet (75') as defined by the Zoning Ordinance unless further modified by approval of a special use permit requested pursuant to Sec. 32-400.03.02 of the Zoning Ordinance. The substation on the Property shall not exceed seventy-five feet (75'), provided that the height of the transmission towers may exceed seventy-five feet (75') as necessary as determined by Dominion Energy Virginia or the Northern Virginia Electric Cooperative.
- d. Lot Coverage. The maximum lot coverage shall be sixty- six (66%).
- 3. <u>Demolition</u>. All existing structures located on the Property that are demolished in connection with development of the Property shall be disposed of properly in accordance with applicable County, state and federal laws, ordinances and regulations.

COMMUNITY DESIGN

- 4. <u>Data Center Design Guidelines</u>.
 - a. The architectural design of the new Data Center development shall be consistent with the quality and character of the precedent images on Sheet 6 and proposed elevations on Sheet 7 of the MZP. The architectural design, specifically on building facades closest to the property line, shall incorporate stepped back or recessed elements of the building, fenestration, and variations in building materials, color, pattern, and texture consistent with the precedent images shown on Sheet 6 and proposed elevations on Sheet 7 of the MZP and in accordance with at least three of the Data Center Design Guidelines set forth in Sec. 32-509.02(4)(A)(1) of the Zoning Ordinance and shall comply with the Data Center Design Guidelines set out in Sec. 32-509.02(4), (B), (C), and (F).
 - b. <u>Color themes</u> the Applicant will evaluate the potential for lighter color tones and the use of faux/flase windows or true windows, variable materials (metal panels, and brick or stone façade treatments), prior to issuance of building permits. The new Data Center development shall include such principal building façade elements on all four sides of each data center building constructed within the Property.
 - c. <u>Elevations</u> prior to issuance of building permits for any new Data Center development, the Applicant shall submit architectural elevations to the Planning Director or designee to confirm consistency with the above-referenced provisions of the Data Center Design Guidelines.
- 5. <u>Screening of Mechanical Equipment</u>. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened

from major arterials, interstates and abutting residentially zoned properties. This screening may be provided by: (i) a principal building, (ii) existing vegetation that will remain on the Property, (iii) vegetation that is within a permanent landscaping/buffer easement on an adjacent property, (iv) a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that includes materials compatible with those used in the exterior construction of the principal buildings. The Applicant shall install any such required screening prior to the issuance of the first occupancy permit for the new Data Center development. Notwithstanding the foregoing, mechanical equipment located in a manner that has no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

- 6. Perimeter Fencing. Fencing of the Property is permitted, provided that perimeter fencing facing public or private streets is of the style and type recommended in Zoning Ordinance Sec. 32-509.02(4)(D), or a substantially similar style and type, consistent with the quality and character of the fencing images shown on Sheet 3 of the MZP. The Applicant may install alternative perimeter fencing that does not comply with Zoning Ordinance Sec. 32-509.02(4)(D) or the fencing images on Sheet 3 of the MZP, provided the Applicant demonstrates that the visibility of any such alternative fencing is reduced through the use of landscaping or other screening methods. The Applicant shall install the perimeter fencing prior to the issuance of the first occupancy permit for the new Data Center development. Fencing internal to the site may be installed at the Applicant's discretion.
- 7. Electric Substation Screening. Any new Electric Substation uses constructed on the Property shall comply with the design guidelines set forth in Section 32-509.02(4)(F) and be screened from adjacent major roads or residentially zoned/planned properties using ten-foot (10') tall opaque fencing, provided that the Applicant may increase the height of such opaque fencing in its discretion. Electric Substation uses located in a manner found to have no adverse impact to the ground level of adjacent properties, as confirmed by the Planning Director, shall not be required to be screened. The Applicant will install the Electric Substation screening prior to the commencement of the operation of the Electric Substation.

8. Ashton Avenue and Sudley Road Parks.

- a. <u>Parks</u> the Applicant will install park improvements within the areas of the Property identified as the "Ashton Avenue Pocket Park" and the "Sudley Road Park" as shown on Sheet 3 of the MZP.
- b. <u>The Ashton Avenue Pocket Park</u> will include features for passive recreation including, but not limited to, open lawn areas, tree planting, sidewalks/trails, benches and a dog waste station generally as shown on Sheet 3 of the MZP.
- c. <u>The Sudley Road Park</u> will include features for passive recreation including, but not limited to, open lawn areas, tree planting, sidewalks/trails, picnic tables, benches, a dog waste station, and a location for a sculptural art feature.
- d. <u>Adjustments</u> the Applicant may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the Ashton

- Avenue Pocket Park and the Sudley Road Park, provided the general quality and character of the Ashton Avenue Pocket Park and the Sudley Road Park remain consistent with Sheet 3 of the MZP.
- e. <u>Timing</u> The Applicant will install the Ashton Avenue Pocket Park and the Sudley Road Park prior to the issuance of the first occupancy permit for the new Data Center development.
- 9. <u>Light Poles</u>. The Applicant shall limit the height of light poles to 20 feet throughout the Property.

LANDSCAPING

- 10. <u>Landscaping Plan</u>. Landscape buffers shall be provided in substantial conformance with Sheet 3 of the MZP prior to the issuance of the first occupancy permit for the new Data Center development.
- 11. <u>Interior Parking Lot Landscaping.</u> All minimum Design and Construction Standards Manual requirements for interior Parking Lot Landscaping (DCSM 802.44) shall be met.
- 12. <u>Landscape Buffer Plantings</u>. All plantings located within landscape buffers shown on the MZP shall consist of drought tolerant species appropriate for the climate and location proposed and shall consist predominantly of native species in accordance with the Design and Construction Standards Manual (the "DCSM"). Where possible, existing native vegetation of good quality in landscape buffers shall be preserved and incorporated into the design of the landscape buffers. Where good quality existing vegetation is undisturbed within required or proffered landscape areas and landscape buffers, said existing vegetation shall be credited against the plant unit and/or tree canopy requirements as may be identified in the DCSM. The Applicant shall install such landscape buffer plantings prior to the issuance of the first occupancy permit for the new Data Center development.

ENVIRONMENT

- 13. <u>Preservation of Existing Tree Canopy</u>. The Applicant shall restrict tree clearing, construction, grading, and land disturbance activities to within those areas depicted on the MZP as "Limits of Disturbance," subject to minor modifications in accordance with final engineering considerations at the time of site plan review only after Planning Director approval of a minor modification application. The Applicant may clear and grade outside the Limits of Disturbance in order to:
 - a. Install plant materials as needed for landscaping, revegetation or to supplement existing vegetation;
 - b. Remove noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees; and

- c. Install and/or maintain any new or existing utilities subject to the requirements of the DCSM and install and/or maintain crossings for utility lines, electric lines running to/from the electric transmission lines, sanitary, and storm outfalls.
- 14. Non- Native Plants in Buffers and Reforested Areas. The Applicant will endeavor to remove non- native plans in buffer areas and/ or areas intended to be reforested, particularly plants that are invasive, diseased, dead or dying.
- 15. <u>Pollutants</u>. In no event will fuels, oils, solvents or other pollutants or flammable substances be discharged into the public sewer.
- 16. <u>Hazardous Substances</u>. In the event the uses on the Property involve the handling of petroleum products, chemical waste or other hazardous substances, the owner/operator/tenant of any such business on the Property shall prepare an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before issuance of any occupancy permits. Said owner/operator shall be responsible for notifying the Fire Marshal's office immediately in the event of a spill of any petroleum or chemical waste on the Property. Said owner/operator shall assume full responsibility for the costs incurred in the clean-up of such spill.

FIRE AND RESCUE

17. Fire & Rescue Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of issuance of a building permit release letter for each building constructed on the Property.

TRANSPORTATION

18. Site Access.

- a. <u>Primary Entrance</u>. Primary access to the Property shall be provided from Ashton Avenue and shall align with the median break on Ashton Avenue, as depicted on the MZP. The Applicant shall provide such primary access to the Property prior to the issuance of the first occupancy permit for the new Data Center development.
- b. <u>Secondary Entrance</u>. Secondary access may be provided on Ashton Avenue, north of the primary entrance and as generally depicted on the MZP.
- 19. <u>Removal of Existing Sudley Road Access</u>. The Applicant shall remove the existing entrance from Sudley Road prior to issuance of the first occupancy permit for the new Data Center development on the Property.

WATER AND SANITARY SEWER

- 20. <u>Public Water and Sewer</u>. All development on the Property shall be connected to public water and sewer service and the Applicant shall be responsible for the costs and construction of those on-site and off-site improvements required to connect the Property to public water and sewer service to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.
- 21. <u>Authorization</u>. Acceptance and approval of this rezoning application by the Prince William Board of County Supervisor authorizes extension and construction of water and sewer lines and facilities necessary to serve the Property pursuant to Virginia Code Section 15.2-2232(D) and Prince William County Code Section 32-201.12(a)(2).
- 22. <u>Water Quality Monitoring Contribution</u>. The applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

MISCELLANEOUS

- 23. Escalator. In the event the monetary contributions set forth in these Proffers are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of final rezoning, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in these Proffers that are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.
- 24. <u>Final Rezoning</u>. For purposes of these Proffers, "final rezoning" shall mean that zoning that is in effect on the day following the last day upon which the Prince William Board of County Supervisors ("Board") decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors that has not been appealed, or if appealed, the day following the decision affirming the Board's decision granting the rezoning.

MODIFICATIONS

25. In accordance with Sections 32-402.44 and 32-400.03 of the Prince William County Zoning Ordinance, the maximum building height shall not exceed 75 feet for each individual building located on the Property.

SIGNATURES

Owner of the Property
Estate of Lewis Percival Ashby Jr.

Its: Co-Executor



PLANNING COMMISSION RESOLUTION

MOTION: November 30, 2022

Regular Meeting

SECOND: RES. No. 22-

RE: SPECIAL USE PERMIT #SUP2021-00030, COMPTON PROPERTY

BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND DENIAL

WHEREAS, this is a request to allow for a data center(s) and an electrical substation outside the Data Center Opportunity Zone Overlay District, which is subject to the approval of the rezoning application, pursuant to Zoning Ordinance Section 32-402.43(3). As part of the rezoning and the special use permit requests the applicant is seeking a modification to the building height to permit a max building height of 75 feet; and

WHEREAS, this proposal is being concurrently processed with CPA2021-00005 and REZ2021-00019; and

WHEREAS, the site is located $\pm 2/3$ -mile northwest of the intersection of Godwin Dr. and Sudley Rd.; ± 700 ft southeast of the intersection of Sudley Rd. and Crestwood Dr.; and is identified on County maps as GPINs 7696-56-8064, 7696-56-3095, and 7696-47-4559; and

WHEREAS, the site is currently designated GC, General Commercial, and SRM, Suburban Residential Medium, in the Comprehensive Plan; and

WHEREAS, the site is ± 77.014 acres currently zoned A-1, Agricultural, and 0.903 acres currently zoned B-1, General Business; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 30, 2022, 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 finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending denial of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Special Use Permit #SUP2021-00030, Compton Property.

Page 2
<u>Votes</u> :
Ayes:
Nays:
Abstain from Vote:
Absent from Vote:
Absent from Meeting:

November 30, 2022 Regular Meeting RES. No. 22-

Attest:

Aholibama Pena Clerk to the Planning Commission

SUP CONDITIONS

Special Use Permit: # SUP2021-00030, Compton Property GPINs: 7696-56-8064; 7696-56-3095; 7696-47-4559 Special Use Permit Area: ±78 acres (the "Property") Owners: Estate of Lewis Percival Ashby, Jr. Applicant: Amazon Data Services, Inc. (the "Applicant")

Existing Zoning: A-1, Agricultural & B-1, General Business
Proposed Zoning: PBD, Planned Business District, O(F), Office/Flex

Magisterial District: Brentsville Date: November 16, 2022

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 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 authorized 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. Issuance of an occupancy permit for any data center structure shall vest the Applicant's right to thereafter construct the remaining structures/uses beyond the three (3) and five (5) year time requirements, as referenced in this paragraph.

1. <u>Site Development</u>: The Property shall be developed in substantial conformance with the special use permit plan entitled "MASTER ZONING PLAN AND SPECIAL USE PLAN FOR COMPTON PROPERTY," prepared by Bohler, dated 3-12-2021, and last revised 10-19-2022 (the "SUP Plan"). The uses permitted with this SUP do not limit or restrict the by-right uses otherwise allowed on the Property.

2. Use Limitations

- a. <u>Permitted Uses</u>: The use approved with this SUP shall be limited to data centers and electric substations, as defined by the Prince William County Zoning Ordinance, and uses secondary and ancillary therewith. Approval of this SUP does not prohibit any other permitted uses on the Property by the zoning approved therefor or preclude the Applicant from developing the Property (or a portion thereof) together with other uses permitted on the Property in combination with data center uses.
- b. <u>Phasing</u>: Buildings may be constructed, and uses commenced, in one or multiple phases.
- c. <u>Floor Area Ratio</u>: The maximum Floor Area Ratio ("FAR") shall be 0.35 unless modified by approval of a special use permit pursuant to Sec. 32-400.04 of the Prince William County Zoning Ordinance (the "Zoning Ordinance").
- d. <u>Lot Coverage</u>: The maximum lot coverage shall be sixty-six percent (66%).
- e. <u>Building Height.</u> Maximum allowed building height for any new uses constructed on the Property shall not exceed seventy-five feet (75') as defined by the Zoning Ordinance unless further modified by approval of a special use permit pursuant to Sec. 32-400.03.02 of the Zoning Ordinance. Notwithstanding the above, the roof top mechanical equipment and screening walls shall be a maximum of 10 feet (10') in height.

The electric substation on the Property shall not exceed seventy-five feet (75'), provided that the height of the transmission towers may exceed seventy-five feet (75') as necessary as determined by Dominion Energy Virginia or the Northern Virginia Electric Cooperative.

f. Noise:

i. Sound attenuation enclosures or walls around generators and other mechanical equipment, heating and cooling system (including rooftop equipment) shall be used to minimize noise impacts.

- ii. Noise levels shall not exceed 60 dBA during the daytime hours and 55 dBA during the evening hours when measured at the property boundary of any land planned for or containing a County Registered Historic Site (CRHS) or residential use.
- iii. Additionally, prior to the issuance of any occupancy permit for the data center development, the development shall submit a sound study to ensure compliance and condition times for routine testing of generator equipment and backup power systems.

3. <u>Community Design</u>

- a. <u>Landscaping</u>: The Applicant shall provide landscaping and buffers in substantial conformance with Sheet 3 of the SUP Plan.
- Lighting: The Applicant shall limit the height of light poles to 20 feet throughout the Property.
- c. <u>Signage</u>. All signage shall comply with the standards set forth in the Zoning Ordinance and DCSM. In addition, the following shall apply to signage and advertising on the Property:
 - 1. <u>Monument Sign.</u> A single freestanding monument style sign shall be permitted along the Ashton Avenue frontage of the Property. The maximum freestanding sign height shall be ten (10) feet and the sign shall be set back a minimum of ten (10) feet from the public right-of-way. Landscaping shall be provided at the base of the sign and the sign shall have a stone face. The location of the sign along the public road frontage shall be determined at the time of final site plan approval and sign permit approval in coordination with the final landscaping design.
 - 2. <u>Sign Permits.</u> Sign permits are required for all signs. Colored, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- d. <u>Sustainability</u>: As a condition of the first final site plan approval, the Applicant shall, in consultation with the County's Sustainability Officer, determine if site/building sustainability measures are appropriate for the Property. Such measures may include,

but are not limited to the following:

- i. Use of available recycled aggregate materials;
- ii. Aeration of ponds using solar power;
- Recycling of construction material waste as accepted by recycling markets;
- iv. Use of available high recycled content construction materials
- v. LED site and interior lighting; or
- vi. Heat reflective roofing materials.
- e. <u>Data Center Architecture</u>: The design of the data center buildings shall be in substantial conformance with the proposed building elevations provided on Sheet 7 of the SUP Plan ("Proposed Building Elevations"). The Elevations may be subject to minor modification approved by the County in connection with final site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.
- f. <u>Dumpster Pads</u>: All dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened using materials that are architecturally compatible with the building(s) they serve.
- g. Storage areas and loading docks or loading entrances shall be blocked from view from public streets/roads, by utilizing board-on-board fencing, masonry walls, or evergreen tree plantings.

4. <u>Environment</u>

- a. <u>Limits of Disturbance:</u> The property shall be developed in substantial conformance with the Limit of Disturbance ("LOD") shown on the Sheet 3 of the SUP Plan.
- b. <u>Buffers:</u> Perimeter buffers depicted on sheet 3 of the SUP Plan shall be located outside of all existing and proposed utility easements, allowing for minimal

perpendicular crossings.

- c. Reforestation standards: The Applicant shall reforest those areas of open field as indicated on Sheet 3 of the SUP Plan. Reforestation shall be in accordance with the minimum requirements for a reforestation plan in DCSM 802.21.E and the following: If the Applicant should choose not to use protective tree tubes, then the density shall increase from 450 trees per acre ("tpa") to 650 tpa. All tree seedlings shall be container seedlings a minimum of 12" in height. Site preparation measures such as mowing and treatment of non-native invasive species (such as Autumn Olive, Callery Pear, and Japanese Honeysuckle) shall be included in the reforestation plan. The reforestation plan shall be incorporated into the final site plan for each section or phase in which the area to be reforested is included.
- d. <u>Earthen Berm/Landscape Berm Construction Standards:</u> All landscape berms depicted on Sheet 3 of the SUP Plan shall be constructed to the following standard. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all berms to be planted shall be constructed with: a) all soils free of foreign materials (asphalt, concrete, rock, gravel, debris, etc.), and b) a top dressing of 6" to 8" of clean topsoil. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this berming treatment shall be clearly shown on the final site/subdivision plan.
- e. Additional Earthen Berm/Landscape Berm: Additional 60 foot wide and ten foot tall earthen berms/landscape berms shall be provided in two areas on the site, notwithstanding those shown on the SUP plan. These berms will help provide screening while the reforested areas are maturing. The Applicant shall provide an earthen berm/landscape berm on the western side of the Property, in the area of the proposed reforestation, which abuts the residential lots, parallel with a large portion of Building A. The Applicant shall provide an earthen berm/landscape berm in the area adjacent to Building C and Building D facing Sudley Road, in the 80 foot wide landscape buffer along the roadway and behind the pocket park. Areas to receive this berming treatment shall be clearly shown on the final site plan.

5. <u>Maintenance of the Property</u>

- a. <u>Graffiti Removal</u>: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 <u>et seq.</u> of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- b. <u>Site Maintenance</u>: The Applicant shall remove litter, trash, and debris from the Property as necessary.

6. <u>Transportation</u>

- a. <u>Site Access</u>: Primary access to the Property shall be provided from Ashton Avenue and shall align with the median break on Ashton Avenue, as depicted on the SUP Plan. The Applicant shall provide such primary access to the Property prior to the issuance of the first occupancy permit for the data center development.
- b. <u>Secondary Entrance:</u> Secondary access may be provided on Ashton Avenue, north of the primary entrance and as generally depicted on the SUP Plan.
- c. <u>Removal of Existing Sudley Road Access:</u> The Applicant shall remove the existing entrance from Sudley Road prior to issuance of the first occupancy permit for the data center development on the Property.

