



November 8, 2019

TO: Planning Commission

FROM: Meika F. Daus, AICP
Planning Office

RE: Rezoning #REZ2018-00008, Gainesville Crossing
Gainesville Magisterial District

I. Background is as follows:

- A. Request: This is a request to rezone ± 152.7 acres from A-1, Agricultural, to PBD, Planned Business District, to allow a mix of commercial uses, and a modification to allow for by-right data centers, an electric substation, and other uses in the PBD district. The application also includes waivers and modifications.

Uses/Features	Existing	Proposed
Zoning	A-1, Agricultural	PBD, Planned Business District
Use(s)	Vacant	Uses allowed in the B-1, General Business; O(H), Office High-Rise; O(M), Office Mid-Rise; O(L), Office Low-Rise; O/F, Office/Flex, and M-2, Light-Industrial, districts, as proffered. A minimum of sixty-five percent (65%) of the gross square footage of all buildings located on the property will be for employment uses
	Required / Allowed in PBD Zoning District;	Provided / Proposed with PBD Zoning District;
REZ area	Minimum 15 acres	± 152.7 acres
Open Space	20% minimum	20% minimum
Floor Area Ratio (FAR)	Varies, up to 1.25	Varies, up to 0.8
Maximum Height	Varies, up to 100 feet	Varies, but restricted by land bay to protect viewsheds from Manassas National Battlefield Park. May not exceed Zoning Ordinance maximums.

- B. Site Location: The site is located on the south side of Lee Hwy (Route 29) between its intersections with Heathcote Blvd/ I-66 Exit 43B off ramp and Pageland Ln, and is on the north side of I-66. The site is identified on County maps as GPINs 7497-67-8141 and 7497-26-9609 (portion), and is located within the Gainesville Magisterial District.

- C. Comprehensive Plan: The site is designated REC, Regional Employment Center, in the Comprehensive Plan. A portion of the site located west of University Boulevard is also within the 1-66/Route 29 Sector Plan.
- D. Zoning: The site is zoned A-1, Agricultural; and is located within the Airport Safety Overlay District, and the Route 29 Highway Corridor Overlay District, which was approved prior to February 20, 1996.
- E. Surrounding Land Uses: To north of Route 29 is Conway Robinson State Forest and agriculturally-zoned land. To the east is the Manassas National Battlefield Park property. To the immediate west of the property is land owned by the Virginia Department of Transportation (VDOT) that is planned as a commuter parking lot. To the south is Interstate I-66 with industrial uses beyond.
- F. Background and Context: The Gainesville Crossing rezoning application was initially submitted in November 2017. At that time, the Applicant requested to rezone ±190.56 acres from A-1, Agricultural, and M-2, Light Industrial, to PMD, Planned Mixed Use District, to allow a mixed-use development consisting of 1,150 dwelling units (townhouses and multifamily), and approximately 796,000 square feet of nonresidential uses (office, office flex, assisted living, and retail). The application included land area on the north and south sides of I-66.

On August 26, 2019, the Applicant submitted the subject amended request to rezone a reduced ±152.7-acre site from A-1, Agricultural, to PBD, Planned Business District, to allow a mix of commercial uses and allow data centers as a by-right use. No residential development is currently proposed.

II. Current Situation is as follows:

- A. Planning Office Recommendation: Staff recommends approval of Rezoning #REZ2018-00008, Gainesville Crossing, subject to the proffers dated November 8, 2019, for the following reasons:
 - The proposed PBD, Planned Business District, zoning implements the REC, Regional Employment Center, designation.
 - The rezoning proposal, as proffered, enables the delivery of a large-scale data center campus, which is a targeted industry use.
 - The proposal directly implements key elements of the Strategic Plan, while increasing the commercial tax base and at-place employment.
- B. Planning Commission Public Hearing: A public hearing before the Planning Commission has been advertised for November 20, 2019.

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 REC use designation?
2. Level of Service (LOS): How does the proposal address the mitigation of impacts to existing levels of service?

B. Strategic Plan

1. Robust Economy: How does the proposal help to foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities, and an expanded commercial tax base?

C. Community Input: Have members of the community raised any issues?

D. Other Jurisdictional Comments: Have other jurisdictions raised any issues?

E. Legal Uses of the Property: What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?

F. 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 Rezoning #REZ2018-00008, Gainesville Crossing, subject to the proffers dated November 8, 2019.

1. Comprehensive Plan Consistency Analysis:

- a. Long-Range Land Use: The property is currently zoned A-1 and is designated REC in the Comprehensive Plan. The proposed PBD zoning is consistent with the REC designation. The Applicant proffers that a minimum of sixty-five percent (65%) of the gross square footage of all buildings located on the property shall be for employment uses, including data centers.

- b. Level of Service (LOS): Impacts would be mitigated through the following monetary contributions:

Water Quality	\$75 per acre	157.2 acres	\$11,790.00
Fire & Rescue	\$0.61 per square foot (SF) of building area	Up to ±4.6 million sq. ft	\$2,806,000.00
TOTAL			\$2,817,790.00

2. Strategic Plan:

- a. Robust Economy: The subject application proposes to rezone an A-1 property to PBD for employment uses, including data center development. This aligns with the Strategic Plan goal to increase commercial tax base as a percentage of overall tax revenue to 35%, and goals to increase at-place employment.
- b. Mobility: The subject rezoning will increase employment opportunities in the County, which may further efforts to decrease the percentage of the Prince William County workforce commuting to other localities for employment from 69%.

3. Community Input: On January 24, 2018, the Planning Office received a letter from the Bull Run Civil War Round Table that included recommendations on the prior mixed-use proposal, which were later forwarded to the Applicant. This included a request for a more extensive site survey, increased buffering of 100 feet along Route 29, a request for a park/kiosk adjacent to Route 29, and a request to repair the Dunklin monument. These requests are only partially addressed by the subject application. One-hundred-foot-wide buffers were not accommodated; also, a park/kiosk area is not planned.

The proposal is adjacent to the Manassas National Battlefield Park (MNBP), and the review of the rezoning proposal was coordinated with the MNBP Superintendent and MNBP staff. Throughout the review process the Applicant worked with the MNBP to incorporate its feedback and recommendations into the proposal.

