



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

August 26, 2016

TO: Planning Commission

FROM: Stephen L. Donohoe
Planning Office

RE: REZ2016-00024, Bethlehem Technology Park
Brentsville Magisterial District

I. Background is as follows:

- A. Request - This is a request to rezone \pm 45.46 acres from M-1, Heavy Industrial, O(F) Office Flex, and A-1, Agricultural, to M-2, Light Industrial, to allow for the development of the Property in accordance with M-2 development standards. The rezoning will supersede the proffers (PLN2001-00269) that currently govern a portion of the property.

Uses/Features	Existing	Proposed Zoning
Zoning	M-1, Heavy Industrial A-1, Agricultural O(F), Office Flex	M-2, Light Industrial
Use(s)	Undeveloped / Site contains a cemetery Proffered: Office & Heavy Industrial Uses	Uses permitted in the M-2 zoning district (anticipated use: Data Center)
Access	Unspecified	One (Bethlehem Rd. access only)

- B. Site Location - The site is located on the west side of Bethlehem Rd., approximately 2,700 ft. north and west of the intersection of Bethlehem Rd. and Sudley Manor Dr. (see maps in Attachment A). The property is identified on County maps as GPIN(s) 7596-78-4210, 7596-68-3426, 7596-68-8661, 7596-58-7415, and 7596-67-1565(pt).

- C. Comprehensive Plan - The site is designated EI, Industrial Employment, FEC, Flexible Use Employment Center, and REC, Regional Employment Center, in the Comprehensive Plan.
- D. Zoning -The subject site is zoned M-1, Heavy Industrial, O(F) Office Flex, and A-1, Agricultural. The site is located within the Prince William Parkway/ Route 234 Bypass Highway Corridor Overlay District (HCOD), and the Data Center Opportunity Zone Overlay District.
- E. Surrounding Land Uses – The site is bordered by or adjacent to, industrial uses, vacant parcels, and a number of residential properties.

II. Current Situation is as follows:

- A. Planning Office Recommendation - Staff recommends approval subject to the proffers dated July 29, 2016, for the following reasons:
 - The proposed zoning district, M-2, Light Industrial, is intended to allow for development that is consistent with the EI, Industrial Employment, and FEC, Flexible Use Employment Center land use classifications of the Comprehensive Plan. Additionally, the surrounding land uses are primarily industrial.
 - The proposed technology park may be developed with a data center use that is permitted by-right in the M-2, Light Industrial, zoning district. The property is located within the Data Center Opportunity Zone Overlay District as identified in the Zoning Ordinance.
 - Impacts of the development have been assessed and mitigation has been provided as proffered and through design details provided on the proffered GDP. Such mitigation measures include buffers, screening, cemetery buffer and access, etc.
- B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for September 7, 2016.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
 - 1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the FEC, EI & REC designations?
 - 2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2014?
- B. Community Input - Have members of the community raised any issues?
- C. Other Jurisdictional Comments - Have other jurisdictions raised any issues?
- D. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?

E. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

A. Recommend approval of REZ2016-00024, Bethlehem Technology Park, subject to the proffers dated July 29, 2016.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use - The site is classified EI, Industrial Employment and FEC, Flexible Use Employment Center, with a small area of the property classified REC, Regional Employment Center. This proposal is to rezone the property from A-1, Agricultural, M-1, Heavy Industrial, and O(F), Office Flex, to M-2, Light Industrial. The M-2 district allows for development that is consistent with policies of the EI and FEC land use classifications.
- b) Level of Service (LOS) - The level of service impacts related to the request would be mitigated by the proffered monetary contributions as follows:

Water Quality	\$75 per acre	45.46 acres	\$3,409.50
Fire and Rescue	\$0.61 per building SF	+/-740,000 SF (estimate max. building area)	\$451,400.00
Total			\$454,809.50

2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
3. Other Jurisdictional Comments - The subject site is located outside the required notification area, therefore, no other jurisdictions reviewed the application.
4. Legal Uses of the Property – Those uses allowed in the M-2, Light Industrial, zoning district would be permitted. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing - The Planning Commission has until December 6, 2016, 90 days from the first public hearing date, to take action on this proposal. Approval of the rezoning would meet the 90-day requirement.