7. Waivers/Modification

a. The maximum allowed building height for any new uses constructed on the Property shall not exceed seventy-five feet (75') as defined by the Zoning Ordinance unless further modified by approval of a special use permit pursuant to Sec. 32-400.03.02 of the Zoning Ordinance. Notwithstanding the above, the roof top mechanical equipment and screening walls shall be a maximum of 10 feet (10') in height. The electric substation on the Property shall not exceed seventy-five feet (75'), provided that the height of the transmission towers may exceed seventy-five feet (75') as necessary as determined by Dominion Energy Virginia or the Northern Virginia Electric Cooperative.

Page **6** of **6**



STAFF REPORT

PC Meeting Date: November 30, 2022
Agenda Title: Compton Property

Comprehensive Plan Amendment #CPA2021-00005

Rezoning #REZ2021-00019

Special Use Permit #SUP2021-00030

District Impact: Brentsville Magisterial District

Requested Action: Recommend Denial of Comprehensive Plan Amendment #CPA2021-

00005, Compton Property

Recommend Denial of Rezoning #REZ2021-00019, Compton Property Recommend Denial of Special Use Permit #SUP2021-00030, Compton

Property

Department: Planning Office **Case Planner:** Christopher Perez

EXECUTIVE SUMMARY

The following is a series of concurrent applications intended to permit data center development on approximately ±77.917 acres located immediately west of the Manassas Mall. The requests include the following:

- Comprehensive Plan Amendment (#CPA2021-00005): A request to amend the Comprehensive Plan to change the Long-Range Land Use designation for approximately 77.917 acres from GC, General Commercial, and SRM, Suburban Residential Medium, to I-T3, Technology/Flex, designation.
- Rezoning (#REZ2021-00019): A request to rezone ±77.014 acres from A-1, Agricultural, to PBD, Planned Business District, and to rezone 0.903 acres from B-1, General Business, to PBD, Planned Business District, for the purpose of developing 1.062 million square feet of data center uses and an electrical substation campus within a non-residential land bay administered as Flexible/Office, O(F).
- Special Use Permit (#SUP2021-00030): A SUP request to allow for a data center and an electrical substation outside the Data Center Opportunity Zone Overlay District, pursuant to Zoning Ordinance Section 32-402.43(3). As part of the request the applicant is seeking a modification to the building height to permit a max building height of 75 feet.

It is the recommendation of staff that the Planning Commission recommend denial of Comprehensive Plan Amendment #CPA2021-00005, Rezoning #REZ2021-00019, and Special Use Permit #SUP2021-00030, Compton Property.

BACKGROUND

A. Request: To amend the Comprehensive Plan to change the Long-Range Land Use designation for approximately ±77.917 acres from GC, General Commercial, and SRM, Suburban Residential Medium, to I-T3, Technology/Flex, designation, for three parcels north of Ashton Avenue. To rezone ±77.014 acres from A-1, Agricultural, to PBD, Planned Business District, and to rezone ±0.903 acres from B-1, General Business, to PBD, Planned Business District, for the purpose of developing a data center and an electrical substation campus within a non-residential land bay administered as O(F), Flexible/Office. A SUP to allow for data center(s) and an electrical substation outside the Data Center Opportunity Zone Overlay District, which is subject to the approval of the rezoning application, pursuant to Zoning Ordinance Section 32-402.43(3). As part of the request the applicant is seeking a modification to the building height to permit a max building height of 75 feet.

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
GC, General Commercial	± 61.977	± 0
SRM, Suburban Residential Medium	±15.940	± 0
I-T3, Technology/Flex designation	± 0	± 77.917
Total	± 77.917	± 77.917

Uses/Features	Existing	Proposed with Rezoning	
Zoning	A-1 ±77.014 acres B-1 ±0.903 acres	PBD, Planned Business District, with a single nonresidential Land Bay of O(F), Flexible/Office	
Use(s)	Up to 7 single-family detached dwelling units	Data Center	
Uses/Features	The property contains a dwelling unit and few existing farm buildings.	 Up to 1,062,048 square feet of data center space 1 substation Building Height up to 75 feet 	
Development Standards	Permitted in PBD, O(F)	Proposed with Rezoning to PBD, O(F)	
Density/FAR	Maximum of 0.50 FAR	Maximum of 0.35 FAR	
Lot Coverage	Maximum of 80%	Maximum of 66%	
Open Space	20% of site	34% of site	
Building Height	Building Height up to 45 feet	Building Height up to 75 feet	

- B. <u>Site Location</u>: The property is located ±2/3-mile northwest of the intersection of Godwin Drive and Sudley Road; ±700 ft southeast of the intersection of Sudley Road. and Crestwood Drive; and is identified on County maps as GPINs 7696-56-8064, 7696-56-3095, and 7696-47-4559.
- C. <u>Comprehensive Plan</u>: This site is located within the Development Area of the County. The properties in this application are designated GC, General Commercial, and SRM, Suburban Residential Medium, in the Comprehensive Plan.
- D. <u>Zoning</u>: The majority of the site is currently zoned A-1, Agricultural, and a small portion B-1, General Business.
- E. <u>Data Center Opportunity Overlay District</u>: The subject site is not located within the Data Center Opportunity Overlay District; however, the Overlay District is directly south of the property, across Ashton Avenue.



- F. <u>Surrounding Land Uses</u>: The site is bordered by Sudley Road to the north and Ashton Avenue to the south. West of the site is an existing residential neighborhood, east of the site is the Manassas Mall, north of the site is commercial retail, and south of the site is a quarry.
- G. <u>Demographics</u>: The following table summarizes the range of demographic impacts of both the existing long-range land use designations and the changes proposed with this CPA application using methodology consistent with the Build-Out Analysis.

CPA2021-00005 Compton Property	Existing Long Range Designation Capacity of GC and SRM		Designation Capacity		Proposed with the Rezoning
	Low	High	Low	High	
Non-residential (Potential GFA)	539,883	1,079,765	780,664	1,934,692	1,062,048
Total Jobs	1,193	2,388	1,934	4,798	118 - 163 *
Dwelling Units	63	95	0	0	0
People	199	300	0	0	0
Total People + Jobs	1,392	2,688	1,934	4,798	118 - 163 *
Activity Density (Total People + Jobs/Acre)	17.86	34.49	25	62	1.5 – 2.1 *

^{*} The employment numbers for T/F are too high to be applied to data centers. Employees per square foot for data centers can be calculated using a range: 1 employee per 9,000 SF of building for data centers and supportive uses, and 1 employee per 6,500 SF. The use of a range better reflects the rezoning.

H. <u>Board of County Supervisors Initiation</u>: On July 20, 2021, the BOCS initiated Comprehensive Plan Amendment #CPA2021-00005, Compton Property, to change the Long-Range Land Use designation of the site from GC, General Commercial, and SRM, Suburban Residential Medium, to FEC, Flexible Use Employment Center. (See attached BOCS Initiating Resolution.) Notably, the FEC, Flexible Use Employment Center designation is no longer a long-range land use in the proposed Comprehensive Plan. Since the initiation was to FEC, the request needed to be changed to the successor designation of I-T3, Technology/Flex, designation to be consistent with the proposed Comprehensive Plan.

STAFF RECOMMENDATIONS

Staff recommends denial of Comprehensive Plan Amendment #CPA2021-00005, Compton Property, for the following reasons:

• The I-T3, Technology/Flex, designation, for this property is not a compatible designation with the existing abutting uses, which consist of residential to the west and commercial to the east and north.

• There are not currently any other industrial zoned properties abutting the property, and the nearest industrial use is an existing nonconforming industrial use, the Vulcan Quarry, Zoned A-1, Agricultural, just south of the site. Ashton Avenue is a physical barrier to prevent further expansion of that use.

Staff recommends denial of Rezoning REZ2021-00019, and Special Use Permit #SUP2021-00030, Compton Property, for the following reasons:

- The proposal does not provide a compatible site design and reasonable assurances that mitigate the facility's noise impacts to existing abutting residential and commercial properties.
- The requested height modification does not include rooftop mechanical equipment.
 Therefore, the true height and associated impacts are unknown. Staff does not support the height modification as requested.
- The proposal does not fully mitigate the visual impacts of the proposed facility to existing abutting residential and commercial properties.
- The proposal does not provide reasonable assurances of the building architecture and design, as architectural elevations are not proffered. Without proffered elevations, staff is unsure whether the architecture and design will be compatible with the surrounding residential and commercial community.
- The proposal does not mitigate the connectivity / design impacts created by the placement
 of a data center campus in this location. The proposed datacenter campus has very limited
 pedestrian access; no bicycle access; and creates barriers to mobility in and around the
 property.
- The substation is not adequately screened from the Manassas Mall property. The substation should be relocated interior to the site and screened by the proposed data center buildings or relocated interior to a building that resembles an office building.
- There is uncertainty in the proposed LOD, buffers, and tree save area encroachments and the Applicants' commitments as proffered. These proffers should be revised to clarify the Applicant's commitment to the LOD shown on the MZP.
- The proposal does not mitigate impacts caused by the required power infrastructure needs generated by the site. The site does not abut existing power infrastructure that would allow minimal impacts to nearby residential land uses and/or proposed mixed use areas. The proposal does not provide reasonable assurances to the direction the powerlines servicing the facility would be located. The substation is not centrally located on the site and is not appropriately screened from the abutting Manassas Mall property.

Analysis of the CPA to change Long-Range Land Use Designation to I-T3

Long-Range Land Use: This site is located within the Development Area of the County. The property is designated GC, General Commercial, and SRM, Suburban Residential Medium, in the Comprehensive Plan. The site abuts a residential neighborhood, which consists of single family detached residential units. The neighborhood is zoned R-6 and R-16 and is designated SRM, Suburban Residential Medium, in the Comprehensive Plan. The site abuts the Manassas Mall, which is zoned B-1 and is designated RCC, Regional Commercial Center in the Comprehensive Plan. North of the site, across Sudley Road, are existing commercial areas zoned B-1 and designated GC, General Commercial, in the Comprehensive Plan.

- The I-T3, Technology/Flex, designation, for this property is not a compatible designation with the existing abutting uses, which consist of residential to the west and commercial to the east and north.
- The I-T3, Technology/Flex, designation, is implemented by O(F), M-2, and/or PBD, which
 permits light industrial uses. Light industrial uses could be compatible with the abutting
 properties, which are designated GC, General Commercial, SRM, Suburban Residential
 Medium, and RCC, Regional Commercial Center, if the impacts of the industrial use were
 properly mitigated and if the proposal integrated well into the community's existing abutting
 residential and commercial properties. However, the proposal does not do this as currently
 proposed.

Staff does not support the Applicant's proposed Comprehensive Plan Amendment to change the long-range land use to I-T3. Conversely, Staff supports the recommendation of the Planning Commission to designate the property MU T-5, which is more aligned with the mixed-use vision of the corridor, and which would be more compatible to adjoining land uses.

Comprehensive Plan Consistency Analysis of the REZ & SUP

<u>Long-Range Land Use</u>: This site is located within the Development Area of the County. The property is designated GC, General Commercial, and SRM, Suburban Residential Medium, in the Comprehensive Plan.

• The rezoning of the property to PBD, Planned Business District, implemented with a nonresidential land bay of O(F), Flexible/Office, as proffered, is inconsistent with the GC, General Commercial, and SRM, Suburban Residential Medium, designations. Only B-1 and O(L) zoning districts implement the GC designation. The SRM designation does not support any nonresidential zoning districts.

<u>Level of Service (LOS)</u>: The LOS impacts for this proposed rezoning and special use permit are being mitigated by the proffered/conditioned monetary contributions, as follows:

Water Quality	\$75.00 per acre	+/- 77.92 acres	\$5,844
Fire & Rescue	\$0.61/sf of building area	Total potential building area =	\$647,849.28
		1,062,048 sf	
Total			\$653,693.28

Community Input

Notice of the applications have been transmitted to property owners within 1,320 feet of the subject property. As of the date of this staff report, the Planning Office has not received any written feedback from the community on this specific application.

Other Jurisdiction Comments

The subject site is located inside of the required notification area of the City of Manassas. Manassas reviewed the project and had no comments on the proposal.

Legal Issues

If the rezoning is approved, the site could be developed with data center(s) and an electric substation, as proffered, through the PBD, Planned Business District, zoning district, within a non-residential land bay administered as O(F), Flexible/Office. If the proposal is denied, the site can be utilized through the existing A-1 zoning district. Legal issues resulting from the Planning Commission action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until January 29, 2023, which is 60 days from the first public hearing date, or longer if specified in writing by the Board of County Supervisors, to take action on the CPA. A recommendation to approve or deny the request would meet the 60-day requirement. The Planning Commission has until February 28, 2023, which is 90 days from the first public hearing date, to take action on the rezoning and SUP proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Christopher Perez | (703) 792-8050 | cperez@pwcgov.org

ATTACHMENTS

Attachment A - Proffers

Attachment B - SUP Conditions

Attachment C - Master Zoning Plan (MZP) and SUP Plan

Attachment D - Environmental Constraints Analysis (ECA) Exhibit

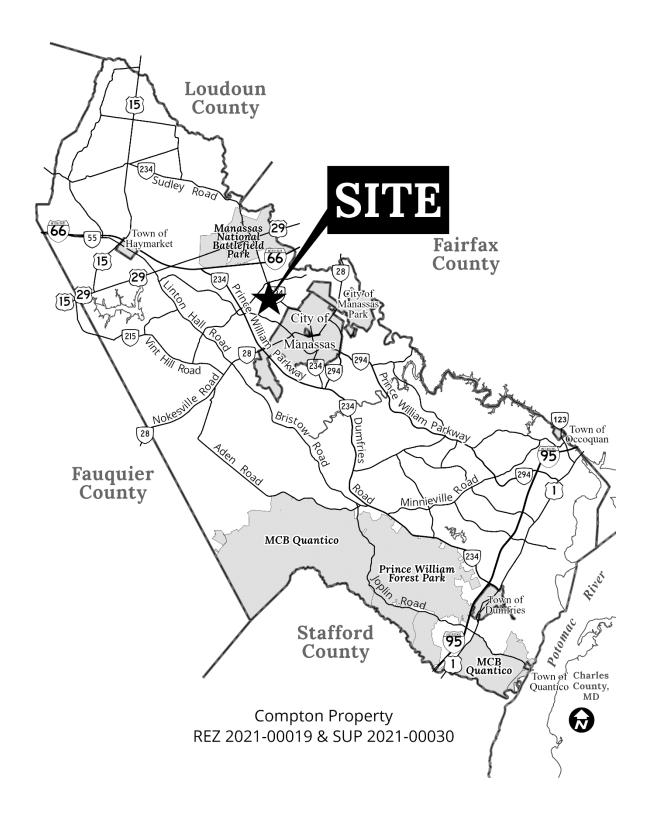
Attachment E - Building Elevations (Not proffered)

Attachment F - Power Supply Graphic

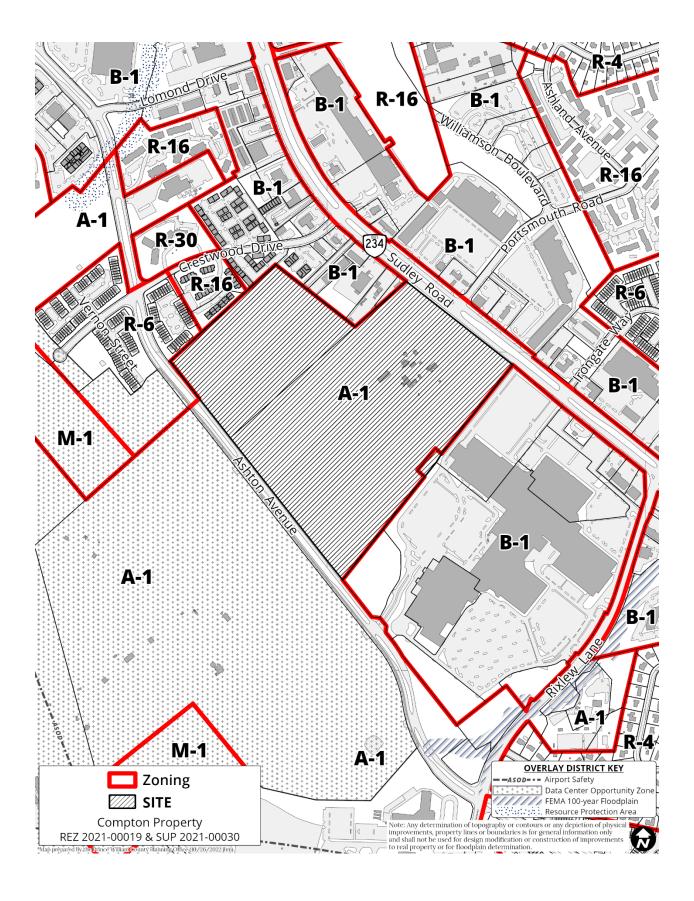
Attachment G - VDOT review comments

Attachment H - Historical Commission Resolution

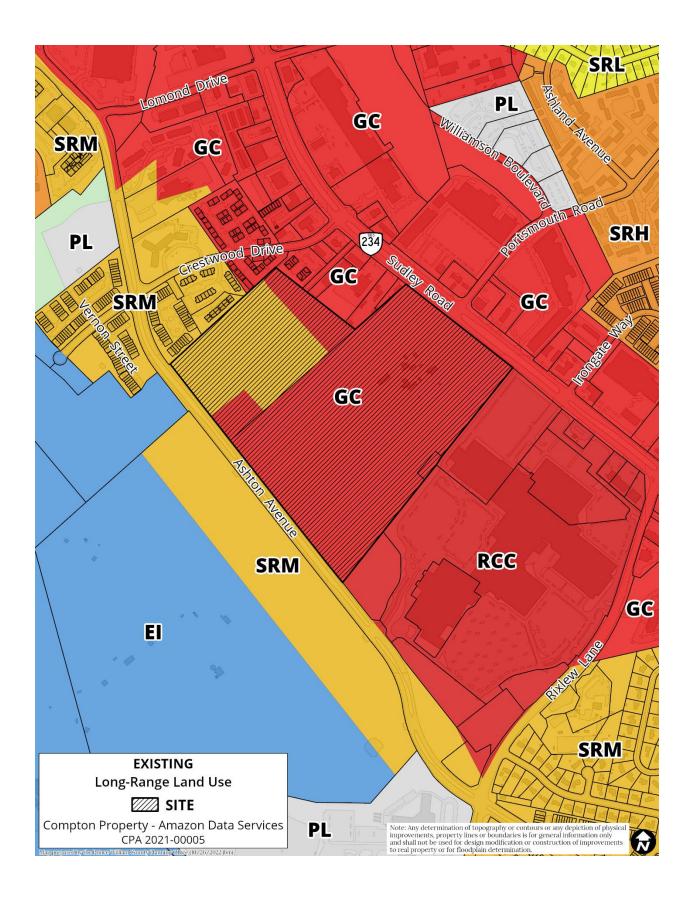
Attachment I - BOCS Initiating Resolution

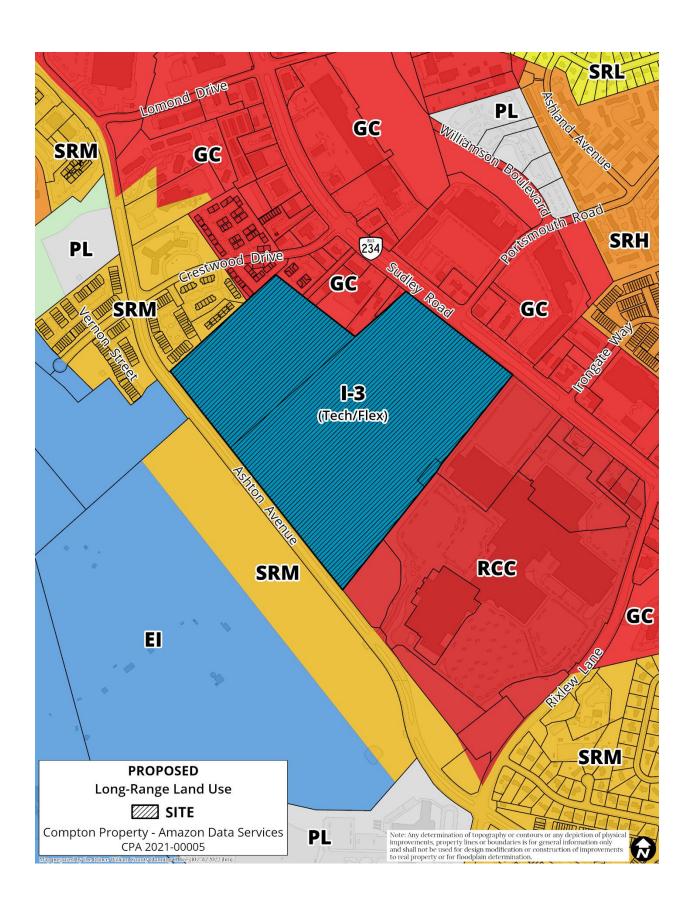






Existing Long-Range Land Use Map





Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Denial

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	No
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps in previous section):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Commercial	GC	B-1
South	Quarry/Industrial	SRM, EI	A-1
East	Manassas Mall/Commercial	RCC	B-1
West	Residential/Single-family attached dwellings	SRM	R-6, R-16, R-30

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 Comprehensive Plan to change the Long-Range Land Use designation for approximately ±77.917 acres from GC, General Commercial, and SRM, Suburban Residential Medium, to I-T3, Technology/Flex, designation. This is also a concurrent request to rezone ±77.014 acres from A-1, Agricultural, to PBD, Planned Business District, and to rezone ±0.903 acres from B-1, General Business to PBD, Planned Business District, for the purpose of developing data center(s) and an electrical substation within a non-residential land bay administered as O(F), Flexible/Office. This is also a concurrent request for a SUP to allow for a data center use and an electrical substation outside the Data Center Opportunity Zone Overlay District.