Notice of the application has also been transmitted to adjacent property owners within 500 feet of the subject property. As of the date of this staff report, the Planning Office has not received any feedback on the revised non-residential proposal from the community at large, and staff is not aware of any opposition.

4. Other Jurisdictional Comments: This project site is located outside of the required notification area of adjacent jurisdictions.

5. Legal Uses of the Property: If the rezoning request is approved, the subject site could be developed with uses allowed in the PBD, as proffered. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
6. Timing: The Planning Commission has until February 18, 2020, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the request would meet the 90-day requirement.

B. Recommend denial of Rezoning #REZ2018-00008, Gainesville Crossing.

1. Comprehensive Plan Consistency Analysis:
 - a. Long-Range Land Use: The subject site is currently designated REC, Regional Employment Center, and is zoned A-1, Agricultural. If the rezoning is denied the site would remain A-1. The existing A-1 district does not implement the REC designation.
 - b. Level of Service (LOS): Denial would not have any impact on the existing level of service.
2. Strategic Plan:
 - a. Robust Economy: The subject application proposes to rezone an A-1 property to PBD for employment uses. Denial would have no impact on the planned capacity for non-residential development; however, if the A-1 zoning remains, the site would not contribute to the growth of the commercial tax base in the County.
 - b. Mobility: Denial of the rezoning would not directly result in a change in the current number of people in the Prince William County workforce currently commuting to other localities.
3. Community Input: On January 24, 2018, the Planning Office received a letter from the Bull Run Civil War Round Table that included recommendations on the prior mixed-use proposal, which were later forwarded to the Applicant. This included a request for a more extensive site survey, increased buffering of 100 feet along Route 29, a request for a park/kiosk adjacent to Route 29, and a request to repair the Dunklin monument. These requests are only partially addressed by the subject application. One-hundred-foot-wide buffers were not accommodated; also, a park/kiosk area is not planned.

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Applicant worked with the MNBP to incorporate its feedback and recommendations into the proposal.

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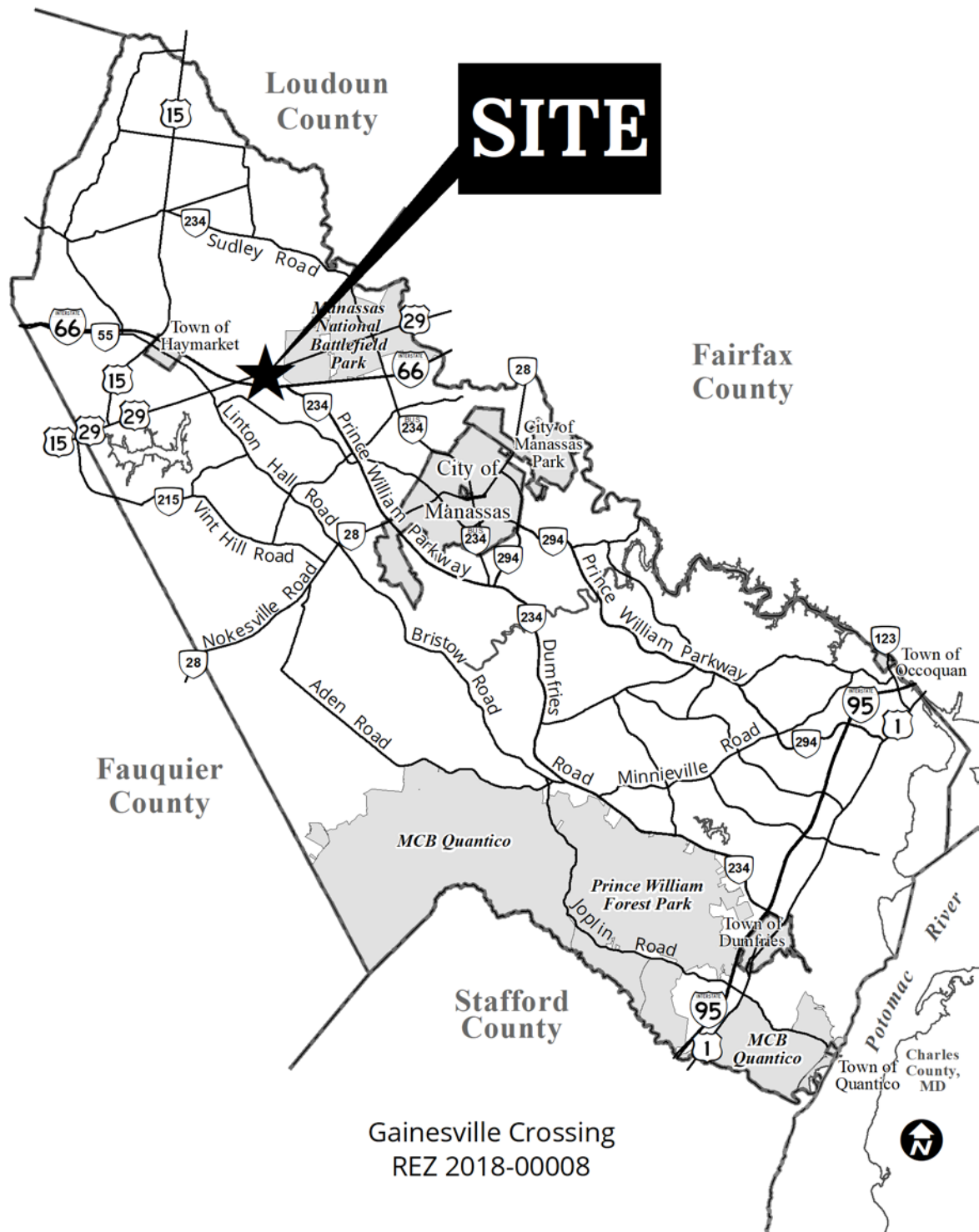
4. Other Jurisdictional Comments: This project site is located outside of the required notification area of adjacent jurisdictions.
5. Legal Uses of the Property: Those uses allowed in the A-1 zoning district would be permitted. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
6. Timing: The Planning Commission has until February 18, 2020, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to deny the request would meet the 90-day requirement.