B. Recommend denial of REZ2016-00024, Bethlehem Technology Park.

1. Comprehensive Plan

- a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain EI, Industrial Employment, FEC, Flexible Use Employment Center, and REC, Regional Employment Center. The site would remain split zoned amongst three zoning districts, A-1, Agricultural, M-1, Heavy Industrial, and O(F) Office Flex.
- b) Level of Service - Denial would not have any impact on the existing level of service.

2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

3. Other Jurisdictional Comments - The subject site is located outside the required notification area, therefore, no other jurisdictions reviewed the application.

4. Legal Uses of the Property – The rezoning site could be developed with uses permitted in the M-1, Heavy Industrial, and O(F), Office Flex, zoning districts, as proffered per REZ #PLN2001-00269. The portion of the site zoned A-1, Agricultural, could be developed with uses permitted in the A-1 district. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.

5. Timing - The Planning Commission has until December 6, 2016, 90 days from the first public hearing date, to take action on this proposal. Denial of the rezoning would meet the 90-day requirement.

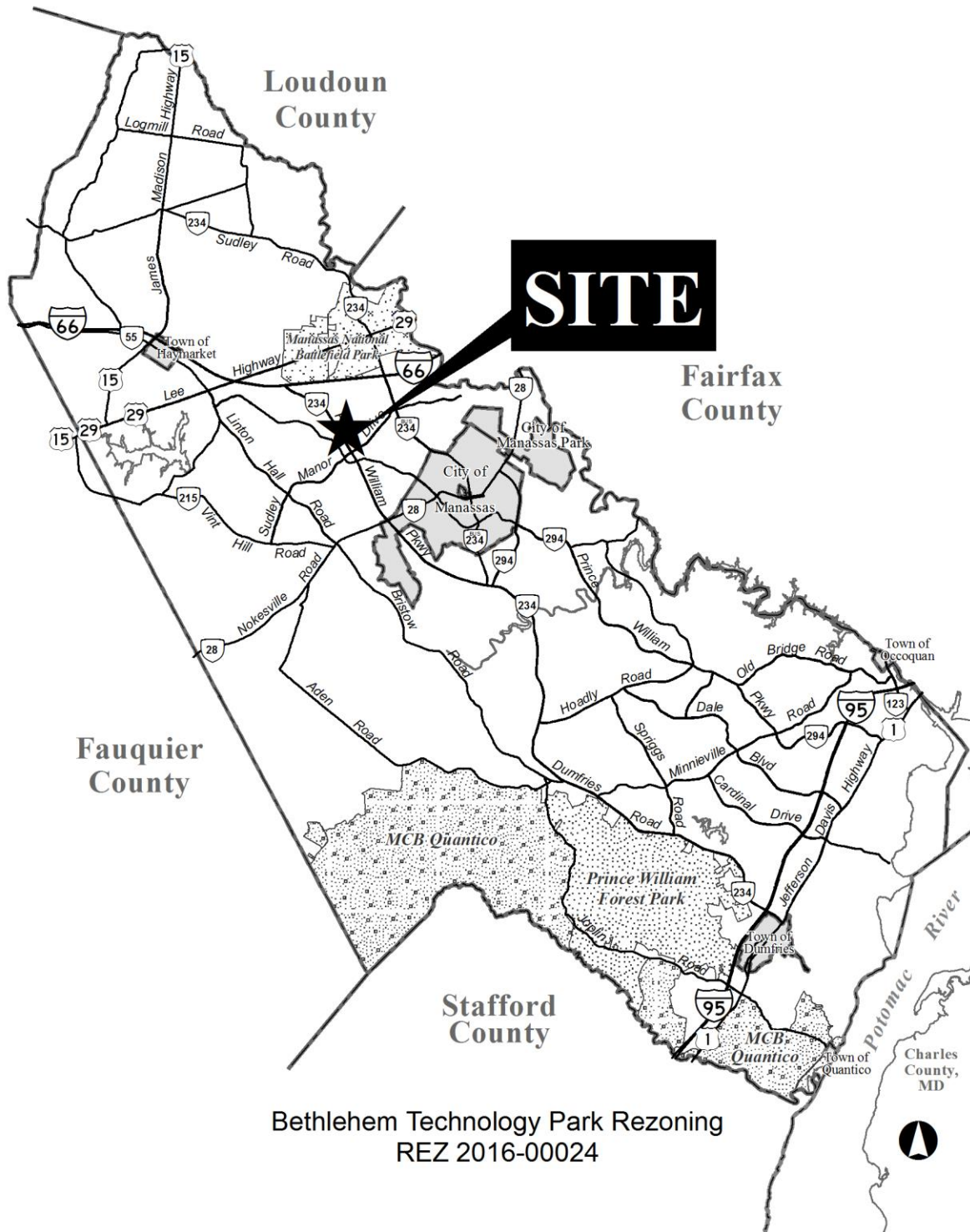
V. Recommendation is that the Planning Commission accepts Alternative A and recommends approval of REZ2016-00024, Bethlehem Technology Park, subject to the proffers dated July 29, 2016.