At the September 28, 2022, Planning Commission meeting the Commission made a recommendation to change the Long-Range Land Use classification in the draft Comprehensive Plan for these properties from I-T3, Technology/Flex designation to MU T-5 (Mixed Use) – Town Center. Staff supports the Commission's request and is moving forward to the Board of County Supervisors public hearing with this as the designation in the draft Comprehensive Plan. The Land Use Chapter update of the Comprehensive Plan is anticipated to be heard by the Board of County Supervisors on December 13, 2022.

The following table summarizes the uses and densities intended within the existing GC and SRM designations, the Applicant requested I-T3 designation, and the draft Comprehensive Plan's recently

proposed MU T-5 designation:

Long-Range Land Use	Intended Uses and Densities	
Map Designation	intellided oses and belistices	
wap besignation		
GC, General Commercial	The purpose of the General Commercial classification is to recognize	
	areas of existing commercial activity along major County roadways	
Existing Land Use	that serve a local market rather than a regional market. Access to GC	
Designation	uses shall be limited to abutting arterial or collector roadways, rather	
	than from lesser abutting roadways, except where interparcel	
	connections are provided between abutting GC sites. Pedestrian	
	access to adjacent and nearby residential areas where appropriate	
	shall be encouraged. Primary uses in the GC are retail, retail service,	
	and lodging uses. Office use shall be considered a secondary use and	
	shall represent no greater than 25 percent of the total GC gross floor	
	area of the project. Infill and redevelopment of areas identified as GC	
	are encouraged, particularly with new or relocated commercial uses	
	that are of a scale similar to surrounding uses. Designation of new GC	
	areas is discouraged. Office development in GC 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 Planning Office. Office buildings in GC a of at least 2-3 stories.		
SRM, Suburban Residential Medium Existing Land Use	The purpose of the Suburban Resident provide for a variety of housing opportu density, greater than that of the SRL housing type in this classification is sing	nities at a moderate suburban classification. The preferred	
Designation	SRM projects is 4-6 dwellings per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.		
I-T3, Technology/Flex	The purpose of the industrial classifica range of industrial and employment use	es which promote a diverse tax	
Requested Land Use Designation	base, encourage economic vitality, and support at place employment. Retail/retail service uses may be located to support the needs of those employed within the greater industrial area. Within an industrial designated area, the more intense uses shall be located in the core of the area and transition to less intense uses at the periphery. Data Centers and distribution and fulfillment centers are discouraged in I-T2. T-3, Technology/Flex includes the following uses:		
	Flex Space	Light Industrial	
	Technology, Warehousing & Logistics	Advanced Manufacturing	
	Data Center	Retail & Service	
	Office	Institutional	
	This designation is implemented by O(F), M-2, and/or PBD.		

MU T-5 (Mixed Use) – Town Center designation

Proposed land use designation in the draft Comprehensive Plan, which was recommended by the PC (not currently adopted by BOCS)

Mixed-use centers include both residential and commercial uses planned and developed in a comprehensive, coordinated manner and arranged in a pedestrian-friendly blocks. These mixed use centers are locations for neighborhood, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods through multimodal connections. Mixed use communities and envisioned to create a sense of place within a wide variety of context sensitive place types focused on spectrum of intensity ranging from a hamlet to urban town center. Mixed use integration can be vertical or horizontal with preference to vertical mixed use in transects 4-6 and should be connected by bus transit to nearby destinations and to the nearest rail transit.

T-5, Town Center includes the following uses:

Multifamily Residential	Structured Parking
Retail and Retail Service	Arts and Entertainment Civic
Office	
Institutional	

This designation is implemented by PMD, PMR, R-U, and/or MXD.

The Long-Range Land Use analysis in this report will be provided in three parts. First, staff will provide an analysis of the rezoning and SUP proposal based on the current Long-Range Land Use designation of GC, General Commercial, and SRM, Suburban Residential Medium. Second, staff will provide an analysis of the Comprehensive Plan Amendment proposal to change the land use designation to I-T3, Technology/Flex. It is these two analyses on which the staff conclusion regarding consistency with the Comprehensive Plan is based. Third, staff will provide an analysis of the rezoning and SUP to the MU T-5 designation that the PC recommended in the draft Comprehensive Plan. This third analysis is only for informational purposes and not used to determine consistency with the Comprehensive Plan.

Analysis of the Rezoning and SUP with the Current GC, General Commercial, and SRM, Suburban Residential Medium, Long-Range Land Use Designations on the Property

• The requested rezoning to PBD, Planned Business District, does not implement the existing land use designations onsite of GC and SRM. The GC designation supports B-1 and O(L) zoning districts. The SRM designation supports residential zoning districts only, such as R-4, R-6, RMH, and PMR. The requested PBD zoning district is only supported in CEC, REC, MTN, O, FEC, and UMU designations.

Analysis of the Proposed Comprehensive Plan Amendment to change the Long-Range Land Use Designation to I-T3, Technology/Flex

On July 20, 2021, the BOCS initiated Comprehensive Plan Amendment #CPA2021-00005, Compton Property, to change the Long-Range Land Use designation of the site from GC, General Commercial, and SRM, Suburban Residential Medium, to FEC, Flexible Use Employment Center. (See attached

BOCS Initiating Resolution.) Notably, the FEC, Flexible Use Employment Center designation is no longer a long-range land use in the proposed Comprehensive Plan. Since the initiation was to FEC, the request needed to be changed to the successor designation of I-T3, Technology/Flex, designation to be consistent with the proposed Comprehensive Plan.

The site abuts a residential neighborhood, which consists of single family detached residential units. The neighborhood is zoned R-6 and R-16 and is designated SRM, Suburban Residential Medium, in the Comprehensive Plan. The site abuts the Manassas Mall, which is zoned B-1 and is designated RCC, Regional Commercial Center in the Comprehensive Plan. North of the site, across Sudley Road, are existing commercial areas zoned B-1 and designated GC, General Commercial, in the Comprehensive Plan. There is an existing nonconforming industrial use, the Vulcan Quarry, Zoned A-1, Agricultural, just south of the site; however, Ashton Avenue is a physical barrier to prevent further expansion of that use.

- The I-T3, Technology/Flex, designation, for this property is not a compatible designation with the existing abutting uses, which consist of residential to the west and commercial to the east and north.
- The I-T3, Technology/Flex, designation, for this property is not a compatible Long-Range Land Use designations to the abutting properties which are GC, General Commercial, SRM, Suburban Residential Medium, and RCC, Regional Commercial Center.
- There are not currently any other industrial zoned properties abutting the property, and the
 nearest industrial use is an existing nonconforming industrial use, the Vulcan Quarry, Zoned
 A-1, Agricultural, just south of the site. Ashton Avenue is a physical barrier to prevent further
 expansion of that use.

Analysis of the Rezoning and SUP to a MU T-5 Long-Range Land Use Designation on the Property

The MU T-5 designation is a mixed use town center designation, which plans for both residential and commercial uses that are geared towards pedestrian-friendly blocks. These mixed use centers are planned to be locations for neighborhood, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods through multimodal connections. Mixed use communities are envisioned to create a sense of place within a wide variety of context sensitive place types focused on spectrum of intensity ranging from a hamlet to urban town center.

- The proposed rezoning does not propose the uses envisioned in the MU T-5 designation, such as residential and commercial; rather, the proposal is an industrial use.
- The implementing zoning districts for the MU T-5 land use designation are PMD, PMR, R-U, and/or MXD. The requested rezoning to PBD does not implement the designation.
- The proposal does not provide adequate pedestrian mobility connections from the property to abutting residential and commercial properties.

• The proposal does not integrate well into the community as a town center due to the security needs and operational requirements of the data center.

In conclusion, the proposed rezoning and special use permit are not consistent with the current GC and SRM long range land use designations. Further, Staff cannot support the Applicant's proposed Comprehensive Plan Amendment to change the long-range land use to I-T3. Conversely, Staff supports the Planning Commission's recommendation that the site be designated MU T-5, which would more fully implement the mixed-use development pattern envisioned for the corridor. However, the proposed rezoning and special use permit to allow exclusively data center development are not consistent with this designation.

Proposal's Strengths

• <u>Commercial Tax Base:</u> The increase in planned employment capacity supports the adopted Strategic Plan goal to increase the County's commercial tax base and allows for development of data centers which are identified as a "targeted industry."

Proposal's Weaknesses

- <u>Inconsistent with Land Use Designation:</u> The proposed rezoning to PBD, Planned Business District, and the accompanying SUP to permit data center development as the sole and exclusive use, are not consistent with the uses envisioned within areas designated GC and SRM.
- <u>Doesn't Implement Land Use Designation:</u> The requested rezoning to PBD, Planned Business District, does not implement the existing land use designations onsite of GC and SRM. The GC designation supports B-1 and O(L) zoning districts. The SRM designation supports residential zoning districts only, such as R-4, R-6, RMH, and PMR. The requested PBD zoning district is only supported in CEC, REC, MTN, O, FEC, and UMU designations.
- <u>Incompatible with Abutting Uses:</u> The I-T3, Technology/Flex, designation, for this property is not a compatible designation with the existing abutting uses, which consist of residential to the west and commercial to the east and north.
- Incompatible with Abutting Uses: The I-T3, Technology/Flex, designation, for this property is not a compatible Long-Range Land Use designations to the abutting properties which are GC, General Commercial, SRM, Suburban Residential Medium, and RCC, Regional Commercial Center.
- <u>Highly Visible Property:</u> The I-T3, Technology/Flex, designation, for this property is not supported by staff because the property has large amounts of frontage on two major public roads in the County; Ashton Avenue and Sudley Road, which make this a highly visible property in an area made up predominantly of commercial and residential uses.
- <u>Incompatible with Abutting Uses:</u> There are not currently any other industrial zoned properties abutting the property, and the nearest industrial use is an existing

nonconforming industrial use, the Vulcan Quarry, Zoned A-1, Agricultural, just south of the site. Ashton Avenue is a physical barrier to prevent further expansion of that use.

<u>On balance</u>, this application is found to be inconsistent with the relevant components of the Long-Range Land Use 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.

How the Compton Property develops and integrates into the existing community will have a direct influence on the surrounding community and the planned redevelopment of the area. The property is a large undeveloped area consisting of ±77.917 acres, which abuts established residential uses to the west and long standing commercial uses to the east and north. The adjacent Manassas Mall is poised for redevelop as a mixed use development, consisting of new residential and commercial uses. The property fronts two major public roads in the County; Ashton Avenue and Sudley Road, which make this a highly visible property. There is an existing nonconforming industrial use, the Vulcan Quarry, Zoned A-1, Agricultural, just south of the site. Ashton Avenue is a physical barrier to prevent further expansion of that use.

It should be noted that the draft Comprehensive Plan proposes mixed use designations for all the abutting properties east of Ashton Avenue. Additionally, this site and all the abutting properties that front Sudley Road, are located within the Sudley Road Redevelopment Corridor of the draft Comprehensive Plan. While not yet adopted by the Board of County Supervisors, these important foundational aspects and the County's goal to encourage redevelopment of the area should not be overlooked while considering how the Compton Property should develop and integrate into the existing community. This site has a weighted relevance of influence on the surrounding community and the redevelopment of the area based on its size, location, and undeveloped status. How the proposal integrates into the existing community is heavily reliant on how it incorporates and utilizes buffers, setbacks, architecture, building heights, and streetscapes, into the design of the site to blend into the surrounding area and add to the larger community.

<u>Perimeter Landscape Buffers:</u> The Applicant has provided substantial landscape buffers abutting all property lines beyond those required by the DCSM. The landscape buffers consist of a combination of new plantings and tree preservation areas. Additionally, in some areas behind these buffers are additional tree save areas and proposed reforestation areas. The screening benefits of the preserved trees will be immediate, whereas the areas consisting of new plantings or areas to be reforested will take many years to provide any screening benefits. The following is a more specific description of the perimeter landscape buffers, which can be seen graphically on Sheet 3 of the MZP.

- Abutting Ashton Avenue: the site provided a 50 foot wide landscape buffer. Additionally, behind this buffer are additional tree save areas and reforestation areas that vary in width between 50 feet and 300 feet.
- Abutting the residential properties to the west: the site provides a 100 foot wide landscape buffer. Additionally, behind this buffer are additional tree save areas and reforestation areas that vary in width between 100 feet to 200 feet wide. Large portions of this buffer rely on new plantings and reforestation areas.
- Abutting Sudley Road: the site provides an 80 foot wide landscape buffer. Additionally, behind this buffer is additional tree save areas that vary in width between 80 feet and 200 feet. Large portions of this buffer rely on new plantings.
- Abutting the Manassas Mall property to the east: the site provides a 100 foot wide landscape buffer and a 60 foot wide earthen berm that is 10 feet tall, which is partially within the 100 buffer and partial outside of the buffer. Large portions of this buffer rely on new plantings.
- Although staff is supportive of the above landscaping and buffering, staff recommends additional earthen berms/landscape berms be provided in two areas on the site. The berms will help provide screening while the reforested areas are maturing. The Applicant should provide an earthen berm on the western side of the property, in the area of the proposed reforestation, which abuts the residential lots, with an orientation that is parallel to Building A. The Applicant should provide an earthen berm in the area adjacent to Building C and Building D facing Sudley Road, in the proposed 80 foot wide landscape buffer. Additionally, a proffer should be provided to ensure the makeup, type, and quality of earthen berms onsite are conducive to tree growth (see proffer analysis section of this staff report).
- As mentioned below in the Environmental Section of this staff report, the Applicant should strengthen commitments relative to encroachments within the LOD noted in Proffers 1 and 13(c). The proffers should be revised to clarify the Applicant's commitment to the LOD shown on the MZP.

Screening of the Substation: The site contains a substation onsite, which is located on southeastern section of the site, adjacent to the Manassas Mall property. As proposed, the substation is adequately screened from Ashton Avenue and the residential properties to the west. The substation is partially screened from Sudley Road by two proposed data center buildings (Buildings C and D). Notwithstanding the above, staff is concerned about the lack of screening to the Manassas Mall property, which is planned for mixed use development in draft Comprehensive Plan. The proposal provides a 100 foot wide landscape buffer made up mostly of new plantings, as well as a 60 foot wide and 10 foot tall berm.

 Staff recommends more should be done to adequately screen the substation from the Manassas Mall property. The substation should be relocated interior to the site and screened by the proposed data center buildings or relocated interior to a building that resembles an office building. <u>Setbacks:</u> The proposal provides substantial increased building setbacks beyond those required by the PBD, O(F) Zoning District. By virtue of the perimeter landscape buffers, limits of disturbance, and proposed improvements on the property, all buildings are set back significantly from the property's borders. The building setback are as follows: 449.1 feet from Sudley Road, 452.9 feet from Ashton Avenue, 260.7 feet from the shared property line abutting the residential properties to the west, and 270.1 feet from the Manassas Mall property to the east. The increased setbacks aid in reducing the visual impacts of the proposed buildings to the abutting properties.

<u>Architecture:</u> As proffered, the architectural design of the buildings, specifically on building facades closest to the property line, shall incorporate stepped back or recessed elements of the building, fenestration, and variations in building materials, color, pattern, and texture consistent with the precedent images shown on Sheet 6 and Sheet 7 of the MZP, and in accordance with at least three of the County's Data Center Design Guidelines in the Zoning Ordinance. The development shall include principal building façade elements on all four sides of each data center building constructed.

The Applicant has provided two building illustratives in their MZP, which are to be used for conceptual purposes only (see Exhibit A and B below). These illustratives are not proffered architectural elevations, but they are precedent images that depict the architectural concepts that the Applicant has agreed to incorporate into the proposed buildings. Because the Applicant has provided precedent images as opposed to proffered elevations, the same design standards can be realized in vastly different building designs. For example, and as illustrated below, Exhibit A resembles a multi-story office building from certain perspectives (i.e. the main entrance elevation and the end of the building elevation), mainly because of the large amount of, what appears to be glass windows. Staff is generally more amenable to this design approach based on the context of the area. Conversely, Exhibit B is more in line with the generic block gray multitoned datacenter buildings, which have become a common design in the County. While this design was the County's starting place for datacenter developments, it lacks the high quality architectural design details that are more emblematic of multistory office buildings.

In either scenario, the precedent images lack important elements typically associated with building elevations, which if provided and proffered could be enforceable, such as labels to various building materials, the height of various portions of the building, and color of the building materials. In addition, staff requests that the building color scheme be modified to be less contrasting and to incorporate more glass windows (either faux/false windows or true windows), variable materials (metal panels, brick or stone façade treatments, or a variation of building materials that add articulation and visual interest to the facade).