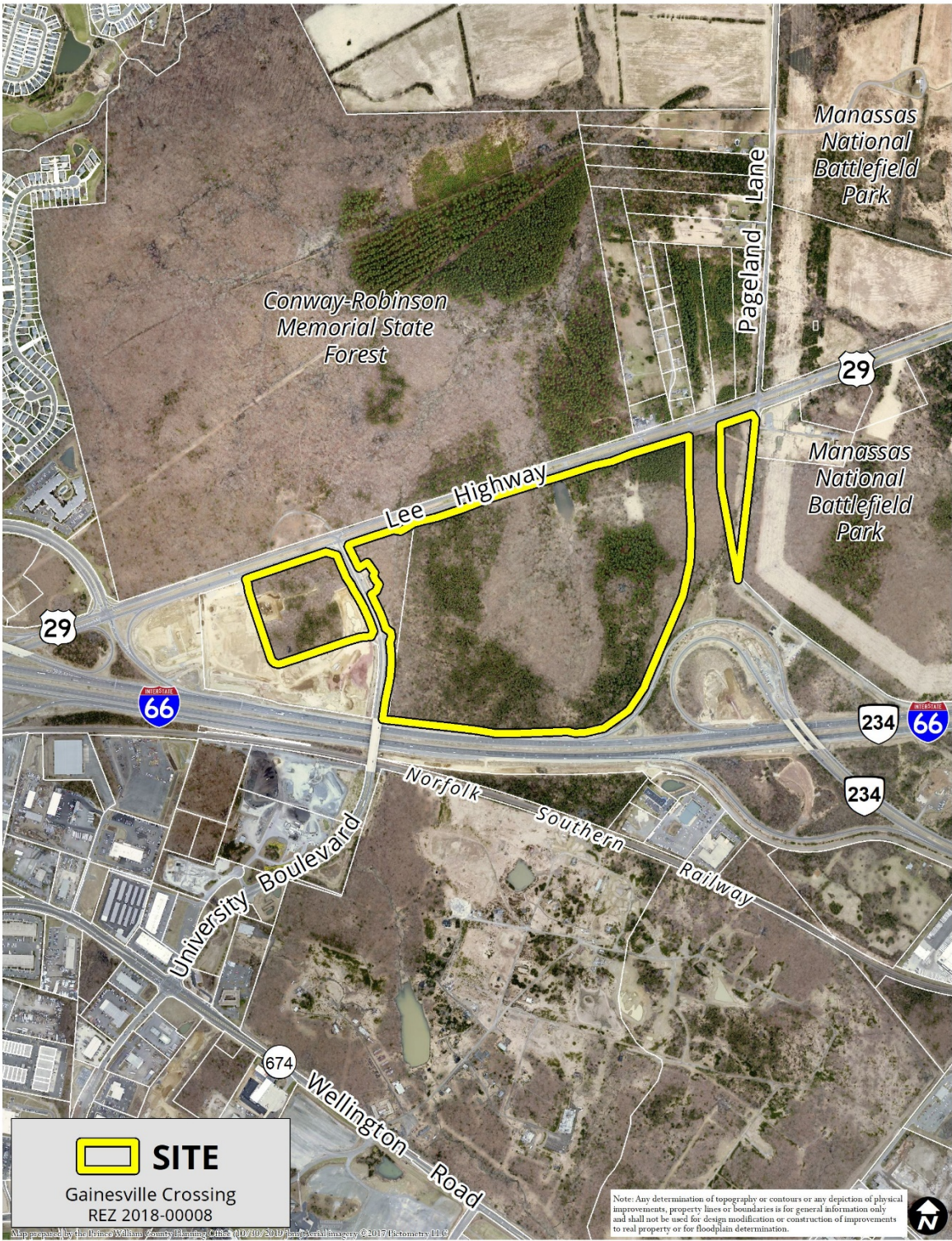
- V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of Rezoning #REZ2018-00008, Gainesville Crossing, subject to the proffers dated November 8, 2019.