Staff: Stephen L. Donohoe, X5282

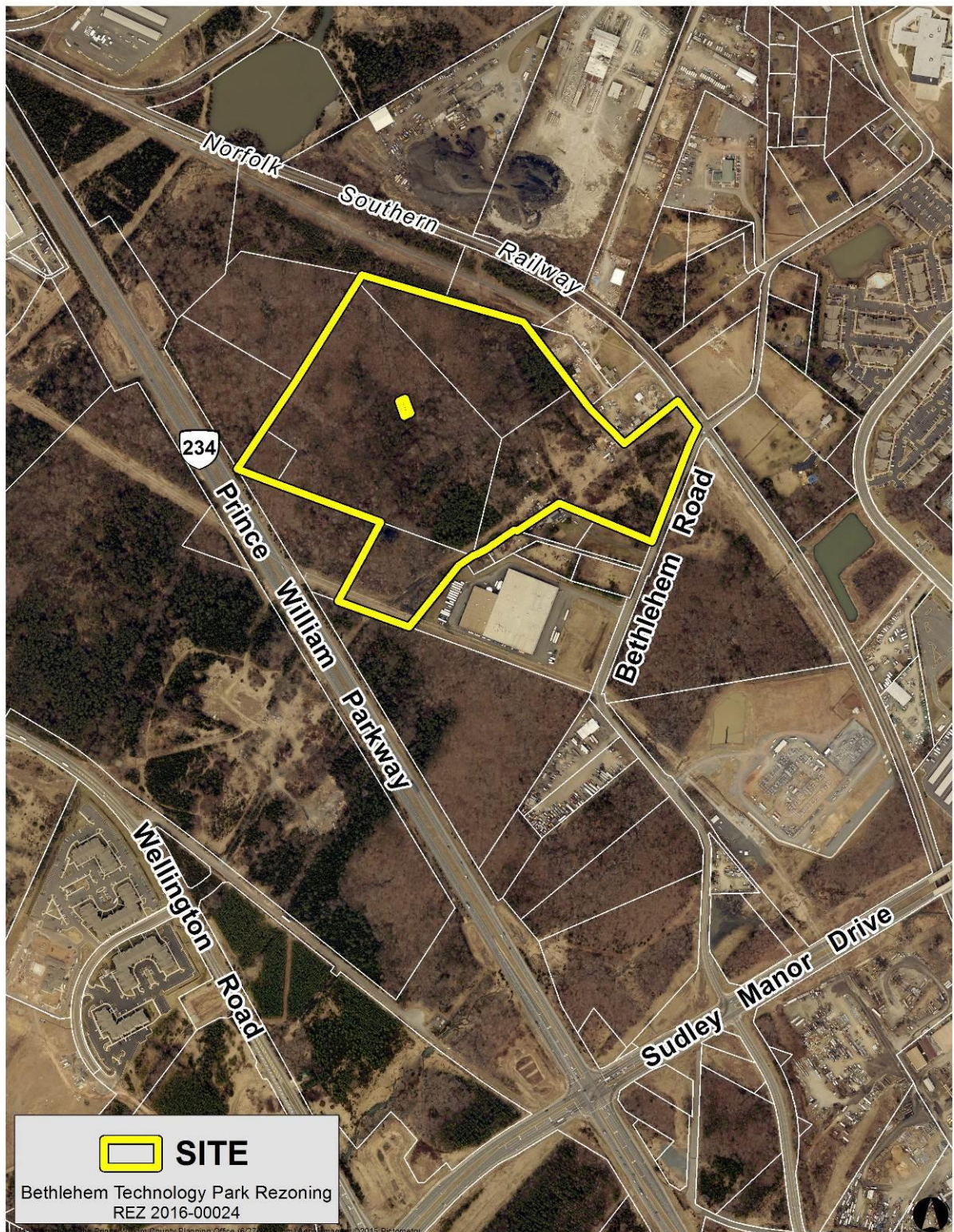
Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proffer Statement and GDP
- D. Rezoning Plat
- E. Bethlehem Road Improvement Plan
- F. Environmental Constraints Analysis
- G. Historical Commission Resolution