Staff recommends "Exhibit A" be revised to label building materials, heights, and colors of
materials. The revised exhibit should be proffered as an architectural elevation that must be
adhered to in the design of the buildings. Additionally, to avoid confusion, Exhibit B should
be removed from the MZP.



Exhibit A. Proposed building elevations for conceptual purposes only. Sheet 7 of the MZP.









EXAMPLE BUILDING MATERIAL/DESIGN

NOTE: BUILDING MATERIALS AND DESIGN SHOWN, ARE PRELIMINARY

AND TO BE REFERENCED FOR CONCEPT PURPOSES ONLY

Exhibit B. Example of the proposed building material and design. Sheet 6 of the MZP.

<u>Building Height:</u> A height modification has been requested to increase the allowed building height to 75-feet, from the permitted 45 feet in the O(F), Office Flex district. The Applicant has provided visual perspectives that indicate the increased setback and buffer areas will mitigate the impact from the increase in height to 75 feet tall. The sightline perspectives show that the increased height would not be seen by a typical person standing in areas adjacent to the site. Below is one of the four sightline perspectives that the Applicant provided, the remaining 3 can be found on page 6 of the MZP.

Notably, the mechanical rooftop equipment has not been limited by the 75 foot height request, and therefore could be located atop the building and would not be subject to the height limit, as the County's Zoning Ordinance permits in commercial, office, and industrial districts. This is of particular concern for data center developments being proposed in mixed use areas because of the extensive heating and cooling needs of the data center facility and equipment, which can project atop the building upwards of 20 -30 feet. It is usual and customary for staff to work with the Applicant to limit rooftop equipment to a specific height above the max building height.

- Staff recommends Proffer 2(c) and Proffer 25 be revised to limit the building height, inclusive of the mechanical rooftop equipment, to no more than 75 feet. Otherwise, staff recommends that the height modification request be revised to include the true height of the building, which includes the mechanical rooftop equipment. If the latter is chosen, staff requests revised sightline perspectives with the true height of the building and modified sightlines from adjacent properties to assess the true visual impacts of the project.
- To address the above request, Staff has provided a SUP condition that limits mechanical rooftop equipment to 10 foot above the maximum building height. The 10 foot height consideration is the current guidance in the draft of the Data Center Opportunity Zone Overlay District Comprehensive Review.



Exhibit: 1 of 4 Sightline perspectives from adjacent properties. Sheet 6 of the MZP.

Urban Design of the Streetscape to Facilitate Connectivity: Streetscape design and pedestrian corridors/connections can play a large role in how the site integrates into the surrounding community. As mentioned earlier in the report, the Compton Property fronts two major public roads in the County, Ashton Avenue and Sudley Road, and the draft Comprehensive Plan envisions mixeduse development extending along both roads from Godwin Drive north of Sudley Manor Drive. The Compton Property is essentially located in the middle of a larger, mixed-use redevelopment corridor. By providing pedestrian connections through the property and along the frontages of both Ashton Avenue and Sudley Road, the site could encourage pedestrian flow and connectivity and help activate the street frontages of the site. However, currently, the proposal does not provide such a connection. Rather, the Applicant seeks to activate the road frontages by providing two pocket parks adjacent to the site's public street frontage. The first park fronts Sudley Road and is an acre in size. This park is proffered to contain passive recreational amenities and a location for an art feature. The second park fronts Ashton Avenue and is ¼ an acre in size and is proffered to contain passive recreational amenities.

Staff's original intent in requesting parks along the street frontage was to prevent the development from turning its back to the street and instead provide an amenity that would activate the street frontage and benefit of the surrounding community. However, as proposed, these parks do not fulfill that original intent, as the parks are relatively small, disjointed, relegated to the far corners of the property, and lack appropriate connections within the community.

Staff believes that the streetscape function of a linear park area connected with a shared use path between and along Sudley Road and Ashton Avenue could help to mitigate the connectivity / design impacts created by the placement of a data center campus in this location. Currently, the proposed datacenter campus has very limited pedestrian access; no bicycle access; and creates barriers to mobility in and around the property. While there is security fencing proposed around the building and substation portions of the property, staff sees no reason that there cannot be a publicly accessible shared use path connection provided onsite that would remain outside of the site's security fencing. This is discussed in greater detail in the recommendations section of this report, provided below.

Notably, the Applicant has provided substantial landscape buffers abutting all property lines beyond those required by the DCSM. While these buffers are a benefit to the site, the design of the datacenter campus should also focus on how to connect the site to the surrounding community, rather than isolating the site from the larger mixed-use community with a design that disrupts pedestrian connectivity and does not improve walkability within the neighborhoods in which the site is located. Below staff has provided some recommendations on how to better integrate the proposed use into the surrounding community, improve pedestrian connectivity, and provide meaningful parks and open space areas that would function as connections from existing abutting residential and commercial properties, and abutting planned mixed use areas, and that would activate the redevelopment of the corridor.

Staff recommends a publicly accessible trail connection be provided, preferably an 8 to 10 foot wide shared use path, between Ashton Avenue and Sudley Road. The maintenance/access path of the stormwater management ponds should be located closer to

the perimeter of the property in order for it to serve dual functions, as a bicycle and pedestrian connection between Ashton Avenue and Sudley Road, and as a maintenance path for the SWM ponds. Additionally, mobility in the area would significantly be improved by constructing a similar 10-foot wide shared use path as part of the buffer along the property's Sudley Road frontage and the Ashton Avenue frontage. These types of improvements would maintain connectivity and activation along street frontages in an area planned for higher density mixed use development.

- Staff recommends that instead of the proposed pocket parks, and park fencing, that the applicant consider adding benches and additional landscaping, including higher berms, in conjunction with a shared used path, along the Sudley Road frontage. An aesthetically designed buffer, that incorporates a wider path, would not only help screen the development and improve bike/ped mobility along Sudley Road, but it could also result in a park-like area in which public art or similar features could be located. An appropriately designed buffer could also serve as a deterrent to unwanted trespassing on the property, without the need for more fencing.
- Staff recommends that the proposed pocket parks be provided at each end of the requested shared use path that would run between the Manassas Mall property and the site, from Ashton Avenue to Sudley Road. This option would provide the area with a much needed pedestrian corridor from Ashton Avenue to Sudley Road that would help further the Comprehensive Plan's goals of connectivity and create park space that is more functional and a benefit to the community by improving pedestrian and bicycle connectivity and mobility in and around the site. Staff believes that the design and outdoor recreation benefits of this open space corridor can further be enhanced when the Manassas Mall property is redeveloped.

Proposal's Strengths

- <u>Perimeter Landscape Buffers</u>: The Applicant has provided larger perimeter landscape buffers than required by the DCSM standards. The buffers consist of tree preservation areas and supplemental plantings. Additionally, abutting the Manassas Mall property, the Applicant provided a 60 foot wide and ten foot tall earthen berm.
- <u>Setbacks</u>: The proposal provides increased building setbacks beyond those required by the PBD, O(F) Zoning District.
- Overall Site Coverage Commitment: As proffered, the maximum site coverage shall be 66%, instead of the allowable 80%.

Proposal's Weaknesses

Uncertainty on LOD, Buffers, and Tree Save Area Encroachments and Commitments: The
Applicant should address the proffer language mentioned above with regard to proffer 1
and proffer 13(c). These proffers should be revised to clarify the commitment to the LOD
shown one the MZP.

- <u>Architectural Standards</u>: Architectural elevations are not proffered. Without proffered elevations, the enhanced design standards that the Applicant has proffered to meet can be realized in vastly different building designs.
- <u>Building Height and Rooftop Equipment</u>: The rooftop equipment is not limited to the 75 foot maximum building height request. The height of the rooftop equipment has not been limited.
- <u>Urban Design of the Streetscape to Facilitate Connectivity</u>: The proposal does not mitigate the connectivity / design impacts created by the placement of a data center campus in this location. The proposed datacenter campus has very limited pedestrian access; no bicycle access; and creates barriers to mobility in and around the property.
- <u>Proposed Substation</u>: The substation is not fully screened from the abutting Manassas Mall property.
- <u>Substation Buffer:</u> Section 32-201.18(a) of the Zoning Ordinance requires a 15 foot wide planted buffer between the substation and the data center. The proposal does not provide this planted buffer, nor has a waiver or modification been requested to this provision. The MZP should either provide the buffer, or language should be added to the "modification/waivers" section of the proffers to grant the waiver.

On balance, this application is inconsistent with the relevant components of the Community Design 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.

The site contains a farmhouse, a log cabin, a barn, a silo, and subsequent farm buildings. The Applicant submitted a Phase 1 Cultural Resource Survey that was conducted by Dovetail Cultural Resource Group (Dovetail). The survey consisted of pedestrian reconnaissance of the entire project area to identify surface features, areas likely to contain intact soils, and disturbed areas, followed by subsurface investigations in areas deemed suitably undisturbed and having a moderate to high probability of containing archaeological deposits. The goals of the survey were to identify any archaeological resources over 50 years in age within the project area and to make

recommendations on the National Register of Historic Places (NRHP) eligibility for all identified resources. The project area is located within the American Battlefield Protection Program-defined Study Area for Second Manassas and Manassas Station Operations (named Bristoe Station Battlefield in DHR records).

The Historical Commission, at its February 8, 2022 meeting, recommended that the proposal conduct an archeological survey and record all buildings and structures. They request the right of first refusal be provided to the County to salvage historic building materials. They also request the Applicant to fabricate and install 3 or 4 interpretive signs in the planned pocket parks with content provided by the Historic Commission on the Lewis family, dairy farming, and the Civil War.

Proposal's Strengths

<u>Phase I</u>: The Applicant has conducted a Phase 1 Cultural Resource Survey.

Proposal's Weaknesses

- <u>Cultural Resource Request:</u> The Applicant has not provided the County the right of first refusal to salvage historic building materials.
- <u>Cultural Resource Request:</u> The Applicant has not agreed to fabricate and install 3 or 4 interpretive signs in the planned pocket parks with content provided by the Historic Commission on the Lewis family, dairy farming, and the Civil War.

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

Economic Development Analysis

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- <u>Targeted Industry</u>: Data Centers are a Targeted Industry endorsed by the Board of County Supervisors.
- <u>Commercial Tax Base:</u> The application would expand the commercial tax base as outlined in the Economic Resilience section of the County's 2021 to 2024 Strategic Plan.

Proposal's Weaknesses

None identified.

<u>On balance</u>, 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 is a mixture of open agricultural fields, old growth forests, and wetlands. An intermittent stream runs onsite parallel to Ashton Avenue. The stream will be impacted by 4 road crossings. Outside of those road crossings, approximately 50 percent of the eastern side of the stream has a 50 foot wide undisturbed buffer proposed. The western side of the stream has an extensive undisturbed buffer proposed. The site contains 28 specimen trees, many of which are preserved in the tree save area along Ashton Avenue. As proposed, 9 specimen trees are slated for removal. As mentioned earlier in this report, the Applicant has provided substantial landscape buffers abutting all property lines beyond those required by the DCSM. The landscape buffers consist of new plantings and tree preservation areas. Several areas of reforestation are also proposed outside of and in addition to the proposed buffers, however no standard for reforestation has been proffered.

The Applicant has proffered to restrict tree clearing, construction, grading, and land disturbance activities to within those areas depicted on the MZP as Limits of Disturbance (LOD), which might result in significant preservation of existing forest cover. However, Proffer 1 allows for encroachments beyond the proposed LOD, based on environmental and archeological studies. Staff believes this proffer as written may jeopardize the integrity of the buffers that the site relies on for screening. Additionally, Proffer 13(c) should be clarified as it appears to allow disturbance in areas currently shown to be preserved. Also, Proffers 13(a) and (b) are unnecessary. Clearing and grading is not necessary for the planting of new vegetation or the removal of noxious vegetation or hazardous trees.

- Staff recommends the Applicant clarify its commitment to the LOD shown on the MZP. Staff also recommends the Applicant limit the amount and locations of impacts to preservation areas and buffers from new utilities to crossings for storm and sanitary sewer outfalls.
- Staff recommends that the Applicant commit to planting standards for the reforested areas (see proffer analysis section of this staff report for suggested proffer language).

Proposal's Strengths

- <u>Perimeter Landscape Buffers</u>: The Applicant has provided larger perimeter landscape buffers than required by the DCSM standards. The buffers consist of tree preservation areas and supplemental plantings. Additionally, abutting the Manassas Mall property, the Applicant has provided a 60 foot wide and ten foot tall earthen berm.
- Water Quality Monetary Proffer: A \$75 per acre monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the plan.

Proposal's Weaknesses

- Uncertainty on LOD, Buffers, and Tree Save Area Encroachments and Commitments: The
 Applicant should address the loose proffer language mentioned above with regard to proffer
 1 and proffer 13(c). These proffers should be revised to clarify its commitment to the LOD
 shown on the MZP.
- <u>No Proffer for Reforestation Standards:</u> Several areas of reforestation are proposed on Sheet 3 of the MZP. However, the Applicant has not committed to meeting a minimum standard for these areas.
- Berm Location: The proposed 10 foot tall berm will cause disturbance within 10 feet of the
 property line where there are existing good quality trees of more mature height.
 Preservation of these existing trees should be the priority. Staff recommends the berm be
 modified in this area to create a minimum 20 foot wide undisturbed root zone from the
 property line.

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 11 is the first due fire/rescue resources in the corridor. The facility is inside the required 4-minute travel time for Basic Life Support and fire. The facility is inside the required 8-minute travel time for Advanced Life Support. Fire/Rescue Station 11 responded to 2,693 incidents in FY 21. The workload capacity for Fire/Rescue Station 11 is 2,000 incidents per year.

Proposal's Strengths

- <u>Monetary Contribution</u>: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61/sf of building area, with a total potential building area = 1,062,048 sf, that would be a maximum of \$647,849.28.
- <u>Development Site within of 4.0-Minute Travel Time</u>: The site is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- <u>Development Site within of 8.0-Minute Travel Time</u>: The site is located within the required 8.0-minute travel time for advanced life support.
- <u>Hazardous Substances</u>: As proffered, in the event the uses on the Property involve the
 handling of petroleum products, chemical waste or other hazardous substances, the
 owner/operator/tenant of any such business on the Property shall prepare an emergency
 spill notification contingency plan and shall have the same approved by the Fire Marshal and
 posted on the premises before issuance of any occupancy permits.

Proposal's Weaknesses

None.

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

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The site proposes two pocket parks adjacent to the site's public street frontages of Sudley Road and Ashton Avenue. Both streets are also provided sidewalks along the entire expanse of the property's frontage. The park that fronts Sudley Road is an acre in size and is proffered to contain an open lawn area, tree plantings, sidewalk/trails, picnic tables, benches, a dog waste station, and a location for a sculptural art feature. The park that fronts Ashton Avenue is ¼ an acre in size and is proffered to contain an open lawn area, tree plantings, loop trail, benches, and a dog waste station.

Staff offers a thoughtful analysis of the streetscape design and pedestrian corridors/connections in the community design section of this staff report. Additionally, staff provides recommendations to mitigate the connectivity / design impacts created by the placement of a data center campus in this location.

Proposal's Strengths

- <u>Amenity:</u> The Applicant has proposed two pocket parks just off the sidewalks along Ashton Avenue and Sudley Road.
- <u>Amenity:</u> The applicant is not proposing to have an entrance off Sudley Road, which will allow for an uninterrupted bike/ped trail along the more heavily traveled frontage of the property. In conjunction with the proposed buffers, the frontage along Sudley Road has the potential to be an attractive, park-like, mobility corridor.

Proposal Weaknesses

None

On balance, this application is found to be consistent with the relevant components of the Parks, Recreation, and Tourism component of the Comprehensive 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.

At this time, the Police Department does not believe this application will create significant impact on calls for service.

Proposal's Strengths

- <u>Secured Campus</u>: As proposed by the Applicant, a future data facility would be designed as a secure campus with associated security measures.
- <u>Minimal Impacts to Levels of Service</u>: The Police Department does not believe this application will create significant impact on calls for service.
- <u>Graffiti Removal</u>: As conditioned, the Applicant shall remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 *et seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Police Department before removal.

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. The Service Authority has an existing 16-inch water main routed along the northern edge of parcels 7696-47-4559 and 7696-56-3095, and an existing 8-inch water main on the adjacent property east of parcel 7696-56-3095, with availability of capacity determined in conjunction with plan submission. The developer shall be required to provide a looped configuration with two sources of supply for the data center project for increased redundancy and water quality. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.

The Applicant shall design and construct all new on-site and off-site water 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.

Proposal's Strengths

• <u>Water Connection & Service</u>: 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. The Service Authority has an existing 8-inch gravity sewer main located along the western edge of parcel 7696-47-4559, an existing 8-inch gravity sewer main located in Sudley Road adjacent to parcel 7696-56-3095, and an existing 8-inch gravity sewer main located 400 feet from the eastern edge of the project site on parcel 7696-66-3688, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

The applicant shall design and construct all new on-site and off-site 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.

Proposal's Strengths

• <u>Sewer Connection & Service</u>: 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 rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A Traffic Impact Analysis (TIA) was not required as the peak hour and daily site traffic did not meet the DCSM traffic volume thresholds. Daily trip generation is anticipated to be 526 trips per weekday with 58 trips in the AM peak hour and 53 trips in the PM peak hour. The proposal establishes two full movement entrances into the site from Ashton Avenue, including a 200 foot right turn lane and a 100 foot taper within right-of-way dedication area. The proposal reconstructs the existing sidewalks to accommodate the right turn lane. The proposal also establishes a limited access service road along Ashton Avenue for SWM maintenance purposes. The existing access on Sudley Road is proposed to be closed.

The Applicant has requested to move forward to public hearing without fully addressing all of VDOT's review comments. There are 3 outstanding VDOT comments remaining. These include: 1. Labelling the proposed site entrances with dimensions from adjacent entrances along Ashton Avenue; 2. Meeting VDOT Access management standards with the proposed spacing of the entrances along Ashton Avenue; 3. Meeting the left turn lane dimension requirements for the entrances on Ashton Avenue, and; 4. Clarifying whether the proposed emergency access will be gated and controlled.

If these issues are not addressed before the rezoning is acted on, they may create problems for the County at the final site plan, due to inadequate information on the MZP to provide clear guidance to the site plan reviewers. Prior to the County approving the rezoning, all outstanding VDOT comments should be adequately addressed. Attached are VDOT review comments.

The following summary table provides the latest Virginia Department of Transportation (VDOT)

annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2019 Daily LOS
Ashton Avenue	4	15,000	С
Sudley Road	6	32,000	В

Proposal's Strengths

- <u>Site Access:</u> The existing entrance on Sudley Road is proposed to be closed with all vehicular access to the site limited to Ashton Avenue.
- <u>Bike Racks</u>: The Applicant is providing bike racks at each data center building in the approximate locations as depicted on the MZP/SUP Plan.

Proposal's Weaknesses

• Outstanding Comments: There are 4 outstanding VDOT comments that have not been addressed. If these issues are not addressed before the rezoning is acted on, they may create problems for the County at the final site plan, due to inadequate information on the MZP to provide clear guidance to the site plan reviewers.