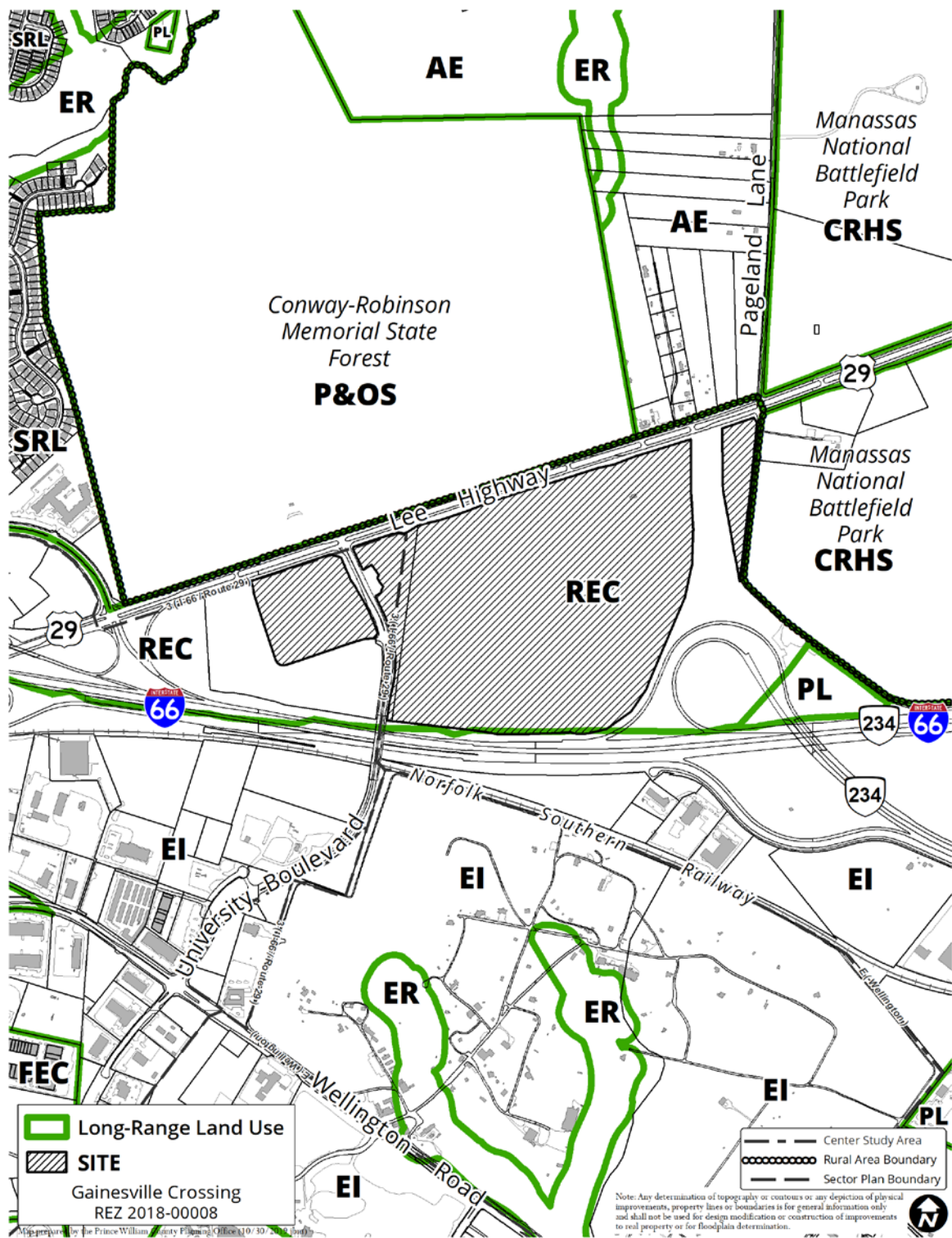
Staff: Meika F. Daus, AICP
703-792-7901

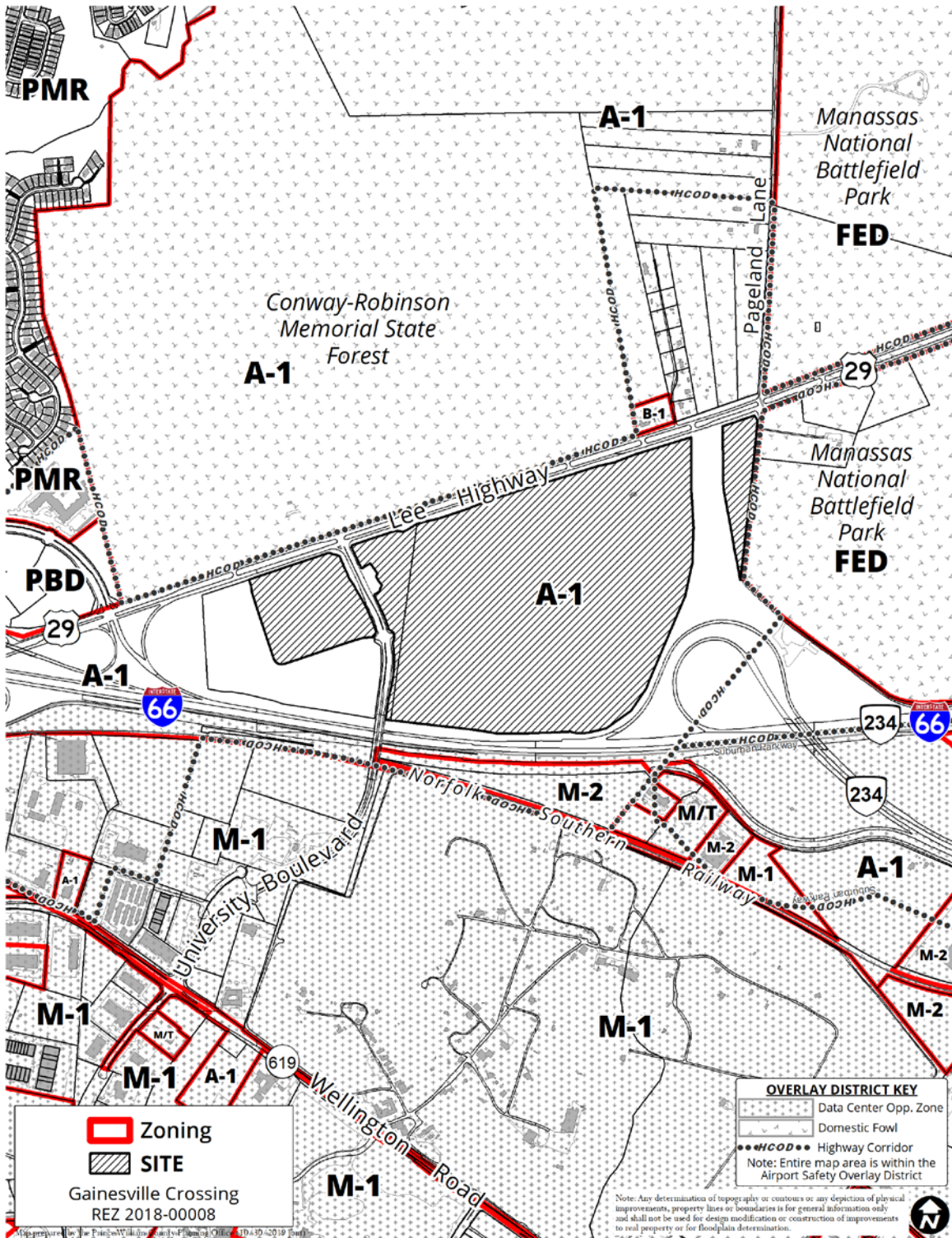
Attachments

Area Maps
Staff Analysis
Proposed Proffers
Master Zoning Plan
Existing Conditions
Environmental Constraints Analysis (ECA)
Land Use Plan
Infrastructure/Utility Plan
Transportation Plan
Landscape/Buffer Plan
Illustrative Plan
Draft Historical Commission Resolution









Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
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:

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Conway Robinson Memorial State Forest, Single-family detached residential	P&OS, AE	A-1
South	I-66 with industrial uses beyond	EI	M-1 & M-2
East	Manassas National Battlefield Park	CRHS	N/A
West	VDOT right-of-way and commuter parking lot	REC	A-1