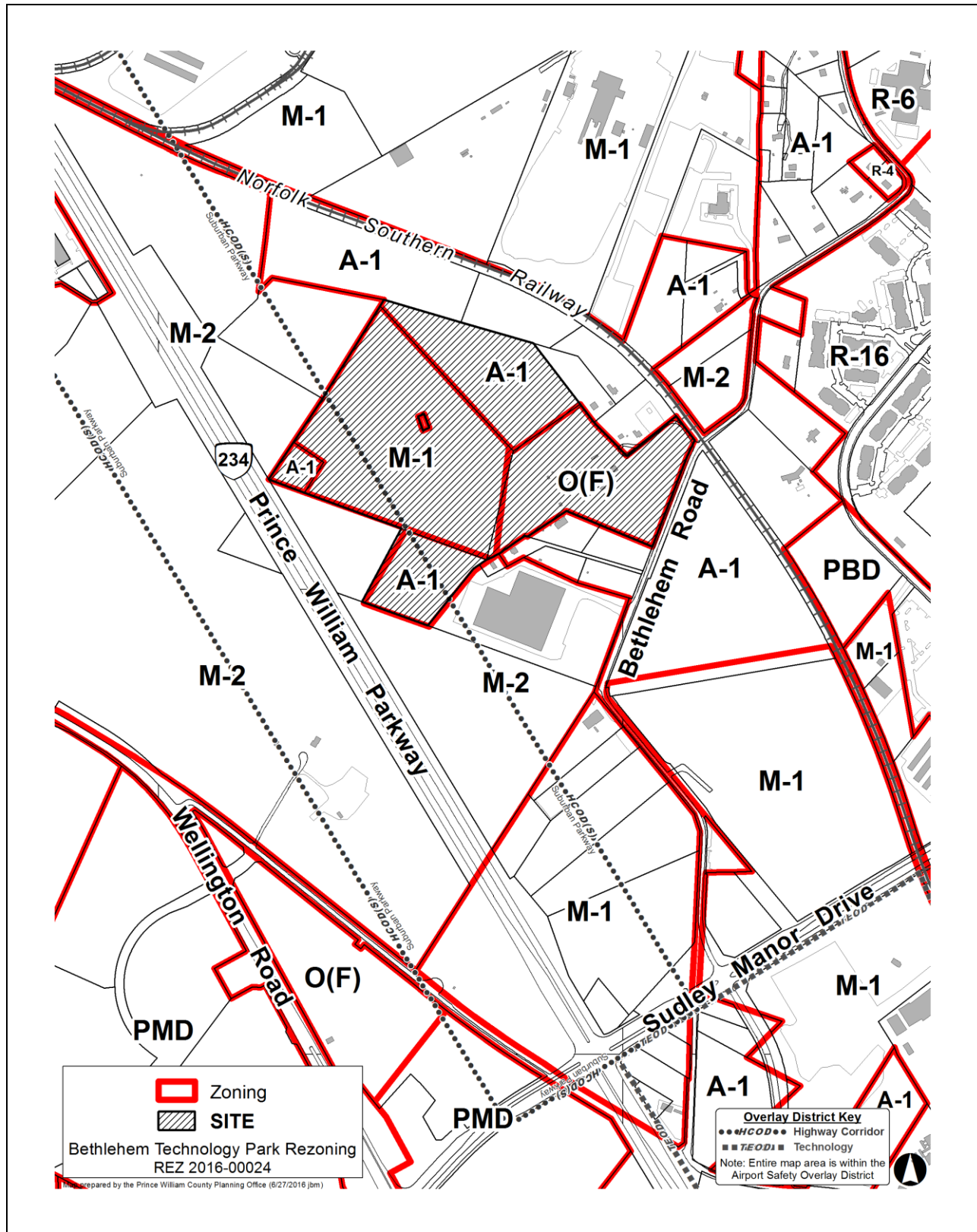
Attachment A – Maps
VICINITY MAP



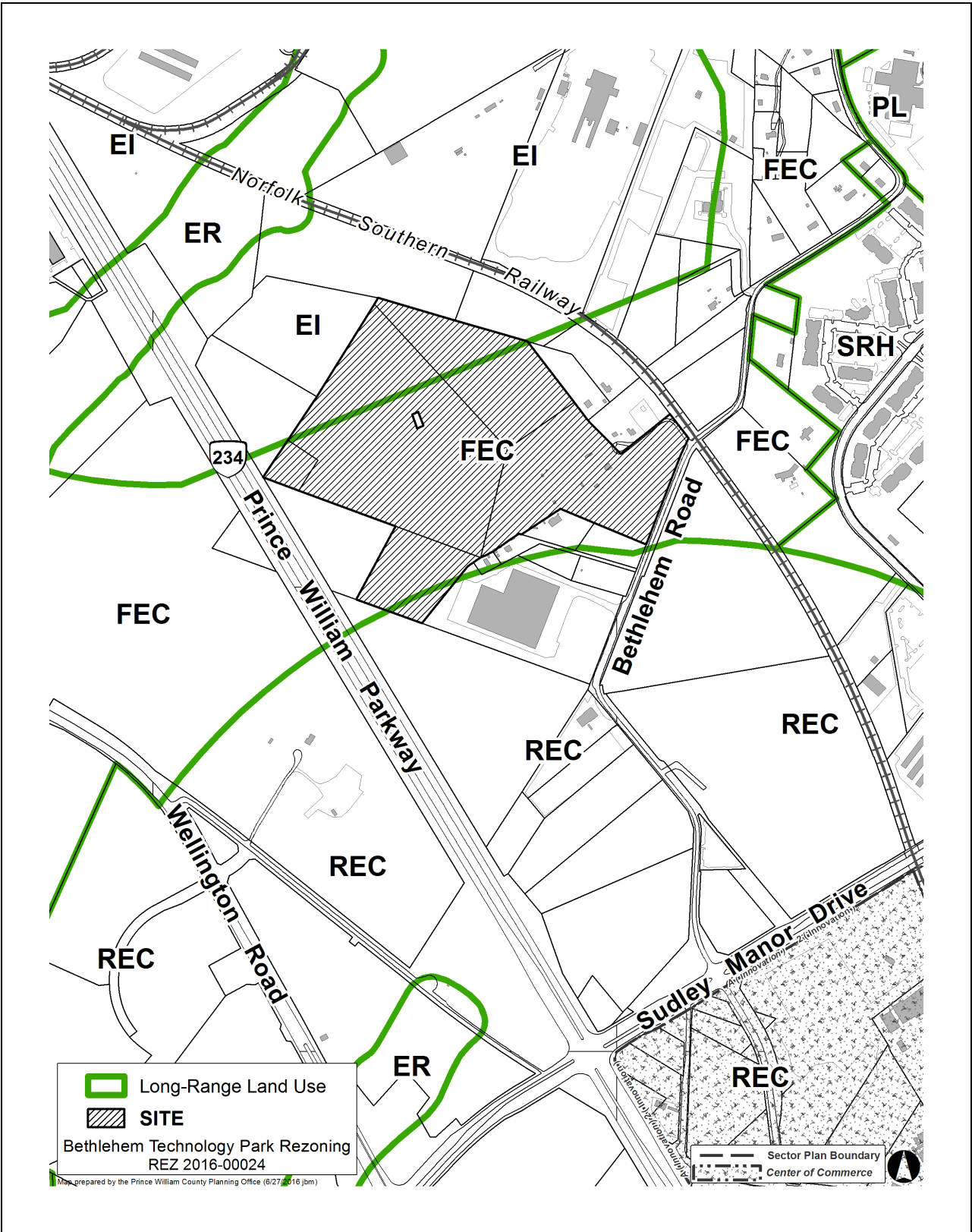
Attachment A – Maps
AERIAL MAP



Attachment A – Maps EXISTING ZONING MAP



Attachment A – Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency
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Staff Recommendation: Approval

This 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	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	No
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Industrial, ROW: Norfolk Southern Railroad, vacant properties	EI & ER	A-1, M-2 & M-1
South	Industrial & vacant properties	FEC & REC	M-2, A-1 & M-1
East	Industrial, vacant & residential properties	EI, FEC & SRH	A-1, M-1, R-16 & PBD
West	Industrial & vacant properties	EI, FEC & ER	M-2

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 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, 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.

The site is located within the development area of the County and is classified as EI, Industrial Employment, FEC, Flexible Use Employment Center, and REC, Regional Employment Center.

Long-Range Land Use Plan Classification	Land Uses Intended