<u>On balance</u>, 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 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 seven strategic goal areas to guide Board actions: "Health, Wellbeing, and Human Services", "Safe and Secure Community", "Resilient Economy", "Quality Education and workforce development", "Environmental Conservation", "Sustainable Growth", and "Transportation and Mobility". 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 aspects of the proposal relative to the Strategic Plan are as follows:

Goal 3: Resilient Economy

• Diversify, support, and expand the local economy to ensure equitable economic growth through innovative business/talent attraction, promotion, and investment.

Objective RE-1:

 Create and support programs, policies, and strategies that encourage profit-generating business expansion, new business development and redevelopment that enhances or complements targeted industries.

Action Strategy RE1: E.

• Develop regional partnerships, internships, mentorships, and workforce development programs with schools and institutions of higher learning in targeted industries.

Objective RE-2:

• Continue efforts to preserve and expand the commercial tax revenue base.

Materially Relevant Issues

- Board of County Supervisors Resolution: On May 18, 2021, through Res. No. 21-327, the
 Prince William Board of County Supervisors initiated amendments to County policies and
 regulations related to data center development including the Data Center Opportunity Zone
 Overlay District, the Design and Construction Standards Manual, the Comprehensive Plan,
 the Zoning Ordinance, and other appropriate development regulations. These efforts are still
 ongoing. This is relevant because data centers outside of the Data Center Opportunity Zone
 Overlay District should go above and beyond the minimum standards of the district, but at a
 minimum they should meet the district standards.
- Noise Mitigation: The development should be sensitive to the proximity to existing abutting residential and commercial properties, and abutting planned mixed use areas. Additionally, consideration should be given to provide noise mitigation through solid architectural walls/screens from all cooling system equipment and generators. Noise mitigation should be provided in the form of a proffer or a solid architectural walls or screens to prevent noise from travelling across property lines and disrupting abutting uses. The site's proposed generator yards are central to the site and partially screened by the proposed datacenter buildings; however, the proposal does not provide sound mitigation walls adjacent to the generator pads to help mitigate the noise impacts to the surrounding community. Noise mitigation of the proposal's cooling system equipment has not been addressed by the Applicant.
 - Staff recommends that the Applicant provide sound mitigation walls adjacent to the generator pads and other mechanical equipment, heating and cooling systems (inducing rooftop equipment), to mitigate noise impacts. The Applicant should agree to submit a sound study to ensure compliance and condition times for routine testing of generator equipment and backup power systems. Staff also recommends mitigating/limiting the noise impacts caused by the site (see the

proffer analysis section of this staff report for suggested proffer language to cover this topic). Staff has added a condition to the SUP to address the above concerns/suggestions.

• <u>Power Needs</u>: The site will be served by the planned substation and power provided to the County by NOVEC and Dominion. Dominion did not provide any feedback on this proposal. However, in past communication with Dominion Energy, they have expressed a preference not to address the impacts of new load growth on the area's electric grid with new electric transmission infrastructure. The Applicant has provided a "Power Supply" Graphic, which has been attached at the end of this report for informational purposes. The graphic depicts the location of the existing transmission lines but does not provide possible options for new transmission lines to connect to the site and the substation.

In the communication with the Applicant, they have stated that there are three apparent options for directing power to the site; however, only one of the options is preferable to them. The Applicant is working with the Quarry, NOVEC, and Dominion on an expected design for the power infrastructure near the application area. However, at this time, staff does not believe reasonable assurances have been provided that the new transmission lines to service the site will not impact residential neighborhoods or planned mixed use areas. The substation is not centrally located on the site and is not appropriately screened from the abutting Manassas Mall, which is also a planned mixed use redevelopment area.

Proffer Analysis

This section of the report is intended to identify relevant issues/deficiencies within the Proffer Statement:

- <u>Proffer 1, Substantial Conformance:</u> The current proffer language allows for encroachments beyond the proposed limit of disturbance (LOD) based on environmental and archeological studies. Staff recommends the Applicant clarify its commitment to the LOD shown on the MZP and revise the language to indicate that no reduction in undisturbed areas will be allowed unless the studies 'require' (rather than 'allow') such disturbance. This comment has been vetted with the County Archeologist.
- <u>Proffer 11, Interior Parking Lot Landscaping:</u> Regarding the use of native species, the proffer should be revised to state, "...and shall consist predominately <u>exclusively</u> of native species native to Virginia...".
- <u>Proffer 14, Non-native Plants in Buffers and Reforested Areas:</u> Staff recommends the Applicant revise the proffer to state, "As part of the reforestation and buffer planting plans submitted with each site plan, the Applicant shall include one broad-based eradication/removal treatment prior to planting and one follow-up treatment for the purpose of eradicating non-native invasive plants from these planted areas".
- <u>Proffer 13(a) and Proffer 13(b), Preservation of Existing Tree Canopy:</u> These proffers are unnecessary and should be removed. As it is not necessary to clear or grade to accomplish

the objectives listed. Typically, invasive and noxious plants are dealt with using manual means or herbicides, not heavy equipment or significant soil disturbance. This aspect of onsite work should be handled in a separate proffer that commits to treating/removing noxious plants.

- <u>Proffer 13(c)</u>: This proffer is too vague, unlimited, and unclear. As written, it could allow significant disturbance in areas currently shown to be preserved. Staff requests the Applicant provide language that limits the amount and locations of new utilities.
- Proffer 2(C) and Proffer 25, Building Height: These proffers should be revised to address mechanical rooftop equipment. As written, mechanical rooftop equipment will not be limited by the 75-foot height request. Therefor the equipment could be located atop the building without height limit. Thus potentially, depending on the height of the equipment and screening mechanisms, it may add an additional 20 to 30 feet or more of height to a 75 foot tall building and therefor increasing the visual impacts to the surrounding areas. The proffer should be revised to address the building height and the rooftop equipment. Staff recommends new sight line visuals be provided to encompass mechanical rooftop equipment, so it's clear what the visual effects this new facility will have on the adjacent properties.
- Proffer 4A and Proffer 5, Screening of Mechanical Equipment: These proffers contradict each other with regard to the requirements provided in Section 32-509.02(4)(B) of the Zoning Ordinance. Proffer 4A requires the development to "...comply with the Data Center Design Guidelines set out in Sec. 32-509.02(4), (B), (C), and (F)." However, Proffer 5 restates general requirements of Section 32-509.02(4)(B), void of the screening requirement to abutting residentially planned properties. The Applicant should clarify which proffer applies.

Below staff offers language for new proffers which will address outstanding impacts:

• <u>Noise proffer suggestion:</u> Staff suggests a proffer be provided that addresses noise impacts. Below is suggested proffer language:

"Sound attenuation enclosures or walls around generators and other mechanical equipment, heating and cooling system (including rooftop equipment) shall be used to minimize noise impacts.

Noise levels shall not exceed 60 dBA during the daytime hours and 55 dBA during the evening hours when measured at the property boundary of any land planned for or containing a County Registered Historic Site (CRHS) or residential use."

Additionally, the Applicant should agree to submit a sound study prior to the issuance of any occupancy permit to ensure compliance and condition times for routine testing of generator equipment and backup power systems.

• <u>Berm proffer suggestion:</u> Staff suggests a proffer be provided that ensures the makeup, type, and quality of earthen berms/landscape berm onsite are conducive to tree growth. Below is suggested proffer language:

"To facilitate adequate expansion of tree and shrub roots to support healthy plants, all berms to be planted shall be constructed with: a) all soils free of foreign materials (asphalt, concrete, rock,

gravel, debris, etc.), and b) a top dressing of 6" to 8" of clean topsoil. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this berming treatment will be clearly shown on the final site/subdivision plan."

• Reforestation proffer suggestion: Staff recommends that the Applicant commit to planting standards for the reforested areas. Below is suggested proffer language:

"The Applicant shall reforest those areas of open field as indicated on Sheet 3 of the MZP. Reforestation shall be in accordance with the minimum requirements for a reforestation plan outlined in DCSM 802.21.E and the following: If the Applicant should choose not to use protective tree tubes, then the density will increase from 450 trees per acre (tpa) to 650 tpa. All tree seedlings shall be container seedlings a minimum of 12" in height. Site preparation measures such as mowing and treatment of non-native invasive species (such as Autumn Olive, Callery Pear and Japanese Honeysuckle) will be included in the reforestation plan. The reforestation plan shall be incorporated into the final site plan for each section or phase in which the area to be reforested is included."

Modifications / Waivers

• The Applicant requests the maximum allowed building height for any new uses constructed on the Property shall not exceed seventy-five feet (75') as defined by the Zoning Ordinance unless further modified by approval of a special use permit requested pursuant to Sec. 32-400.03.02 of the Zoning Ordinance. The substation on the Property shall not exceed seventy-five feet (75'), provided that the height of the transmission towers may exceed seventy-five feet (75') as necessary as determined by Dominion Energy Virginia or the Northern Virginia Electric Cooperative.

Staff does not support the height modification as requested. As the mechanical rooftop equipment is not included in the maximum building height. Staff recommends Proffer 2(c) and Proffer 25 be revised to limit the mechanical rooftop equipment and the building height to no more than 75 feet. Otherwise, staff recommends that the height modification request be revised to include the true height of the building, which includes the mechanical rooftop equipment. If the latter is chosen, staff requests revised sightline perspectives with the true height of the building and modified sightlines from adjacent properties to assess the true visual impacts of the project.

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:

- City of Manassas
- Dominion Energy
- PWC Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

PROFFER STATEMENT

RE: Rezoning #: REZ2021-00019, Compton Rezoning

Owner: Estate of Lewis Percival Ashby, Jr.

Applicant: Amazon Data Services, Inc. (the "Applicant")

Property: GPIN Nos. 7696-56-8064; 7696-56-3095; 7696-47-4559 (together,

the "Property")

±78 acres, Brentsville Magisterial District

Prince William County, Virginia A-1 and B-1 to PBD (O(F))

Date: Oct 19, 2022

The undersigned hereby proffers that the use and development of the Property shall be in strict accordance with the following conditions (the "Proffers"), which shall supersede the proffers approved with rezoning REZ#85-38 and all other proffers made prior hereto. In the event the rezoning is not granted as applied for by the Applicant, these Proffers shall be withdrawn and are null and void.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property located adjacent to the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include all future owners and successors-in-interest.

For purposes of these Proffers, the Master Zoning Plan ("MZP") shall be the plan prepared by Bohler entitled "MASTER ZONING PLAN AND SPECIAL USE PLAN FOR COMPTON PROPERTY," bearing a seal date of October 19, 2022.

DEVELOPMENT & USES

- 1. <u>Substantial Conformance</u>. Development of the Property shall be in substantial conformance with Sheets 2 and 3 of the MZP. The Applicant may also make minor modifications due to final engineering and final site plan review considerations at the time of final site plan submission only after Planning Director approval of a minor modification application. In the event the Applicant is required to provide updated environmental or archaeological studies, and said studies allow or require a change in the limits of clearing and grading shown on the MZP, the Applicant shall be permitted to make such changes as may be necessary during final site plan approval.
- 2. <u>Landbay Designation</u>, O(F), Office/Flex.
 - a. <u>Uses</u>. The O(F) Office/Flex land bay shall be used as Data Centers, Electric Substation and uses secondary and ancillary to Data Centers and Electric Substations.

- b. <u>Floor Area Ratio</u>. The maximum Floor Area Ratio ("FAR") shall be 0.35 unless modified by approval of a special use permit requested pursuant to Sec. 32-400.04 of the Prince William County Zoning Ordinance (the "Zoning Ordinance").
- c. <u>Building Height</u>. Maximum allowed building height for any new uses constructed on the Property shall not exceed seventy-five feet (75') as defined by the Zoning Ordinance unless further modified by approval of a special use permit requested pursuant to Sec. 32-400.03.02 of the Zoning Ordinance. The substation on the Property shall not exceed seventy-five feet (75'), provided that the height of the transmission towers may exceed seventy-five feet (75') as necessary as determined by Dominion Energy Virginia or the Northern Virginia Electric Cooperative.
- d. Lot Coverage. The maximum lot coverage shall be sixty- six (66%).
- 3. <u>Demolition</u>. All existing structures located on the Property that are demolished in connection with development of the Property shall be disposed of properly in accordance with applicable County, state and federal laws, ordinances and regulations.

COMMUNITY DESIGN

- 4. <u>Data Center Design Guidelines</u>.
 - a. The architectural design of the new Data Center development shall be consistent with the quality and character of the precedent images on Sheet 6 and proposed elevations on Sheet 7 of the MZP. The architectural design, specifically on building facades closest to the property line, shall incorporate stepped back or recessed elements of the building, fenestration, and variations in building materials, color, pattern, and texture consistent with the precedent images shown on Sheet 6 and proposed elevations on Sheet 7 of the MZP and in accordance with at least three of the Data Center Design Guidelines set forth in Sec. 32-509.02(4)(A)(1) of the Zoning Ordinance and shall comply with the Data Center Design Guidelines set out in Sec. 32-509.02(4), (B), (C), and (F).
 - b. <u>Color themes</u> the Applicant will evaluate the potential for lighter color tones and the use of faux/flase windows or true windows, variable materials (metal panels, and brick or stone façade treatments), prior to issuance of building permits. The new Data Center development shall include such principal building façade elements on all four sides of each data center building constructed within the Property.
 - c. <u>Elevations</u> prior to issuance of building permits for any new Data Center development, the Applicant shall submit architectural elevations to the Planning Director or designee to confirm consistency with the above-referenced provisions of the Data Center Design Guidelines.
- 5. <u>Screening of Mechanical Equipment</u>. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened

from major arterials, interstates and abutting residentially zoned properties. This screening may be provided by: (i) a principal building, (ii) existing vegetation that will remain on the Property, (iii) vegetation that is within a permanent landscaping/buffer easement on an adjacent property, (iv) a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that includes materials compatible with those used in the exterior construction of the principal buildings. The Applicant shall install any such required screening prior to the issuance of the first occupancy permit for the new Data Center development. Notwithstanding the foregoing, mechanical equipment located in a manner that has no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

- 6. Perimeter Fencing. Fencing of the Property is permitted, provided that perimeter fencing facing public or private streets is of the style and type recommended in Zoning Ordinance Sec. 32-509.02(4)(D), or a substantially similar style and type, consistent with the quality and character of the fencing images shown on Sheet 3 of the MZP. The Applicant may install alternative perimeter fencing that does not comply with Zoning Ordinance Sec. 32-509.02(4)(D) or the fencing images on Sheet 3 of the MZP, provided the Applicant demonstrates that the visibility of any such alternative fencing is reduced through the use of landscaping or other screening methods. The Applicant shall install the perimeter fencing prior to the issuance of the first occupancy permit for the new Data Center development. Fencing internal to the site may be installed at the Applicant's discretion.
- 7. Electric Substation Screening. Any new Electric Substation uses constructed on the Property shall comply with the design guidelines set forth in Section 32-509.02(4)(F) and be screened from adjacent major roads or residentially zoned/planned properties using ten-foot (10') tall opaque fencing, provided that the Applicant may increase the height of such opaque fencing in its discretion. Electric Substation uses located in a manner found to have no adverse impact to the ground level of adjacent properties, as confirmed by the Planning Director, shall not be required to be screened. The Applicant will install the Electric Substation screening prior to the commencement of the operation of the Electric Substation.

8. Ashton Avenue and Sudley Road Parks.

- a. <u>Parks</u> the Applicant will install park improvements within the areas of the Property identified as the "Ashton Avenue Pocket Park" and the "Sudley Road Park" as shown on Sheet 3 of the MZP.
- b. <u>The Ashton Avenue Pocket Park</u> will include features for passive recreation including, but not limited to, open lawn areas, tree planting, sidewalks/trails, benches and a dog waste station generally as shown on Sheet 3 of the MZP.
- c. <u>The Sudley Road Park</u> will include features for passive recreation including, but not limited to, open lawn areas, tree planting, sidewalks/trails, picnic tables, benches, a dog waste station, and a location for a sculptural art feature.
- d. <u>Adjustments</u> the Applicant may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the Ashton

- Avenue Pocket Park and the Sudley Road Park, provided the general quality and character of the Ashton Avenue Pocket Park and the Sudley Road Park remain consistent with Sheet 3 of the MZP.
- e. <u>Timing</u> The Applicant will install the Ashton Avenue Pocket Park and the Sudley Road Park prior to the issuance of the first occupancy permit for the new Data Center development.
- 9. <u>Light Poles</u>. The Applicant shall limit the height of light poles to 20 feet throughout the Property.

LANDSCAPING

- 10. <u>Landscaping Plan</u>. Landscape buffers shall be provided in substantial conformance with Sheet 3 of the MZP prior to the issuance of the first occupancy permit for the new Data Center development.
- 11. <u>Interior Parking Lot Landscaping.</u> All minimum Design and Construction Standards Manual requirements for interior Parking Lot Landscaping (DCSM 802.44) shall be met.
- 12. <u>Landscape Buffer Plantings</u>. All plantings located within landscape buffers shown on the MZP shall consist of drought tolerant species appropriate for the climate and location proposed and shall consist predominantly of native species in accordance with the Design and Construction Standards Manual (the "DCSM"). Where possible, existing native vegetation of good quality in landscape buffers shall be preserved and incorporated into the design of the landscape buffers. Where good quality existing vegetation is undisturbed within required or proffered landscape areas and landscape buffers, said existing vegetation shall be credited against the plant unit and/or tree canopy requirements as may be identified in the DCSM. The Applicant shall install such landscape buffer plantings prior to the issuance of the first occupancy permit for the new Data Center development.

ENVIRONMENT

- 13. <u>Preservation of Existing Tree Canopy</u>. The Applicant shall restrict tree clearing, construction, grading, and land disturbance activities to within those areas depicted on the MZP as "Limits of Disturbance," subject to minor modifications in accordance with final engineering considerations at the time of site plan review only after Planning Director approval of a minor modification application. The Applicant may clear and grade outside the Limits of Disturbance in order to:
 - a. Install plant materials as needed for landscaping, revegetation or to supplement existing vegetation;
 - b. Remove noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees; and

- c. Install and/or maintain any new or existing utilities subject to the requirements of the DCSM and install and/or maintain crossings for utility lines, electric lines running to/from the electric transmission lines, sanitary, and storm outfalls.
- 14. Non- Native Plants in Buffers and Reforested Areas. The Applicant will endeavor to remove non- native plans in buffer areas and/ or areas intended to be reforested, particularly plants that are invasive, diseased, dead or dying.
- 15. <u>Pollutants</u>. In no event will fuels, oils, solvents or other pollutants or flammable substances be discharged into the public sewer.
- 16. <u>Hazardous Substances</u>. In the event the uses on the Property involve the handling of petroleum products, chemical waste or other hazardous substances, the owner/operator/tenant of any such business on the Property shall prepare an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before issuance of any occupancy permits. Said owner/operator shall be responsible for notifying the Fire Marshal's office immediately in the event of a spill of any petroleum or chemical waste on the Property. Said owner/operator shall assume full responsibility for the costs incurred in the clean-up of such spill.

FIRE AND RESCUE

17. Fire & Rescue Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of issuance of a building permit release letter for each building constructed on the Property.