Long-Range Land Use Plan Analysis

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

The site is designated REC, Regional Employment Center, in the Comprehensive Plan and is located within the Development Area of the County. The following table summarizes the land use patterns/densities intended within the REC designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Regional Employment Center (REC)	<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 offices 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 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 Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the</p>

	<p>Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.</p> <p>* In all instances, a “project” or “project area” is defined as the boundary of a rezoning or special use permit request.</p>
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Below is a summary chart for the ±152.7-acre land use proposal:

Land Bay	Land Bay Designation	Use	Acreage
A	B-1, O(L), O/F	Commercial and open space	17.09
B	B-1, O(H), O(M), O/F	Open space, commercial or data centers	9.49
C-1	M-2, O(H), O(M), O/F	Data centers and open space	33.5
C-2	M-2, O(H), O(M), O/F	Data centers and open space	53.5
D		Open space	5.85

A portion of the subject site, west of University Boulevard (Land Bay A), is also located within far eastern portion of the I-66/Route 29 Sector Plan. Applicable policy guidance contained within the Sector Plan was considered during the review.

Proposal's Strengths

- **Zoning and Long-Range Land Use Compatibility:** The property is currently zoned A-1, Agricultural, and is designated REC in the Comprehensive Plan. The proposed PBD zoning implements the REC designation.
- **Primary Uses in REC:** The land use designation for this area recommends that office, employment, and lodging uses are always the primary uses, and are phased appropriately. The Applicant proffers that a minimum of sixty-five percent (65%) of the gross square footage of all buildings located on the property shall be for employment uses.
- **Infrastructure and Phasing:** Development of REC projects is required to 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. The Applicant describes the phasing as follows:

The data center targeted industry use will be located on land bays B, C-1 and C-2 will be commenced in the first phase of the project and built over time. The balance of the Property will be developed over time in the second phase of the project as is typical for long-term mixed-use projects. It is anticipated that one land bay will be developed, followed by other land bays. Utilities will be provided with each phase of development.

- Targeted Industry: The application allows for the development of data center uses. Data centers are identified as targeted industry status by the Board of County Supervisors. Staff notes that the site is not located within the Data Center Opportunity Overlay District, which identifies area in the County in which data centers are particularly encouraged.

Proposal's Weaknesses

- Limited Substation Information: Through this rezoning request, a ±8-acre substation is proposed in Land Bay C-2. Such substation shall not be subject to a further public facility review and is deemed to be feature in the plan. The substation is planned along the site's frontage on I-66; however limited information on the substation features is provided. Information on the layout of the substation is not currently available. The substation may consist of transmission voltage switching or transformation equipment and structures of varying heights not to exceed sixty-five feet (65') in height, excluding poles and lines. The Applicant's narrative indicates that Dominion Electric has obtained an easement on a portion of the property adjacent to I-66 for the installation of a high voltage electric transmission line that has been approved by the State Corporation Commission which, based upon the Applicant's communication with Dominion Power, will have sufficient capacity to serve the proposed project.

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

- Buffers along Route 29: In lieu of the required 50-foot-wide buffer adjacent to Route 29, the Applicant proposes to maintain a seventy-foot-wide tree preservation area along the Route 29 frontage of the property, east of University Boulevard. The Applicant also proposes supplemental landscaping for additional screening and to preserve viewsheds from the Manassas National Battlefield Park and maintain their visitor experience.
- Data Center Architecture: Any data center use developed on the site shall be developed in accordance with proffers. These proffers are consistent with the data center design

standards contained in the Zoning Ordinance that apply to data center developments within the Data Center Opportunity Overlay District.

- Non-Data Center Buildings: Non-data center buildings will incorporate four-sided architecture and will require approval by the Planning Director prior to site plan approval to ensure consistency with Community Design proffers.

Proposal's Weaknesses

- Lack of a Proffered Layout or Proffered Illustrative Images: The Comprehensive Plan recommends that generalized development plans and master zoning plans submitted with applications for rezonings include architectural, sign, lighting, and landscape concepts for all developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided. The subject application does not include conceptual building design for all of the buildings and building location information for the 152.7-acre development. Illustrative layouts were provided for review, but this information has not been proffered. The Applicant has addressed design requests through design guidance that is imbedded in the proffer statement.
- Perimeter Landscape Buffer along I-66: The subject site is primarily wooded. While the Applicant has been able to proffer undisturbed buffers along the northern and eastern property lines, the buffer along I-66 will be a disturbed and replanted buffer area. A 50-foot-wide buffer is required along I-66 as a part of PBD development standards. The Applicant is proposing a modification of the standards in order to provide a 25-foot-wide buffer for tree plantings with a 25-foot-wide supplemental landscape area. The supplemental landscape area is proposed within an existing 100-foot-wide powerline easement that runs parallel to I-66, which should allow for shrub plantings and ornamental grasses. While the Applicant's proposal would provide a 50-foot-wide area for landscape plantings, staff believes that a 50-foot-wide tree preservation area along the site's I-66 frontage would be the most effective buffer of future development.

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.

Manassas National Battlefield Park (076-271)

The site is directly adjacent to Manassas National Battlefield Park (076-271). The Manassas National Battlefield Park was established in 1940 to preserve the scene of two major Civil War battles, First and Second Manassas, occurring in 1861 and 1862 respectively. The park's most important resources are the large tracts of land managed to represent the battlefield landscape as it existed at the time of the Civil War. The battlefield is an important cultural landscape in that it includes three houses that date from the Civil War period, several post-war historic buildings, a Confederate cemetery, the reconstructed Stone Bridge over Bull Run, six miles of historic road traces, and numerous other resources including monuments, archaeological sites, family cemeteries, trenches, and earthworks.

Cultural Resource Studies

A number of cultural resource studies have been completed on and adjacent to the project area. These studies were conducted for a number of different reasons, such as a prior land use application, whose boundaries were coterminous with the current project area; proposed transportation improvements adjacent the current project area (i.e., North County Route 234 Bypass or Bi-County Parkway, I-66 widening, Transform I-66 Outside the Beltway), and a viewshed study conducted jointly by the Planning Office and the Manassas National Battlefield Park. The results of these studies helped inform the proposed development and the cultural resources studies conducted during review of this application and the proposed proffers.