Industrial Employment (EI)	The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and the Design and Construction Standards Manual. Primary uses in the EI are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI project area. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI-designated area, the more intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI and adjacent areas designated or developed for different uses. Performance standards for off-site impacts – such as dust, particulates, and emissions – are to be applied. Stand-alone office and office-like facilities that are primary uses should be discouraged in any EI designated area.

<p>Flexible Use Employment Center (FEC)</p>	<p>The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the FEC classification are light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC-designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.</p>
<p>Regional Employment Center (REC)</p>	<p>The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government office particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Residential uses shall represent no greater than 25 percent of the total REC gross floor area of the project. Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER, Environmental Resource designated portion of a property. Development in REC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment and lodging uses are always the primary uses within the area rezoned. Office development in REC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the</p>

	Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.
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Proposal's Strengths

- Land Use Classification – The site is classified EI, Industrial Employment, and FEC, Flexible Use Employment Center, with a small area of the property being designated REC, Regional Employment Center. The proposed M-2 district allows for development that is consistent with policies of the EI designation and is the intended industrial zoning district to implement the FEC designation.
- Surrounding Uses – The area surrounding the property is planned for industrial development and contains a number of properties with industrial uses.
- Data Center Overlay District - The proposed technology park may be developed with a data center use that is permitted by-right in the M-2, Light Industrial, zoning district. The property is located within the Data Center Opportunity Zone Overlay District as identified in the Zoning Ordinance.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent 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.