TRANSPORTATION

18. Site Access.

- a. <u>Primary Entrance</u>. Primary access to the Property shall be provided from Ashton Avenue and shall align with the median break on Ashton Avenue, as depicted on the MZP. The Applicant shall provide such primary access to the Property prior to the issuance of the first occupancy permit for the new Data Center development.
- b. <u>Secondary Entrance</u>. Secondary access may be provided on Ashton Avenue, north of the primary entrance and as generally depicted on the MZP.
- 19. <u>Removal of Existing Sudley Road Access</u>. The Applicant shall remove the existing entrance from Sudley Road prior to issuance of the first occupancy permit for the new Data Center development on the Property.

WATER AND SANITARY SEWER

- 20. <u>Public Water and Sewer</u>. All development on the Property shall be connected to public water and sewer service and the Applicant shall be responsible for the costs and construction of those on-site and off-site improvements required to connect the Property to public water and sewer service to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.
- 21. <u>Authorization</u>. Acceptance and approval of this rezoning application by the Prince William Board of County Supervisor authorizes extension and construction of water and sewer lines and facilities necessary to serve the Property pursuant to Virginia Code Section 15.2-2232(D) and Prince William County Code Section 32-201.12(a)(2).
- 22. <u>Water Quality Monitoring Contribution</u>. The applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

MISCELLANEOUS

- 23. Escalator. In the event the monetary contributions set forth in these Proffers are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of final rezoning, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in these Proffers that are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.
- 24. <u>Final Rezoning</u>. For purposes of these Proffers, "final rezoning" shall mean that zoning that is in effect on the day following the last day upon which the Prince William Board of County Supervisors ("Board") decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors that has not been appealed, or if appealed, the day following the decision affirming the Board's decision granting the rezoning.

MODIFICATIONS

25. In accordance with Sections 32-402.44 and 32-400.03 of the Prince William County Zoning Ordinance, the maximum building height shall not exceed 75 feet for each individual building located on the Property.

SIGNATURES

Owner of the Property
Estate of Lewis Percival Ashby Jr.

By:
Name: Claude T. Compton
Its: Co-Executor
By:
Name: Bankhead Thornton Davies

SUP CONDITIONS

Special Use Permit: # SUP2021-00030, Compton Property GPINs: 7696-56-8064; 7696-56-3095; 7696-47-4559 Special Use Permit Area: ±78 acres (the "Property") Owners: Estate of Lewis Percival Ashby, Jr.

Applicant: Amazon Data Services, Inc. (the "Applicant")

Existing Zoning: A-1, Agricultural & B-1, General Business Proposed Zoning: PBD, Planned Business District, O(F), Office/Flex

Magisterial District: Brentsville Date: November 16, 2022

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 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 authorized 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. Issuance of an occupancy permit for any data center structure shall vest the Applicant's right to thereafter construct the remaining structures/uses beyond the three (3) and five (5) year time requirements, as referenced in this paragraph.

 Site Development: The Property shall be developed in substantial conformance with the special use permit plan entitled "MASTER ZONING PLAN AND SPECIAL USE PLAN FOR COMPTON PROPERTY," prepared by Bohler, dated 3-12-2021, and last revised 10-19-2022 (the "SUP Plan"). The uses permitted with this SUP do not limit or restrict the by-right uses otherwise allowed on the Property.

2. <u>Use Limitations</u>

- a. <u>Permitted Uses</u>: The use approved with this SUP shall be limited to data centers and electric substations, as defined by the Prince William County Zoning Ordinance, and uses secondary and ancillary therewith. Approval of this SUP does not prohibit any other permitted uses on the Property by the zoning approved therefor or preclude the Applicant from developing the Property (or a portion thereof) together with other uses permitted on the Property in combination with data center uses.
- b. <u>Phasing</u>: Buildings may be constructed, and uses commenced, in one or multiple phases.
- c. <u>Floor Area Ratio</u>: The maximum Floor Area Ratio ("FAR") shall be 0.35 unless modified by approval of a special use permit pursuant to Sec. 32-400.04 of the Prince William County Zoning Ordinance (the "Zoning Ordinance").
- d. <u>Lot Coverage:</u> The maximum lot coverage shall be sixty-six percent (66%).
- e. <u>Building Height.</u> Maximum allowed building height for any new uses constructed on the Property shall not exceed seventy-five feet (75') as defined by the Zoning Ordinance unless further modified by approval of a special use permit pursuant to Sec. 32-400.03.02 of the Zoning Ordinance. Notwithstanding the above, the roof top mechanical equipment and screening walls shall be a maximum of 10 feet (10') in height.

The electric substation on the Property shall not exceed seventy-five feet (75'), provided that the height of the transmission towers may exceed seventy-five feet (75') as necessary as determined by Dominion Energy Virginia or the Northern Virginia Electric Cooperative.

f. Noise:

i. Sound attenuation enclosures or walls around generators and other mechanical equipment, heating and cooling system (including rooftop equipment) shall be used to minimize noise impacts.

- ii. Noise levels shall not exceed 60 dBA during the daytime hours and 55 dBA during the evening hours when measured at the property boundary of any land planned for or containing a County Registered Historic Site (CRHS) or residential use.
- iii. Additionally, prior to the issuance of any occupancy permit for the data center development, the development shall submit a sound study to ensure compliance and condition times for routine testing of generator equipment and backup power systems.

3. <u>Community Design</u>

- a. <u>Landscaping</u>: The Applicant shall provide landscaping and buffers in substantial conformance with Sheet 3 of the SUP Plan.
- b. <u>Lighting</u>: The Applicant shall limit the height of light poles to 20 feet throughout the Property.
- c. <u>Signage</u>. All signage shall comply with the standards set forth in the Zoning Ordinance and DCSM. In addition, the following shall apply to signage and advertising on the Property:
 - 1. <u>Monument Sign.</u> A single freestanding monument style sign shall be permitted along the Ashton Avenue frontage of the Property. The maximum freestanding sign height shall be ten (10) feet and the sign shall be set back a minimum of ten (10) feet from the public right-of-way. Landscaping shall be provided at the base of the sign and the sign shall have a stone face. The location of the sign along the public road frontage shall be determined at the time of final site plan approval and sign permit approval in coordination with the final landscaping design.
 - 2. <u>Sign Permits.</u> Sign permits are required for all signs. Colored, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
- d. <u>Sustainability</u>: As a condition of the first final site plan approval, the Applicant shall, in consultation with the County's Sustainability Officer, determine if site/building sustainability measures are appropriate for the Property. Such measures may include,

but are not limited to the following:

- i. Use of available recycled aggregate materials;
- ii. Aeration of ponds using solar power;
- iii. Recycling of construction material waste as accepted by recycling markets;
- iv. Use of available high recycled content construction materials
- v. LED site and interior lighting; or
- vi. Heat reflective roofing materials.
- e. <u>Data Center Architecture</u>: The design of the data center buildings shall be in substantial conformance with the proposed building elevations provided on Sheet 7 of the SUP Plan ("Proposed Building Elevations"). The Elevations may be subject to minor modification approved by the County in connection with final site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.
- f. <u>Dumpster Pads</u>: All dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened using materials that are architecturally compatible with the building(s) they serve.
- g. Storage areas and loading docks or loading entrances shall be blocked from view from public streets/roads, by utilizing board-on-board fencing, masonry walls, or evergreen tree plantings.

4. <u>Environment</u>

- a. <u>Limits of Disturbance:</u> The property shall be developed in substantial conformance with the Limit of Disturbance ("LOD") shown on the Sheet 3 of the SUP Plan.
- b. <u>Buffers:</u> Perimeter buffers depicted on sheet 3 of the SUP Plan shall be located outside of all existing and proposed utility easements, allowing for minimal

Page 4 of 6

perpendicular crossings.

- c. Reforestation standards: The Applicant shall reforest those areas of open field as indicated on Sheet 3 of the SUP Plan. Reforestation shall be in accordance with the minimum requirements for a reforestation plan in DCSM 802.21.E and the following: If the Applicant should choose not to use protective tree tubes, then the density shall increase from 450 trees per acre ("tpa") to 650 tpa. All tree seedlings shall be container seedlings a minimum of 12" in height. Site preparation measures such as mowing and treatment of non-native invasive species (such as Autumn Olive, Callery Pear, and Japanese Honeysuckle) shall be included in the reforestation plan. The reforestation plan shall be incorporated into the final site plan for each section or phase in which the area to be reforested is included.
- depicted on Sheet 3 of the SUP Plan shall be constructed to the following standard. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all berms to be planted shall be constructed with: a) all soils free of foreign materials (asphalt, concrete, rock, gravel, debris, etc.), and b) a top dressing of 6" to 8" of clean topsoil. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this berming treatment shall be clearly shown on the final site/subdivision plan.
- e. Additional Earthen Berm/Landscape Berm: Additional 60 foot wide and ten foot tall earthen berms/landscape berms shall be provided in two areas on the site, notwithstanding those shown on the SUP plan. These berms will help provide screening while the reforested areas are maturing. The Applicant shall provide an earthen berm/landscape berm on the western side of the Property, in the area of the proposed reforestation, which abuts the residential lots, parallel with a large portion of Building A. The Applicant shall provide an earthen berm/landscape berm in the area adjacent to Building C and Building D facing Sudley Road, in the 80 foot wide landscape buffer along the roadway and behind the pocket park. Areas to receive this berming treatment shall be clearly shown on the final site plan.

5. <u>Maintenance of the Property</u>

- a. <u>Graffiti Removal</u>: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 <u>et seq.</u> of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- b. <u>Site Maintenance</u>: The Applicant shall remove litter, trash, and debris from the Property as necessary.

6. <u>Transportation</u>

- a. <u>Site Access</u>: Primary access to the Property shall be provided from Ashton Avenue and shall align with the median break on Ashton Avenue, as depicted on the SUP Plan. The Applicant shall provide such primary access to the Property prior to the issuance of the first occupancy permit for the data center development.
- b. <u>Secondary Entrance:</u> Secondary access may be provided on Ashton Avenue, north of the primary entrance and as generally depicted on the SUP Plan.
- c. <u>Removal of Existing Sudley Road Access:</u> The Applicant shall remove the existing entrance from Sudley Road prior to issuance of the first occupancy permit for the data center development on the Property.

7. Waivers/Modification

a. The maximum allowed building height for any new uses constructed on the Property shall not exceed seventy-five feet (75') as defined by the Zoning Ordinance unless further modified by approval of a special use permit pursuant to Sec. 32-400.03.02 of the Zoning Ordinance. Notwithstanding the above, the roof top mechanical equipment and screening walls shall be a maximum of 10 feet (10') in height. The electric substation on the Property shall not exceed seventy-five feet (75'), provided that the height of the transmission towers may exceed seventy-five feet (75') as necessary as determined by Dominion Energy Virginia or the Northern Virginia Electric Cooperative.

Page 6 of 6

MASTER ZONING PLAN AND SPECIAL USE PLAN FOR

COMPTON PROPERTY

REZ 2021-00019 SUP 2021-00030

LOCATION OF SITE

8158 SUDLEY ROAD & 10563 CROATIA WAY BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

TAX MAP NUMBERS
7696-56-8064, 7696-56-3095 & 7696-47-4559



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MICROSOFT CORPORATION

DEVELOPER

AMAZON DATA SERVICES, INC.
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

OWNERSEE PARCEL IDENTIFICATION TABLE

PARCEL IDENTIFICATION TABLE

GPIN	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
7696-56-8064	THE ESTATE OF PERCIVAL ASHBY LEWIS JR	8158 SUDLEY ROAD MANASSAS, VA 20109	0.902± ACRES	B-1	GC AND SRM	I-T3(TECHNOLOGY FLEX)
7696-56-3095	THE ESTATE OF PERCIVAL ASHBY LEWIS JR	8158 SUDLEY ROAD MANASSAS, VA 20109	55.257± ACRES	A-1	GC AND SRM	I-T3(TECHNOLOGY FLEX)
7696-47-4559	THE ESTATE OF PERCIVAL ASHBY LEWIS JR	8158 SUDLEY ROAD MANASSAS, VA 20109	21.757± ACRES	A-1	GC AND SRM	I-T3(TECHNOLOGY FLEX)
		TOTAL:	77.917± ACRES	B-1		

SHEET INDEX					
SHEET TITLE	SHEET NUMBER				
COVER SHEET	1				
LAND USE PLAN	2				
SPECIAL USE PLAN AND LANDSCAPE BUFFER PLAN	3				
ILLUSTRATIVE PLAN	4				
POCKET PARK DETAILS	5				
STREET VIEW RENDERINGS	6				
BUILDING ELEVATIONS	7				
ENVIRONMENTAL CONSTRAINTS ANALYSIS (BY OTHERS)	8				
COMPREHENSIVE PLAN AMENDMENT	9				



REVISIONS						
REV	DATE	COMMENT	DRAWN BY CHECKED BY			
1	5/7/2021	REVISION 1	DSH CPH			
2	11/8/2021	COUNTY COMMENTS	DSH JCW			
3	7/1/2022	COUNTY COMMENTS	DSH JCW			
4	10/19/2022	COUNTY COMMENTS	DSH			
			1			



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PROJECT No.: V202135
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 3/12/2021
CAD I.D.: MZP -4

MASTER ZONING

PLAN

COMPTON
PROPERTY

PROPOSED

DEVELOPMENT

8158 SUDLEY ROAD &

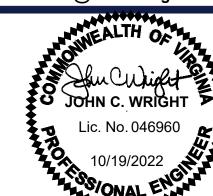
10563 CROATIA WAY

BRENSTVILLE MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA



28 BLACKWELL PARK LANE, SUITE 20 WARRENTON, VIRGINIA 20186 Phone: (540) 349-4500 Fax: (540) 349-0321 **VA@BohlerEng.com**



HEET TITLE:

COVER SHEET

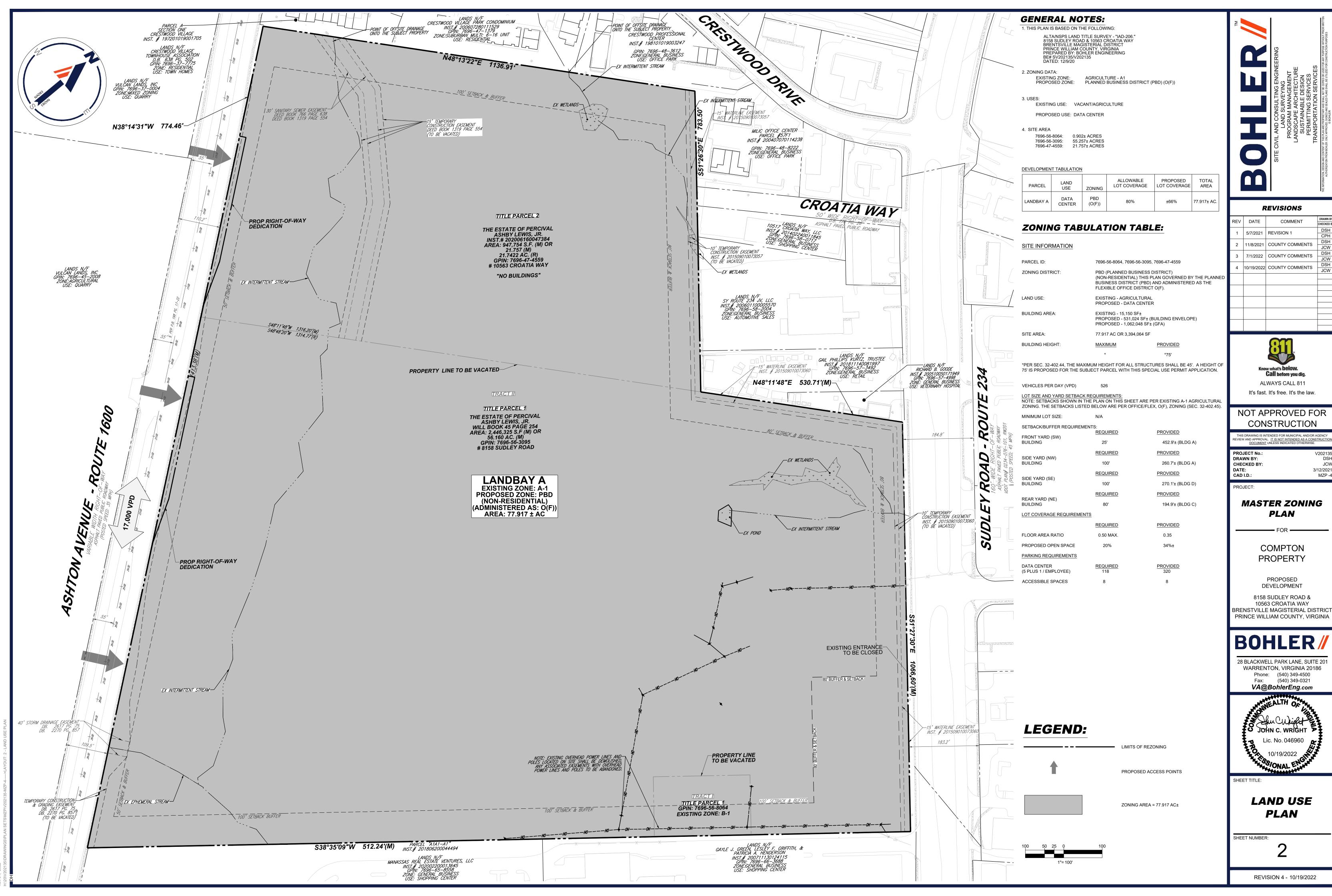
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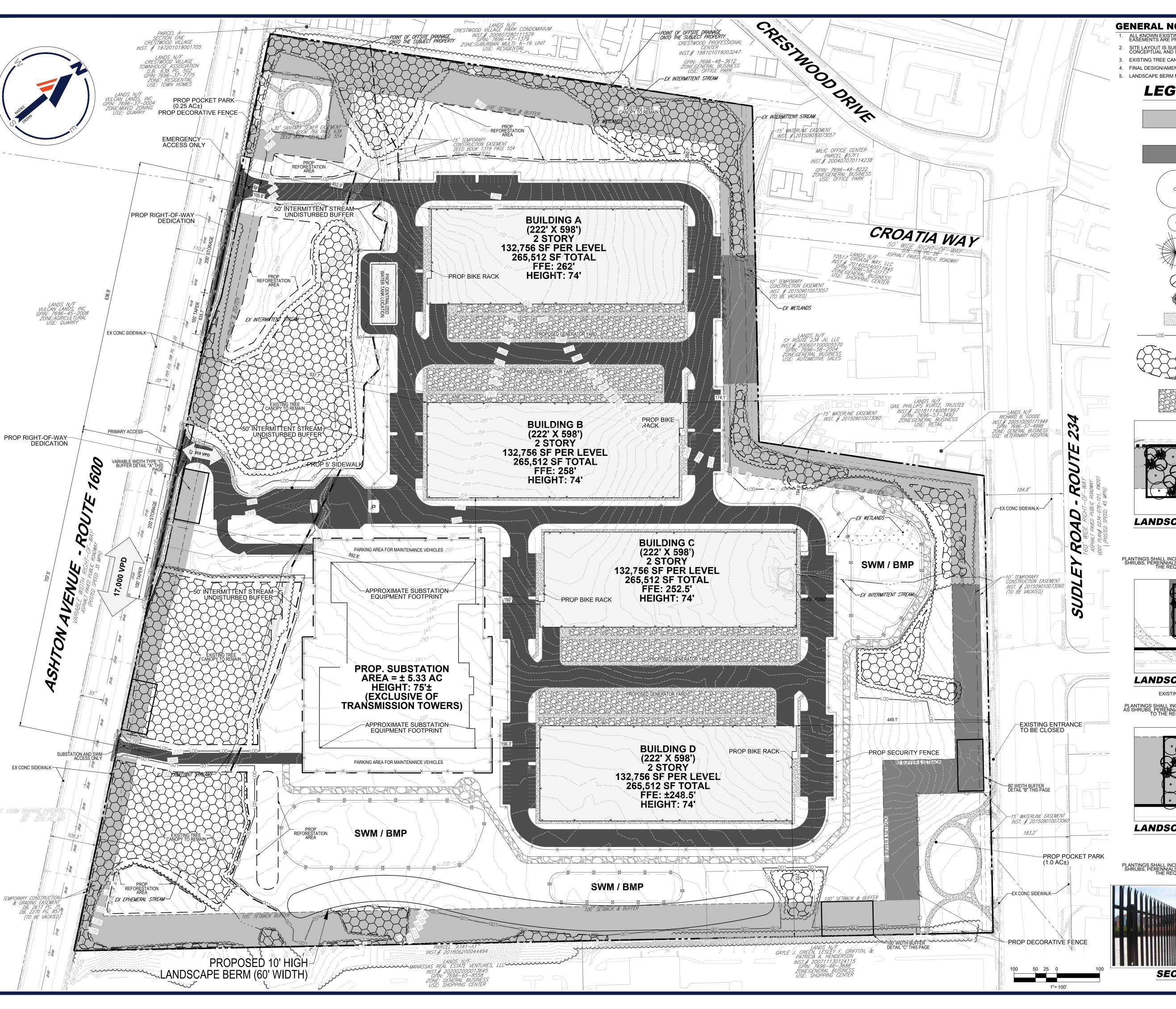
REVISION 4 - 10/19/2022