Archival research identified that all land bays are within the Second Manassas Battlefield Study Area (076-5190), as defined by the American Battlefield Protection Program (ABPP), a division of the National Park Service. No individual archaeological or architectural sites were recorded or identified on Land Bays A, B and C-1 of the current application.

On Land Bay C-2 of the current application, Phase I cultural resource studies on the project area, conducted as part of a prior review of a land use application identified the following resources: archaeology site 44PW1793 (a low intensity/low number historic scatter), the William H. Brown House archaeology site, 44PW1972, and architectural site, 076-0433. The architectural site was determined, previously by the Virginia Department of Historic Resource, not eligible for listing on the National Register of Historic Places and no additional studies were recommended. The Applicant proffered Phase II evaluation of the archaeology site associated with the Brown House and if warranted Phase III/Data Recovery mitigation. The Phase II evaluation includes survey for possible evidence of military operations during the opening artillery duel of the Second Battle of Manassas. The Applicant also proffered curation of artifacts with the County.

Archival records indicated that the opening artillery salvos of the Second Battle of Manassas might have occurred on portions of the property east of University Boulevard and parallel to the current Route 29, in Land Bay C-2. Using research methods adopted by the ABPP, specifically KOCO (Key Terrain/Decisive Terrain, Observation and Fields of Fire, Concealment and Cover, Avenues of Approach and Withdrawal) the Applicant, the Prince William County Historical Commission and the

County Archaeologist, identified the most likely area where this action most likely occurred. The Applicant proffered conducting additional archaeological study, metal detecting, and if warranted Phase III/Data recovery in this location.

On Land Bay D of the current application cultural resource studies identified the Dunklin Monument (44PW1040/076-5035) and the Second Manassas Battlefield and the beginning of the Core Ground of the Second Battle of Manassas, as defined by the ABPP. The Applicant proffered to donate all of Land Bay D, including the Dunklin Monument, to the County or its designee with a "restrictive covenant that it shall remain maintained in an undisturbed state."

Balloon Visibility Study

The Applicant proffered maximum building heights for all land bays. These maximum heights were based on the results of a balloon visibility study, whose methodology was agreed upon by the County Archaeologist, Manassas National Battlefield Park staff and the Applicant. The purpose of this effort was to study potential impacts on Manassas National Battlefield from the data centers proposed on Land Bays B, C-1 and C-2. The Applicant conducted engineering to determine proposed base elevations of the data centers. These base elevations and the current topography were used to raise balloons into the area at the proposed real world buildout height for each proposed data center area. Additional balloons were raised at the interior edge of the proposed buffers near the corner of Pageland Lane and Route 29 to better evaluate the effectiveness of proposed buffers.

The balloon visibility study produced meaningful data. However, existing trees in Land Bays B, C-1 and C-2 that will be cleared as a part of the proposed development and that currently obscure balloons below 100 feet, prevented a full understanding of the precise impacts to MNBPP. In an attempt to overcome this limitation of the balloon study, the Applicant conducted additional line-of-sight analysis (again in consultation with Manassas National Battlefield staff) whose results provide more certainty in the assessment of impacts and further informed the proposed mitigation strategies. Based on the visibility and line of sight studies the application proffered the following mitigation: maximum building heights for all land bays (see table below); supplemental plantings; and muted building colors and architectural façade treatments.

Table - Building Elevation Analysis

				Proffered Elevations ASML*		
	Proposed Data Center Building	Current Grade	Building Grade	Max Building Elevation	Roof Structures	Possible Building Height
Land Bay B	2 and 3	326	338	420	435	82
Land Bay C-1	1	322-340	342	400	415	58
Land Bay C-2	4 and 5	320 / 317	325 / 320	390	405	65 / 73

Note all elevations, grades and height are in feet.

No balloon test was requested on Land Bay A.

* Average Mean Sea Level is the reference datum used to determine proffer compliance with maximum building and roof structure elevations

Historical Commission Recommendation

The Prince William County Historical Commission (HC) during their regular scheduled meetings reviewed each of the three submission of this application. During these reviews, the HC recommended balloon study or studies to assess impacts to Manassas National Battlefield Park, archaeology of the William H. Brown house, the archaeological survey for the location of the opening artillery salvos of the Second Battle of Manassas. For the final submission of this application, the HC the offered no additional recommendations or modifications to the proposed proffers.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its October 8, 2019, meeting and determined that no further work was needed.
- Mitigation of Viewshed Impacts: The Applicant proposes to mitigate visual impacts on the Manassas Battlefield Park through the implementation of a few strategies, as follows:
 - Limiting maximum building heights based upon the balloon heights identified during the balloon visibility study.
 - Providing wider than minimum buffers along the northern and eastern boundary of the potential data center campus, and proffering supplemental plantings.
 - Providing architectural facades and exterior colors that are consistent with design guidelines in the Data Center Opportunity Overlay District.
 - Proffering coordination with the Manassas National Battlefield Park during the implementation of the proffers.
- Preservation of the Dunklin Monument: The Applicant proposes to preserve the Dunklin Monument on Land Bay D by donating Land Bay D to the American Battlefield Trust, and providing a \$25,000 monetary donation for improvements to Land Bay D. These improvements may include plantings, the relocation of an existing marker, the erection of new signs, and the repair of the Dunklin Monument.

Proposal's Weaknesses

- Limitations of Balloon Visibility and Line-Of-Sight Studies: The Applicant conducted two visibility studies and closely coordinated the conduct of those studies with County and Manassas National Battlefield Park staff. These studies were designed to compensate for each-other's limitations, provide independent results. Even with the existing data available at the time of these studies it is not possible to anticipate all of the impacts of approximately 4.5 million square feet of data center uses.

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

Economic Development

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

- **Nonresidential Development:** The application proposes nonresidential development that will increase the County's nonresidential tax base.
- **Targeted Industry:** Data centers are a targeted industry in the County. The rezoning would allow for the implementation of approximately 4.5 million square feet of data center uses on the subject site.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

The site is predominantly wooded and there is resource protection area and wetlands onsite.