Proposal's Strengths

- Building Materials & Screening – The proffered design controls require that any building located within 150 ft. of the Prince William Parkway/Route 234 Bypass shall have primary exterior building material as specified in the proffers. Additionally, the applicant shall appropriately provide screening of rooftop mechanical and HVAC equipment in accordance with DCSM standards.
- Bethlehem Road Frontage – The applicant shall provide Bethlehem Road frontage improvements to include a commercial entrance, 10-ft. landscape strip, and 5-ft. sidewalk.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent 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.

Proposal's Strengths

- Archaeological Review- The County Archaeologist and the Historical Commission reviewed the request and recommended no further work.
- Cemetery – As proffered, the applicant shall accommodate access to the cemetery. The perimeter of the cemetery shall also be planted in accordance with the applicable cemetery buffer standards.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources 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 majority of this site is located in Subwatershed #262 which flows into an unnamed tributary in the Broad Run watershed. There are forested wetlands in several areas throughout the site. The site does not have any Resource Protection Areas (RPA).

Proposal's Strengths

- **Water Quality** – The applicant has proffered to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.

Proposal's Weaknesses

- **Stormwater Management** – Although the applicant will have to provide the final engineering details related to stormwater management, it was requested during the review to show the approximate location of the stormwater management facility(ies). This requested feature was not provided.
- **Environmental Features** – The property contains areas of high-quality palustrine forested wetlands and five specimen trees as shown on the ECA. These areas have not been specifically protected on the GDP or in the proffers. It is not known at this time to what extent, if any, the applicant plans to impact the environmental areas. It is important to note that environmental protection of these areas has yet to be specifically delineated.

On balance, this application is found to be inconsistent 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.

Proposal's Strengths

- Level of Service - The applicant has proffered to provide monetary contributions for the nonresidential building area in accordance with the policy guidelines.
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time for advanced life support.
- Station Workload – The Linton Hall Fire and Rescue Station #25 is currently operating within the recommended standard for capacity.

Proposal's Weaknesses

- 4.0 Minute Response Time – The site is outside the recommended 4.0-minute response time for fire suppression and basic life support.

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

Police Plan Analysis

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

communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

- Safety and Security Measures - The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.

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.

Proposal's Strengths

- Water Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.74 which mandates connection of the site to public water service. The proffers require the applicant to design and construct all on-site and off-site water utility improvements necessary to develop the subject use.

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.

Proposal's Strengths

- Sewer Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. The proffers require the applicant to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject use.

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

By providing a multi-modal approach to traffic circulation, Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out 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.

The property will have a single secure entrance from Bethlehem Road. There will be no direct access onto the Prince William Parkway/Route 234 Bypass. A traffic impact analysis (TIA) was required for this application. The following table provides information concerning the daily volumes and levels of service of roadways important to this development:

Roadway Name	Number of Lanes	2015 VDOT Count	2010 Daily LOS
Bethlehem Road	2	2,900 VPD	B

A Traffic Impact Analysis (TIA) was not required for this application submission as the proposed use would not generate enough trips (per the DCSM) to require a TIA. In addition, it was agreed that access to the site would be off Bethlehem Road only.

Based on the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition with Land Use Code 160 for Data Centers by square footage, the proposed data center uses are estimated to generate 67 AM peak hour, 67 PM peak hour and 733 weekday vehicle trips.

Proposal's Strengths

- Data Center Use – If the site is to be developed with an anticipated data center use, the number of trips generated from the use is considerably low.
- Bethlehem Rd. Pedestrian Facility – As shown on the GDP, the applicant shall construct a 5 foot wide sidewalk along the frontage of the property.

Proposal's Weaknesses

- None identified.

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

Materially Relevant Issues

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

- None identified.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- None identified.