PREPARED BY





ΞV		COMMENT	5.0	
= V	DATE	COMMENT	CHECKED BY	
1	5/7/2021	REVISION 1	DSH	
'	3/1/2021	KEVISION I	CPH	
2	11/8/2021	COUNTY COMMENTS	DSH	
2	11/0/2021	COUNTY COMMENTS	JCW	
3	7/1/2022	COUNTY COMMENTS	DSH	
3	1/1/2022	COONTT COMMENTS	JCW	
4	10/10/2022	COUNTY COMMENTS	DSH	
4	10/19/2022	COONTT COMMENTS	JCW	



GENERAL NOTES

- ALL KNOWN EXISTING EASEMENTS ARE SHOWN ON THIS PLAN. IF ADDITIONA EASEMENTS ARE PRESENT, THEY WILL BE SHOWN ON THE FINAL SITE PLAN.
- 3. EXISTING TREE CANOPY RETAINED 13.6% (10.63± ACRES OF 77.917± ACRES)
- 4. FINAL DESIGN/AMENITIES OF POCKET PARK TO BE PROVIDED AT SITE PLAN.
- LANDSCAPE BERM MATERIAL TO BE MADE OF SAME COMPOSITION AS BUFFER TYPE OF

LEGEND:

BUFFER A 50' LANDSCAPE BUFFER 320 PU / 100 LINEAR FEET WITH EXISTING AND PROPOSED LANDSCAPE MATERIAL

BUFFER B 50' LANDSCAPE BUFFER 320 PU / 100 LINEAR FEET WITH PROPOSED LANDSCAPE MATERIAL

EXISTING DECIDUOUS TREE

LARGE DECIDUOUS TREE

EXISTING EVERGREEN TREE

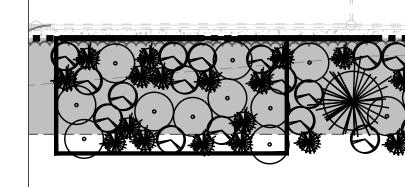
LARGE EVERGREEN TREE

(OR DECIDUOUS) TREE SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES LIMITS OF DISTURBANCE

MEDIUM EVERGREEN

EXISTING TREE CANOPY TO REMAIN

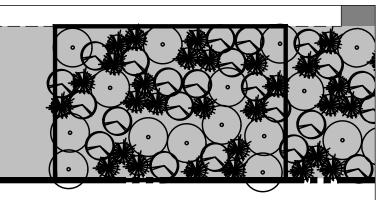
GRAVEL



LANDSCAPE BUFFER DETAIL "A" TYPE C

LANDSCAPE BUFFER DETAIL "B" 80' WIDTH LANDSCAPE AREA EXISTING AND SUPPLEMENTAL PLANTINGS TO ACHIEVE 480 PLANT UNITS/100 L.F.

SCALE: 1"=50'



LANDSCAPE BUFFER DETAIL "C"

100' WIDE LANDSCAPE AREA PROPOSED PLANTINGS TO ACHIEVE 600 PLANT UNITS/100 L.F.

PLANTINGS SHALL INCLUDE A MIX OF DECIDUOUS AND EVERGREEN TREES AS WELL AS SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES, AND SHALL BE LANDSCAPED TO THE REQUIREMENTS PER PRINCE WILLIAM COUNTY'S DCSM



SECURITY FENCE DETAIL

NOT TO SCALE

REVISIONS REV DATE COMMENT 5/7/2021 | REVISION 1 11/8/2021 | COUNTY COMMENTS 7/1/2022 | COUNTY COMMENTS 10/19/2022 COUNTY COMMENTS

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PROJECT:

MASTER ZONING PLAN

COMPTON

PROPERTY

PROPOSED DEVELOPMENT

8158 SUDLEY ROAD & 10563 CROATIA WAY RENSTVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER

28 BLACKWELL PARK LANE, SUITE 20 WARRENTON, VIRGINIA 20186 Phone: (540) 349-4500 Fax: (540) 349-0321 VA@BohlerEng.com

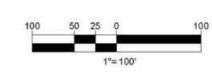
10/19/2022

SPECIAL USE PLAN AND LANDSCAPE **BUFFER PLAN**





06.15.2022 CONCEPT PLAN



NOTE:

FOR ILLUSTRATIVE PURPOSES ONLY.

NOTE:

LOCATION OF SIDEWALKS SUBJECT TO CHANGE WITH FINAL SITE PLAN
 LOCATION OF SWM FACILITY SUBJECT TO CHANGE AT FINAL SITE PLAN.

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

REVISIONS							
REV	DATE	COMMENT	DRAWN BY				
			CHECKED BY				
1	5/7/2021	REVISION 1	DSH CPH				
			DSH				
2	11/8/2021	11/8/2021 COUNTY COMMENTS					
3	3 7/1/2022 COUNTY COMMENTS		DSH				
3	7/1/2022	COONTT COMMENTS	JCW				
4	10/19/2022	COUNTY COMMENTS	DSH				
	10/10/2022	- COUNTY COMMENTS	JCW				



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 E

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 CAD I.D.:
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PROJECT

MASTER ZONING PLAN

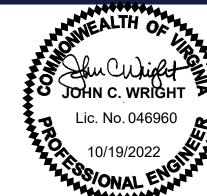
COMPTON PROPERTY

PROPOSED DEVELOPMENT

8158 SUDLEY ROAD &
10563 CROATIA WAY
BRENSTVILLE MAGISTERIAL DISTRICT

BOHLER/

8 BLACKWELL PARK LANE, SUITE WARRENTON, VIRGINIA 2018 Phone: (540) 349-4500 Fax: (540) 349-0321 **VA@BohlerEng.com**



SHEET TITLE:

ILLUSTRATIVE PLAN

EET NIIMBED:

4



8158 Sudley Road, Prince William County, Virginia

BOHLER/



ASHTON AVENUE POCKET PARK CONCEPT

8158 Sudley Road, Prince William County, Virginia

BOHLER/

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V202135

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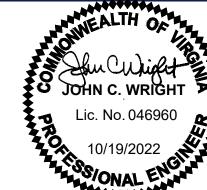
COMPTON **PROPERTY**

PROPOSED DEVELOPMENT

8158 SUDLEY ROAD & 10563 CROATIA WAY BRENSTVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

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POCKET PARK DETAILS







PROPOSED MATERIAL)

TO NORTH

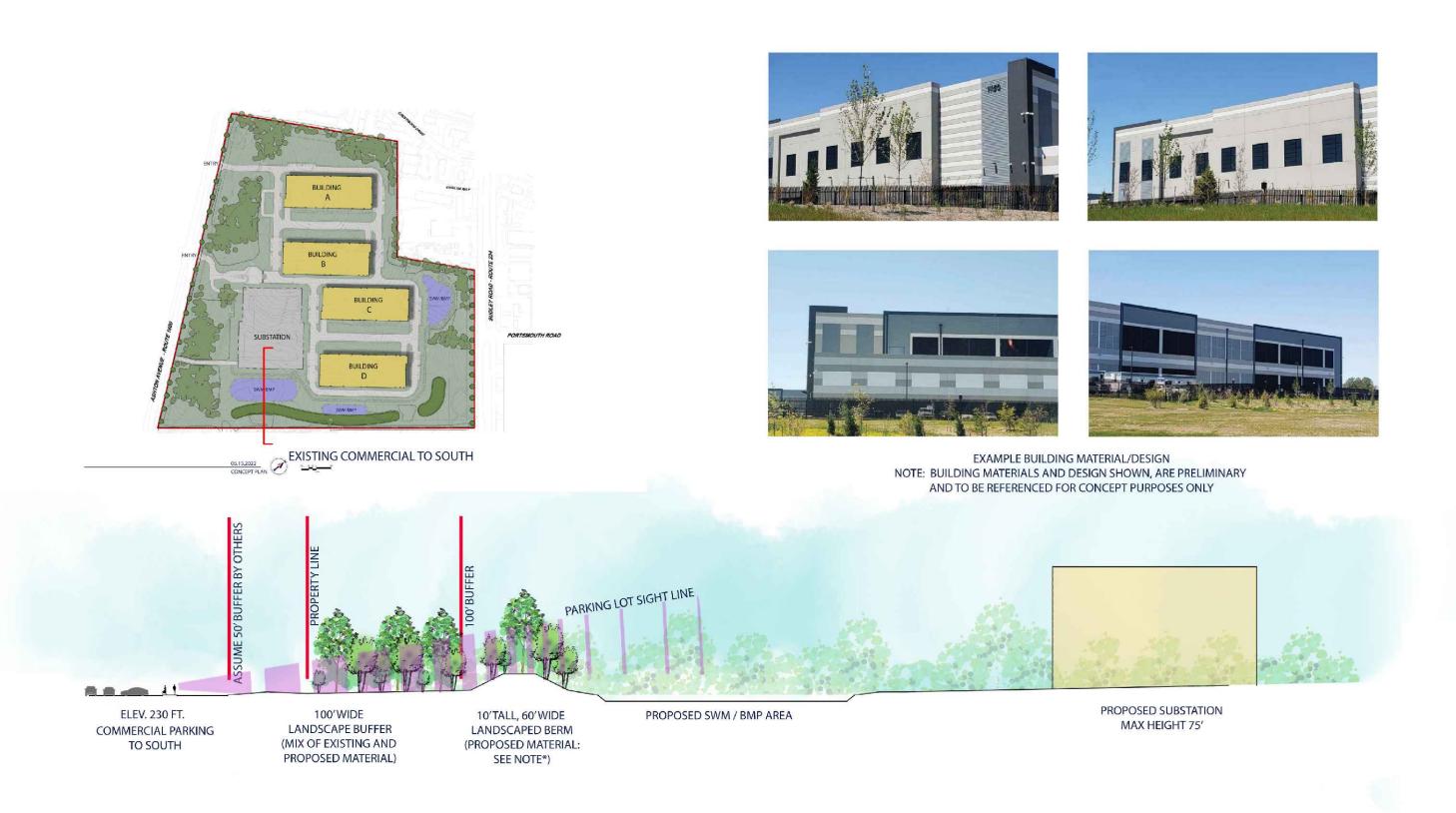
BOHLER//

PROPOSED DEVELOPMENT - MANASSAS, VA. PRINCE WILLIAM COUNTY

ADJACENT PROPERTY SITE SECTIONS NOT TO SCALE 008.26.2022

ADJACENT PROPERTY SITE SECTIONS

NOT TO SCALE 008.26.2021



BOHLER/ PROPOSED DEVELOPMENT - MANASSAS, VA. PRINCE WILLIAM COUNTY

EXISTING ROW TO WEST

* NOTE: PROPOSED LANDSCAPED MATERIAL ON BERM IS TO BE COMPRISED OF PLANTING UNITS THAT EQUATE TO A MINIMUM OF 50% EVERGREEN TREES AND SHRUBS, A MAXIMUM OF 30% LARGE DECIDUOUS TREES, AND A MAXIMUM OF 30% LARGE EVERGREEN TREES. THE OVERALL PLANTING UNIT REQUIREMENTS MAY BE REDUCED BY 30% WITH THE USE OF THE BERM. (SEE DCSM SECTION 802.12)

EXAMPLE BUILDING MATERIAL/DESIGN

NOTE: BUILDING MATERIALS AND DESIGN SHOWN, ARE PRELIMINARY

AND TO BE REFERENCED FOR CONCEPT PURPOSES ONLY

ADJACENT PROPERTY SITE SECTIONS

NOT TO SCALE 08.26.2022

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5/7/2021 | REVISION 1

COMMENT

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MASTER ZONING PLAN

COMPTON **PROPERTY**

PROPOSED

DEVELOPMENT 8158 SUDLEY ROAD & 10563 CROATIA WAY

BRENSTVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER

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STREET VIEW RENDERINGS

REVISION 4 - 10/19/2022

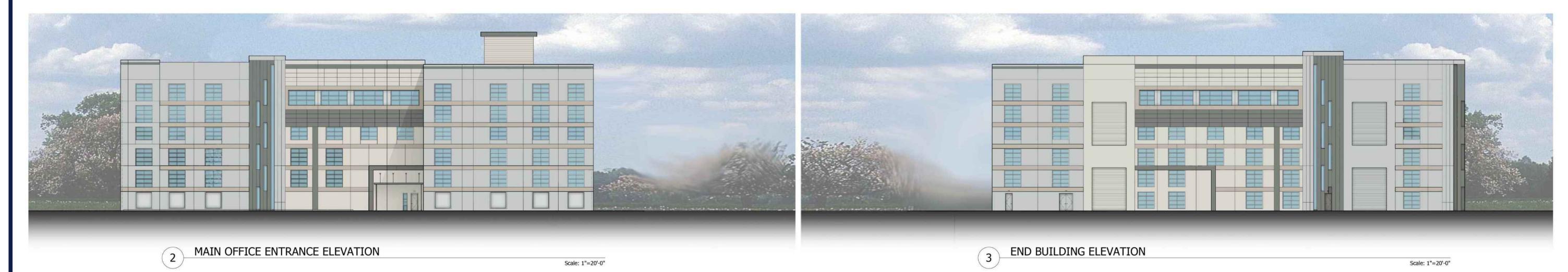


EXAMPLE BUILDING MATERIAL / DESIGN

NOTE: BUILDING MATERIALS AND DESIGN SHOWN ARE PRELIMINARY AND TO BE REFERENCED FOR CONCEPT PURPOSES ONLY. NOTE: FOR ILLUSTRATIVE PURPOSES ONLY.



Scale: 1"=20'-0"



SERVICE YARD-FACING ELEVATION NOT TO SCALE

PROPOSED EXTERIOR BUILDING DESIGNS HEREIN ARE REPRESENTATIVE OF THE FINAL EXTERIOR BUILDING DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO:

- ARTICULATION

- FENESTRATION / GLAZING - ACCENT MATERIALS (METAL PANELING OR OTHER)

- SCREENING ELEMENTS (FREESTANDING WALLS ADJACENT TO THE MAIN BUILDING/MASS)

FINAL DESIGN ELEMENTS T.B.D. AT TIME OF BUILDING PERMIT APPLICATION, IN CONFORMANCE WITH THE DESIGN COMMITMENTS INCLUDED IN THE PROFFERS AND SUBJECT TO APPROVAL IN ACCORDANCE THEREIN.



8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814 p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

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Prince William County, VA

PEL-1

SCALE: 1" = 20'-0" 24 x 36

EXAMPLE BUILDING MATERIAL / DESIGN

NOTE: BUILDING MATERIALS AND DESIGN SHOWN ARE PRELIMINARY AND TO BE REFERENCED FOR CONCEPT PURPOSES ONLY.

NOTE:

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REVISIONS REV DATE COMMENT 5/7/2021 | REVISION 1 11/8/2021 COUNTY COMMENTS 7/1/2022 | COUNTY COMMENTS 4 | 10/19/2022 | COUNTY COMMENTS



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PROJECT:

MASTER ZONING PLAN

COMPTON

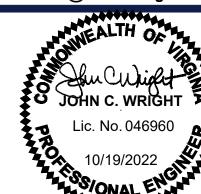
PROPERTY

PROPOSED DEVELOPMENT

8158 SUDLEY ROAD & 10563 CROATIA WAY BRENSTVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER

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BUILDING ELEVATIONS

JDA 6/28/2002

1" - 150'

PROJECT NO. 47:11084-A2 SHEET

DATE

LEGEND INTERMITTENT STREAM CHANNEL (R4) + + + + + + + PALUSTRINE FORESTED (PFO) WETLAND PALUSTRINE EMERGENT (PEM) WETLAND PALUSTRINE OPEN WATER (POW) WETLAND APPROXIMATE WETLAND DATAPOINT LOCATION APPROXIMATE PERENNIAL FLOW DETERMINATION LOCATION EXISTING FOREST STAND A White Oak (4.43-AC) NO ELOODEL AIN ON SITE Stan Stan Stan Stan

			SPECIMEN TR	REES
Tree Number	Common Name	Scientific Name	DBH (inches)	Condi
ST-1	Red Maple	Acer rubrum	32.6	God
ST-2	White Oak	Quercus alba	36	God
ST-3	White Oak	Quercus alba	33.3	God
ST-4	White Oak	Quercus alba	35.6	Fai
ST-6	White Oak	Quercus alba	36	Fai
ST-8	Swamp White Oak	Quercus bicolor	33.2	Goo
ST-9	White Oak	Quercus alba	32.5	Goo
ST-10	Chestnut Oak	Quercus prinus	30	Goo
ST-12	White Oak	Quercus alba	32	God
ST-13	White Oak	Quercus alba	47.17	Very g
ST-14	White Oak	Quercus alba	32	God
ST-15	Walnut	Juglans nigra	35	Fai
ST-16	White Oak	Quercus alba	38	Goo
ST-17	White Oak	Quercus alba	32	God
ST-18	White Oak	Quercus alba	34	Goo

ST-3	White Oak
ST-4	White Oak
ST-6	White Oak
ST-8	Swamp White
ST-9	White Oak
ST-10	Chestnut Oa
ST-12	White Oak
ST-13	White Oak
ST-14	White Oak
ST-15	Walnut
ST-16	White Oak
ST-17	White Oak
ST-18	White Oak
22772	100000000000000000000000000000000000000