SUBWATERSHED: Bull Run subshed 152

TOTAL SITE AREA / ER AREA: 152.7 acres/ 0 acres

AREA OF PROPOSED TREE PRESERVATION: ±27.75 acres

AREA OF IMPACTED WETLANDS: ±0.71 acres

IMPERVIOUS/ PERVIOUS: 75%/25%

RARE, THREATENED, AND ENDANGERED SPECIES: None

Proposal's Strengths

- Monetary Contribution for Water Quality: As proffered, a \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements shall be provided. Said contribution will be paid prior to and as a condition of approval of the final site plan.
- Preservation of Resource Protection Area (RPA): The RPA identified on the MZP (Sheet 4 of 7) is largely preserved by the limits of clearing and grading.

Proposal's Weaknesses

- Modifications of Minimum Standards: While some buffers on the site will well exceed minimum requirements, other buffers and landscape standards are being modified by the proposal. While staff supports the application, the Applicant is encouraged to come in greater conformance with and exceed minimum buffer and planting requirements, and meet these requirements through the preservation of existing forest cover, where feasible. This is particularly encouraged along I-66.

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

Fire and Rescue Plan Analysis

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

Fire/Rescue Station 4 (Gainesville) is the first due fire/rescue resource for the subject site. The address is outside the four-minute travel time criteria for fire and basic life support and inside the eight-minute travel time criteria for advanced life support. In fiscal year (FY) 2018, Fire/Rescue Station 4 responded to 4,047 incidents. The workload capacity is 2,200 incidents.

Capital Improvements in the Area

Planning staff notes that there is a planned Fire and Rescue Capital Improvement Program (CIP) improvement in the area. Station #22 is a Fire & Rescue station that will be located at 11600 Balls Ford Road in the west end of the County and is planned to be approximately 21,000 square feet.

According to the CIP for Public Safety, the station will house a pumper, rescue unit, collapse unit, and an Advanced Life Support (ALS) ambulance. Career staffing will be provided for a 24-hour pumper unit, 24-hour rescue unit, and a 24-hour medic unit. The building will include sleeping quarters, a kitchen and dayroom, physical fitness room, training room, storage for heavy tactical rescue equipment, and offices. The station will include three to four apparatus bays, an area for personal protective equipment, and an exterior training tower.

Construction is scheduled to be completed in September 2020 (FY21). Occupancy is scheduled for November 2020 (FY21).

Proposal's Strengths

- Inside 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Monetary Contributions – The Applicant proffers to contribute to the Board of County Supervisors \$0.61 per square foot of gross building area for fire and rescue purposes. The proposed monetary contributions will mitigate impacts to those services.

Proposal's Weaknesses

- Outside 4.0-Minute Travel Time: The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support.
- Station Workload: FY 2018 data shows that Fire/Rescue Station #4 responded to 4,047 incidents in FY 2018, while the workload capacity for Station 4 is 2,200 incidents. As such, based on these figures, it is operating over capacity. Staff notes that a new fire and rescue station (Station #22, West End) is planned in the Balls Ford Road corridor. The station's first due area will experience response time improvements. Systemwide response time improvements are also projected to improve, which will help ease the burden on existing stations.

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.

Tourism is the largest industry in most states, and many communities have pursued heritage tourism to strengthen and diversify their economic bases. Heritage tourism creates a diversified resource and preserves the places that make a community “home.” Interpretation tells the stories that are a community’s heritage for the enjoyment and inspiration of residents and visitors. According to the National Park Service, visitors to the Manassas National Battlefield Park have ranged from roughly 600,000 to 750,000 annually.

Parks and/or Recreation Facilities near the Project Area

Park Type	Park Name
Neighborhood	N/A
Community	Rollins Ford Park parcel, Mayhew Sports Complex, Pat White Center at Ben Lomond
Regional	Prince William Golf Course
Linear/Resource	Silver Lake Regional Park, James S. Long Regional Park, Ben Lomond Regional Park/Splashdown Waterpark, Prince William Golf Course
Trails	Catharpin Greenway
Other	Conway Robinson Memorial State Forest (and trails) Manassas National Battlefield Park

During the review the Department of Parks, Recreation & Tourism (DPRT) encouraged the Applicant to provide bicycle and pedestrian connections in the project vicinity. Conway Robinson is a regionally-recognized destination for recreational mountain biking and hiking, and a major node on the County’s developing Catharpin Greenway. A connection from the identified commuter lot, along Rt. 29 to the entrance of Conway Robinson is vital for bicycle and pedestrian connectivity in the project area and for promoting non-vehicular access to the County’s parklands and greenway corridors. DPRT believes bicycle/pedestrian connectivity to the Manassas National Battlefield Park is also important but ultimately deferred to the National Parks Service and VDOT on the suitability of such a connection. Planning staff notes that Manassas National Battlefield Park is planned as a walking park, and bikes are prohibited on trails within the park.

Proposal’s Strengths

- **Maintaining Park Viewsheds:** Manassas National Battlefield Park has roughly 600,000 to 750,000 visitors annually. This is a significant tourism generator. The Applicant has worked closely with the park to maintain park viewsheds, and provide a seventy-foot-wide tree preservation area along the Route 29 frontage of the property, east of University Boulevard.

Proposal’s Weaknesses

- **Limited Trail Provisions:** No trail is currently proposed along the property frontage east of University Boulevard. Transportation staff requests that the Applicant construct a Class I trail

on the south side of Route 29 along the property's frontage located east of University Boulevard.

On balance, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails 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.

The Applicant provided the following description of how their proposal will be developed in accordance with the Police Plan:

The PBD development in land bay A will be guided by Design Guidelines that will require the development to be designed to provide a safe environment by following Crime Prevention Through Environmental Design (CPTED) principles in land bay A. In addition, the entire data center will be fenced for security purposes and the site will utilize additional security components.