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:

County Archaeologist
DPW- Environmental Services
Fire and Rescue
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
VDOT

PROFFER STATEMENT

RE: #REZ2016-00024, Bethlehem Technology Park Rezoning

Applicant: COPT DC-19, LLC

Record Owners: Paxton PW LLC and Lucky Seven Manassas Inc.

Property: GPINs 7596-78-4210, 7596-68-8661, 7596-68-3426, 7596-58-7415, 7596-67-1565 (part) (hereinafter, the "Property")
Brentsville Magisterial District
Approximately 45.46 Acres
A-1, Agricultural, O(F), Office/Flex and M-1, Heavy Industrial to M-2, Light Industrial

Date: July 29, 2016

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above-referenced 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 below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the "GDP" shall be that plan prepared by JCL Consulting LLC entitled "BETHLEHEM TECHNOLOGY PARK REZONING PLAN" dated May 24, 2016, revised July 29, 2016.

USE AND DEVELOPMENT

1. General Development Plan – The subject Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with site plan review.

COMMUNITY DESIGN

2. Building Materials – The façade of any building on the Property that is within 150 ft. of the Prince William Parkway and is visible from the Prince William Parkway shall have as the primary exterior building material precast or tilt-wall concrete panels with reveals and accent color scheme, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulation and finishing system) and/or metal panels of architectural grade and quality. Changes to the architecture may be approved by the Planning Director. Compliance with this proffer shall be evidenced with the submission to the Planning Office of building elevations at least two weeks prior to the issuance of the building permit release letter.

Attachment C
Proposed Proffers Dated July 29, 2016

3. Screening – Rooftop, mechanical and HVAC equipment shall be screened in accordance with the DCSM.

ENVIRONMENTAL

4. Monetary Contribution – 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.

FIRE & RESCUE

5. Monetary 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 gross building floor area to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

CEMETERY

6. At the time a site plan is submitted for GPIN 7596-68-3426, the Applicant shall provide a perimeter buffer and fence around the cemetery located on GPIN 7596-68-4239 and accommodate a pedestrian access easement to the cemetery in accordance with the requirements set forth in the Zoning Ordinance.

TRANSPORTATION

7. Access – Access to the Property shall be provided from Bethlehem Road.

WATER AND SEWER

8. Water and Sewer – The Property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

9. Escalator – In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors 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 the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.



Attachment D – Rezoning Plat



REZ2016-00024, Bethlehem Technology Park
Page E-1



[illegible]

Attachment G
Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: DULEY

July 12, 2016
Regular Meeting
Res. No. 16-034

SECOND: SMITH

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:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2016-00014	Effingham Manor – 3 rd Submission	Request Phase I study across the property and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Phase I study to include a complete site history. Request integrity of Historic Building exteriors be maintained in their current form: Effingham Manor, smokehouse, well house, blacksmith shop, slave house. Request integrity of interior of Effingham Manor, smokehouse, well house, and

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<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2016-00014	Effingham Manor – 3 rd Submission (continued)	blacksmith shop be maintained in their current form, except additions for wine tasting. Wine tasting additions should be constructed to be removable so that at a future date the interior can be restored to its present condition. Disagree with proposed reduction to the SUP area.
REZ2016-00023	Eco-Nize Office	Tabled
REZ2016-00024	Bethlehem Technology Park Rezoning	No further work
SUP2016-00028	United Methodist Church-Westridge Community Sign	No further work
SUP2016-00029	Lake Manassas Age Restricted Housing	No further work
SUP2016-00030	Nueva Vista Landscaping	Military site survey and 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.
PFR2016-00023	Western Transportation Facility	Cemetery delineation on site 44PW1596_ and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Phase II evaluation on site 44PW1595 and, if warranted, Phase III data recovery study. Artifacts to be donated to and curated with the County.

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Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Anderson, Bish, Cunard, Stickley

MOTION CARRIED

CERTIFIED COPY


Secretary to the Commission