	1		1	1	
ST-4	White Oak	Quercus alba	35.6	Fair	Heavy vine cover
ST-6	White Oak	Quercus alba	36	Fair	Heavy vine cover
ST-8	Swamp White Oak	Quercus bicolor	33.2	Good	Some dead limbs. No obvious sign of disease
ST-9	White Oak	Quercus alba	32.5	Good	Some vine cover
ST-10	Chestnut Oak	Quercus prinus	30	Good	Heavy vine cover
ST-12	White Oak	Quercus alba	32	Good	Some dead limbs. No obvious sign of disease
ST-13	White Oak	Quercus alba	47.17	Very good	Few dead limbs
ST-14	White Oak	Quercus alba	32	Good	Double trunk.Some dead limbs. No obvious sign of disease
ST-15	Walnut	Juglans nigra	35	Fair	Heavy vine cover. Heavy root exposure
ST-16	White Oak	Quercus alba	38	Good	Some dead limbs. No obvious sign of disease
ST-17	White Oak	Quercus alba	32	Good	Heavy vine cover. Some missing bark
ST-18	White Oak	Quercus alba	34	Good	Some dead limbs. No obvious sign of disease
ST-19	White Oak	Quercus alba	44	Very good	No signs of disease
ST-20	Walnut	Juglans nigra	32	Good	Some dead limbs. Missing bark. Exposed roots
ST-21	White Oak	Quercus alba	32	Good	Some dead limbs. No obvious sign of disease
ST-22	Red Oak	Quercus falcata	30	Good	Some vine cover. Few dead limbs
ST-23	Red Oak	Quercus falcata	30	Good	Some dead limbs. No obvious sign of disease
ST-24	White Oak	Quercus alba	32	Good	Some dead limbs. No obvious sign of disease
	The second secon				

Quercus falcata

ST-2	White Oak	Quercus alba
ST-3	White Oak	Quercus alba
ST-4	White Oak	Quercus alba
ST-6	White Oak	Quercus alba
ST-8	Swamp White Oak	Quercus bicolor
ST-9	White Oak	Quercus alba
ST-10	Chestnut Oak	Quercus prinus
ST-12	White Oak	Quercus alba
ST-13	White Oak	Quercus alba
ST-14	White Oak	Quercus alba
ST-15	Walnut	Juglans nigra
ST-16	White Oak	Quercus alba
ST-17	White Oak	Quercus alba
ST-18	White Oak	Quercus alba
ST-19	White Oak	Quercus alba

me dead limbs. No obvious sign of disease Some vine cover. Few dead limbs me dead limbs. No obvious sign of disease me dead limbs. No obvious sign of disease White Oak Good Quercus alba Some dead limbs. No obvious sign of disease Good Some dead limbs. No obvious sign of disease Walnut Juglans nigra White Oak Very good Quercus alba Some dead limbs. No obvious sign of disease White Oak Quercus alba Good Some dead limbs. No obvious sign of disease Good Quercus alba

WETLAND A (PFO

0.03-AC

Stand D

PROPERTY BOUNDARY (77-AC) PERVIOUS SURFACE (43.56-AC)

IMPERVIOUS SURFACE (34.34-AC) EXISTING TREE LINE

PROPOSED CONSERVED FORESTED AREAS (9.40-AC)

EXISTING FOREST STAND B Eastern Red Cedar (2.34-AC) EXISTING FOREST STAND C White Oak (13.36-AC)

EXISTING FOREST STAND D Red Oak (3.78)

LIMITS OF DISTRUBANCE 53B HIGHLY ERODIBLE SOIL

STORM WATER MANAGEMENT PONDS STORM WATER GRAVEL ACCESS ROAD

*WATER FEATURES WERE DELINEATED BY ECS ON DECEMBER 4, 2021 AND LOCATED USING A SUB-METER ACCURACY GPS UNIT

2. **WATER FEATURES DEPICTED HEREIN SHOULD BE CONSIDERED PRELIMINARY UNTIL CONFIRMED BY REGULATORY PERSONNEL.

NO MAPPED RPA ON SITE-PENDING COUNTY REGULATORY REVIEW

4.	NO FLOODFLAIN ON SITE
5.	SPECIMEN TREES HAVE BEEN LOCATED USING A SUB-METER ACCURACRY GPS

				Map Unit	Highly Erodible Soil
				4B	Arcola silt loam 2 to 7 percent
orest Stand	Forest Cover Type	Dominant class	Age	13 C	Catlet-Sycoline Complex 7 to 15 perce slopes
and A	White Oak	>20"	Very Mature	31 C	Jackland-Haymarket Complex 7 to 15
and B	Eastern Red Cedar	>8"-12"	Medium aged	310	percent slopes
and C	White Oak	>20"	Very mature	50 D	Sycoline-Kelly Complex 2 to 7 percer
and D	Northern Red oak	>8"-12"	Medium aged	53 B	slopes

DBH (inches) Condition

Good

Good

Good

Good

Very Good

Condition Comments

Some dead limbs. No obvious sign of disease

Some dead limbs. No obvious sign of disease Double trunk. Some dead limbs. No obvious sign of

disease

No sign of disease

Some dead limbs. No obvious sign of disease

Heavy vine cover but in very good condition

	ST-1	Red Maple
	ST-2	White Oak
	ST-3	White Oak
Ì	ST-4	White Oak
Ī	ST-6	White Oak
1	ST-8	Swamp White
1	ST-9	White Oak
1	ST-10	Chestnut O
Ī	ST-12	White Oak
	ST-13	White Oak
	ST-14	White Oak
1	ST-15	Walnut
1	ST-16	White Oak
1	ST-17	White Oak
1	ST-18	White Oak
İ	ST-19	White Oak
Ī	ST-20	Walnut
	ST-21	White Oak
1	ST-22	Red Oak

SCALE (IN FEET)

ST-25

ST-26 ST-27 ST-29 ST-31 White Oak ST-32 White Oak Quercus alba

Red Oak

BASE MAPPING SOURCE: POINTFINDER SUITE

ROUTE 1600

HSH NOTHER

0

ECS REVISIONS

ENGINEER DRAFTING JDA SCALE

MM-DD-YYYY

JDA 6/28/2002 ENGINEER DRAFTING

SCALE

1" - 150' PROJECT NO. 47:11084-A2

SHEET MM-DD-YYYY DATE

INTERMITTENT STREAM CHANNEL (R4) + + + + + + + PALUSTRINE FORESTED (PFO) WETLAND PALUSTRINE EMERGENT (PEM) WETLAND PALUSTRINE OPEN WATER (POW) WETLAND

LEGEND

APPROXIMATE WETLAND DATAPOINT LOCATION

APPROXIMATE PERENNIAL FLOW DETERMINATION LOCATION

PROPERTY BOUNDARY (77-AC)

IMPERVIOUS SURFACE (34.34-AC)

EXISTING TREE LINE

PROPOSED CONSERVED FORESTED AREAS (9.40-AC) EXISTING FOREST STAND A White Oak (4.43-AC)

PERVIOUS SURFACE (43.56-AC)

EXISTING FOREST STAND B Eastern Red Cedar (2.34-AC) EXISTING FOREST STAND C White Oak (13.36-AC)

EXISTING FOREST STAND D Red Oak (3.78)

LIMITS OF DISTRUBANCE 53B HIGHLY ERODIBLE SOIL

STORM WATER MANAGEMENT PONDS STORM WATER GRAVEL ACCESS ROAD

*WATER FEATURES WERE DELINEATED BY ECS ON DECEMBER 4, 2021 AND LOCATED

USING A SUB-METER ACCURACY GPS UNIT 2. **WATER FEATURES DEPICTED HEREIN SHOULD BE CONSIDERED PRELIMINARY UNTIL

CONFIRMED BY REGULATORY PERSONNEL. NO MAPPED RPA ON SITE-PENDING COUNTY REGULATORY REVIEW

NO FLOODPLAIN ON SITE

ST-26

ST-27

ST-29

ST-31

ST-32

ST-33

Walnut

White Oak

White Oak

White Oak

White Oak

Red Oak

Juglans nigra

Quercus alba

Quercus alba

Quercus alba

Quercus alba

Quercus falcata

SPECIMEN TREES HAVE BEEN LOCATED USING A SUB-METER ACCURACRY GPS

				Map Unit 4B	Highly Erodible Soil	
					Arcola silt loam 2 to 7 percent	
Forest Stand	Forest Cover Type	Dominant class	Age	13 C	Catlet-Sycoline Complex 7 to 15 percen slopes	
Stand A	White Oak	>20"	Very Mature	31 C	Jackland-Haymarket Complex 7 to 15	
Stand B	Eastern Red Cedar	>8"-12"	Medium aged	010	percent slopes	
Stand C	White Oak	>20"	Very mature	52 B	Sycoline-Kelly Complex 2 to 7 percent	
Stand D	Northern Red oak	>8"-12"	Medium aged	53 B	slopes	

SPECIMEN TREES

Tree Number	Common Name	Scientific Name	DBH (inches)	Condition	Condition Comments
ST-1	Red Maple	Acer rubrum	32.6	Good	Some dead limbs. No obvious sign of disease
ST-2	White Oak	Quercus alba	36	Good	Some dead limbs. No obvious sign of disease
ST-3	White Oak	Quercus alba	33.3	Good	Double trunk.Some dead limbs. No obvious sign of disease
ST-4	White Oak	Quercus alba	35.6	Fair	Heavy vine cover
ST-6	White Oak	Quercus alba	36	Fair	Heavy vine cover
ST-8	Swamp White Oak	Quercus bicolor	33.2	Good	Some dead limbs. No obvious sign of disease
ST-9	White Oak	Quercus alba	32.5	Good	Some vine cover
ST-10	Chestnut Oak	Quercus prinus	30	Good	Heavy vine cover
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ST-22	Red Oak	Quercus falcata	30	Good	Some vine cover. Few dead limbs
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ST-24	White Oak	Quercus alba	32	Good	Some dead limbs. No obvious sign of disease
ST-25	White Oak	Quercus alba	32	Good	Some dead limbs. No obvious sign of disease

Good

Very good

Good

Good

Good

Very Good

Some dead limbs. No obvious sign of disease

No sign of disease

Some dead limbs. No obvious sign of disease

Some dead limbs. No obvious sign of disease

Some dead limbs. No obvious sign of disease

Heavy vine cover but in very good condition





MAIN OFFICE ENTRANCE ELEVATION

Scale: 1"=20'-0"

3 END BUILDING ELEVATION

Scale: 1"=20'-0"



SERVICE YARD-FACING ELEVATION

NOT TO SCALE

PROPOSED EXTERIOR BUILDING DESIGNS HEREIN ARE REPRESENTATIVE OF THE FINAL EXTERIOR BUILDING DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO:

- MASSING - ARTICULATION

- FENESTRATION / GLAZING

- ACCENT MATERIALS (METAL PANELING OR OTHER)
- SCREENING ELEMENTS (FREESTANDING WALLS ADJACENT TO THE MAIN BUILDING/MASS)

FINAL DESIGN ELEMENTS T.B.D. AT TIME OF BUILDING PERMIT APPLICATION, IN CONFORMANCE WITH THE DESIGN COMMITMENTS INCLUDED IN THE PROFFERS AND SUBJECT TO APPROVAL IN ACCORDANCE THEREIN.

먬

PENNEY DESIGN GROUI

8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814 p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

CONFIDENTIAL

NOT FOR DISTRIBUTION

PRIVILEGED, CONFIDENTIAL AND SECURE INFORMATION INTENDED FOR USE WITHIN DESIGNATED TEAM ONLY. DISCLOSE ON A NEED-TO-KNOW BASIS AND ONLY SHARE WITH EXTERNAL PARTIES UNDER NON-DISCLOSURE AGREEMENTS. DISTRIBUTION OF THESE DOCUMENTS IS TO BE HELD TO A MINIMUM.

PROPOSED BUILDING ELEVATIONS

Prince William County, VA

PEL-1

SCALE:
1" = 20'-0"
24 x 36

EXAMPLE BUILDING MATERIAL / DESIGN
NOTE: BUILDING MATERIALS AND DESIGN
SHOWN ARE PRELIMINARY AND TO BE

REFERENCED FOR CONCEPT PURPOSES ONLY.

NOTE:

FOR ILLUSTRATIVE PURPOSES ONLY.

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS						
REV	DATE	COMMENT	DRAWN BY CHECKED BY			
1	5/7/2021	REVISION 1	DSH CPH			
2	11/8/2021	COUNTY COMMENTS	DSH JCW			
3	7/1/2022	COUNTY COMMENTS	DSH JCW			
4	10/19/2022	COUNTY COMMENTS	DSH JCW			



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: V20213:
DRAWN BY: DSF
CHECKED BY: JCV
DATE: 3/12/202
CAD I.D.: MZP --

PROJECT:

MASTER ZONING PLAN

COMPTON

PROPERTY

PROPOSED DEVELOPMENT

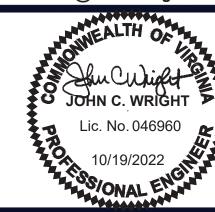
8158 SUDLEY ROAD & 10563 CROATIA WAY BRENSTVILLE MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER/

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321

VA@BohlerEng.com



SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER

7

REVISION 4 - 10/19/2022

Nov 04, 2022

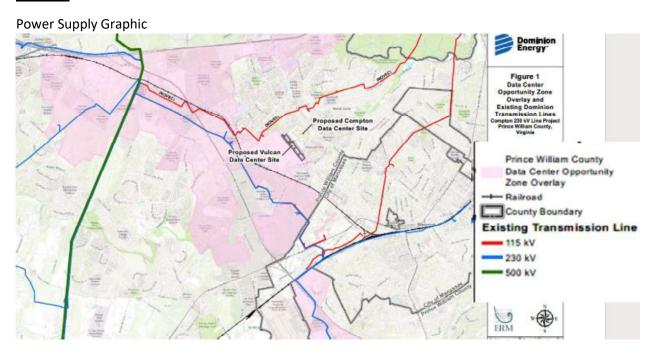
Attachment F



BY EMAIL Christopher Perez July 1, 2022

Page Thirty-one

Exhibit C



PAGE 1 OF 1

VIRGINIA DEPARTMENT OF TRANSPORTAT PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				ΓΙΟΝ		TIA - NOT REQUIRED	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
	COUNTY PROJECT NUMBER: REZ2021-00019; SUP-2021-00030 DEVELOPER/ENG ENGINEERING			GINEER: BOH	HLER	REVIEWER(S): HIREN C JOSHI	DATE: 08/15/2022
Proji	PROJECT NAME: COMPTON PROPERTY REVIEW PHASE & SUBMISSION RZA				DISCIPLINE: PWC LAND USE		
ITEM No.	DWG. NO. ⁽¹⁾ COMMENTS		COMMENT CATEGORY		RESPONSE ⁽²⁾ DATE: 7/1/2022	FINAL DISPOSITION ⁽³⁾	
3.01	MZP Spacing of the proposed site entrances should be labelled with dimensions from the adjacent entrances/intersections along Ashton Avenue. VDOT Access management standards should be met with the proposed spacing of the entrances along Ashton Ave.		1				
3.02	Address the left turn requirements for the site access along Ashton Avenue with VDOT warrants and showing the lane configuration with dimensions, if existing.		1				
3.03	Plan shows emergency site access off Ashton Blvd. at Sta. 13+50. Is there a provision of a gate and how are the regular accesses controlled?		1				

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

⁽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.

HISTORICAL COMMISSION RESOLUTION

MOTION:

PORTA

February 8, 2022

Regular Meeting

SECOND:

BROWN

Res. No. 22-012

RE:

LAND DEVELOPMENT RECOMMENDATIONS

ACTION:

APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

Case Number	<u>Name</u>	Recommendation
REZ2021-00019	Compton Property 2nd Submission	Conduct an architectural survey
		and record all buildings and
		structures.
		Provide first right of refusal to
		the County to salvage historic
		building materials.
		Applicant to fabricate and
		install 3 or 4 interpretive signs
		in the planned pocket parks
		with content provided by the
		Historical Commission on 3
		subjects - the Lewis family,
		dairy farming and the Civil War.
SUP2021-00030	Compton Property 2nd Submission	No Further Work
CPA2021-00005	Compton Property 2nd Submission	No Further Work
SUP2022-00015	River Ridge Energy Center	No Further Work

Case Number	Name	Recommendation
PFR2021-00024	River Ridge Energy Center	No Further Work
	D. L Tarker da Park	Table
REZ2022-00015	Potomac Technology Park	Table
SUP2022-00016	Potomac Technology Park	Table
PFR2022-00001	Rixlew Substation	Cemetery delineation. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2022-00017	Love Church	No Further Work
CPA2021-00004	PW Digital Gateway – 2 nd Submission	Request applicant provide specific responses to previous Historical Commission recommendations and include citations as appropriate. For Comprehensive Plan Amendment (CPA): Recommend splitting the parcel into South and North sections (see attached map). Southern Section - keep existing land use or change to Parks and Open Space (P&OS). Northern Section - before decision on the CPA, request an Architectural Survey and Evaluation of above ground resources; those above ground resources eligible for listing on the National Register of Historic Places should be preserved in place.
		Northern Section - mitigation so any new buildings,

February 8, 2022 Regular Meeting Res. No. 22-012 Page 3

Case Number	<u>Name</u>	<u>Recommendation</u>
		structures, power lines, towers are not visible from the Manassas National Battlefield Park.
		Northern Section - request Phase I study with a rezoning application and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
		If rezoning is requested: Southern section same as CPA recommendation.
		Cemeteries - in all sections to be preserved in place with enhanced preservation area/buffers.

Votes:

Ayes: by acclamation

Nays: None

Abstain: Henson

Absent from Vote: None

Absent from Meeting: Brace, Carter, Moser, Sargo, Shockley

MOTION CARRIED

ATTEST:

Secretary to the Commission

MOTION: LAWSON July 20, 2021

Regular Meeting

SECOND: BODDYE Res. No. 21-443

RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #CPA2021-00005, COMPTON

PROPERTY - AMAZON DATA SERVICES - BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors (Board) may consider amendments to the Comprehensive Plan; and

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Long Range Land Use designation for approximately ±77.917 acres (Property) from General Commercial (GC) and Suburban Residential Medium (SRM) to Flexible Use Employment Center (FEC) for three (3) parcels identified on County maps as GPINs 7696-56-8064, 7696-56-3095, and 7696-47-455979; and

WHEREAS, initiation allows for a more detailed analysis of the requested use and impact on Prince William County; and

WHEREAS, the initiation is for a targeted industry use as identified by the Board to support a robust economy; and

WHEREAS, this request aligns and compliments the initiation of the Data Center Opportunity Zone Overlay District by the Board on May 18, 2021; and

WHEREAS, initiation would provide an opportunity to align decisions regarding technology and connectivity options with the Technology and Connectivity Chapter; and

WHEREAS, County staff recommends that the Board initiate this Comprehensive Plan Amendment; and

WHEREAS, the Board finds that initiation of the Comprehensive Plan Amendment guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan for GPINs 7696-56-8064, 7696-56-3095, and 7696-47-455979 from General Commercial (GC) and Suburban Residential Medium (SRM) to Flexible Use Employment Center (FEC).

July 20, 2021 Regular Meeting Res. No. 21-443 Page Two

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Wheeler

Nays: Candland, Vega
Absent from Vote: None
Absent from Meeting: None

For Information:

Planning Director

Mr. Kevin MacWhorter 11911 Freedom Drive, suite 300 Reston, VA 20190

ATTEST: <u>Andrea P. Madden</u>

Clerk to the Board