The CPTED principals will be utilized in land bay A as follows: Natural surveillance is to be provided by orienting the proposed commercial building front and main entrances to provide clear visibility from the eastbound side of adjacent public roads. Open design that does not create any areas of obstructed view at the main entrance is desired to keep any intruders easily observable from the near side of the highway. The proffers require the Applicant to provide 0.5-foot candle minimum maintained lighting level during darkness hours for nighttime security lighting consistent with County Police recommendations. Natural Access Control is to be provided through the open site layout, minimizing hidden areas and concealment opportunities. The mixed-use design provides monitoring of the commercial, parking, recreational facilities, parks, and surrounding areas. Excluding areas that are being maintained in their natural vegetative state, the PBD will provide for continuous and ongoing maintenance of landscaping outside of buffer and preservation areas which will minimize concealment or overgrown areas; and keeping shrubbery and trees trimmed to not interfere with security lighting and to allow common observation from the street or buildings consistent with County Police recommendations. Territorial Reinforcement is to be provided by clearly delineating those areas of the commercial and recreational use areas intended for active use by customers and patrons and to provide distinct physical separation from the natural undisturbed areas. Continuing Maintenance of the

site and the proposed uses will continue the desired visibility. By trimming plant overgrowth, replacing inoperative lighting, picking up trash, painting and repairing buildings, and consistently using spaces for their intended uses, the impression of territorial control will be maintained and promote crime deterrence.

Proposal's Strengths

- **No Significant Impact:** The Police Department has reviewed the proposal and does not believe it will result in a significant impact on calls for Police service.
- **Secured Campus:** As proposed by the Applicant, a future data facility would be designed as a secure campus, with limited access, security measures, and perimeter fencing.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available on-site from existing 18-inch water mains located along the western portion of the parcel. The developer may be required to provide an onsite looped water main configuration for increased reliability and water quality.

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

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. As proffered, the site shall be connected to public water, with the Applicant bearing all costs associated with providing onsite and offsite facilities to meet the demand generated by its uses.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available from existing 10-inch force main located along the western portion of the parcel. At the time of site plan submission, a sewer study will be required to confirm the existing system has adequate capacity to receive wastewater flows from the proposed development.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

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. As proffered, the Applicant shall connect to public sewer and is responsible for those onsite and offsite improvements.

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 following table represents the most current traffic count data and Level-of-Service (LOS) for the roads most impacted by the development:

Roadway Name	Lanes	2018 Traffic Study Daily Volumes	2015 Daily LOS
Lee Highway (Route 29)	4	16,700 vpd	B
University Boulevard (Route 840)	4	16,500 vpd	B

The Applicant provided the following description of the transportation proposal in their submitted traffic impact analysis (TIA):

The approximately 152.2-acre site is currently zoned agricultural (A-1) and is separated by University Boulevard into two parts. The development of commercial and data center uses is anticipated to be complete by 2022. Access to the development will be provided by the following access points:

- A full-access point along University Boulevard between Route 29 and the proposed I-66 express lanes (the future Park-and-Ride entrance);
- A full-access point along Route 29 between the Heathcote Boulevard and University Boulevard (the future Park-and-Ride entrance);
- A right-in access point along Route 29 between the proposed Park-and-Ride entrance on Lee Highway and University Boulevard;
- A right-in/right-out access point along Route 29 between University Boulevard and Pageland Lane; and
- A full-access point along Route 29 between the University Boulevard and Pageland Lane.

The TIA was submitted for evaluation by the Prince William County Department of Transportation and VDOT. The original TIA included significant traffic generating uses, which have since been removed. The original TIA created enough trips to require a state TIA review. The Applicant is in the process of updating the TIA to reflect the uses requested, which is expected to show a significantly

lower trip generation and possibly below the threshold of a state TIA review. Therefore, as of the date of this writing the TIA has not been accepted by VDOT.

Proposal's Strengths

- **Intersection Improvements:** The Applicant proffers intersection improvements as outlined in Proffer 1a through 1h to address the transportation impacts associated with the subject development.

Proposal's Weaknesses

- **Inadequate Trail Provisions:** The Applicant proposes \$125,000 towards constructing a trail along Route 29. The trail may be located on the northern side or the southern side of Lee Highway as determined by Prince William County. Transportation staff requests that the Applicant construct a Class I trail on the south side of Route 29 along the property's frontage located east of University Boulevard. The Applicant asserts that the demand for such a trail is not generated by the proposed development, and that the monetary contribution is appropriate.

On balance, at this time, this application is found to be consistent with the relevant components of the Transportation Plan, although staff notes that as of the date of this writing the TIA has not been accepted by VDOT, although a revised TIA is currently under review. Should any additional issues arise with the TIA review prior to a public hearing with the Board of County Supervisors, the staff analysis on this section may change.

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 five strategic goal areas to guide Board actions: "Robust Economy", "Mobility", "Wellbeing", "Safe and Secure Community", and "Quality Education and Workforce Development". It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

Increase commercial tax base

- Increase commercial tax base as a percentage of overall tax revenue to 35%.

Increase at-place employment

- Increase growth in at-place employment by more than 3,300 jobs per year.

Proffer Analysis

This section of the report is intended to identify issues, or provide comment regarding the proffer statement, as drafted:

- Proffered Revised TIA: Revised proffers dated November 8, 2019, commit that the Applicant shall not develop uses on the property that cumulatively generate more than 5,000 vehicle trips per day unless the owner of the land upon which a particular use is to be located complies with the following. For purposes of this proffer, the Maximum Daily Trips for land bay A shall mean 2,600 vehicle trips per day and for all of land bays B, C-1 and C-2 (which shall be treated as a single land bay for purposes of this proffer) shall mean 2,400 vehicle trips per day. Trip generation shall be determined by reference to the most recent edition of Institute of Traffic Engineer Manual. Each proposed use on the property shall identify the anticipated vehicle trips per day as part of any application for a special use permit or the submission of any site plan, the land bay in which the proposed use will be located and the total vehicle trips per day for previously approved uses (by special use permit or site plan) for the applicable land bays. If the total of the total vehicle trips per day from the proposed use and the uses previously approved exceed the Maximum Daily Trips for that land bay, then the owner of the land upon which the proposed use is to be located shall submit a Traffic Impact Analysis that complies with the Virginia Department of Transportation 527/870 Traffic Impact Statement requirements for review by the County and VDOT. The owner of the land bay proposing an increase in traffic in excess of that listed above shall perform any mitigation that is required by the applicable TIA, provided, the TIA is accepted by VDOT and Prince William County.

The appropriateness of the above proffer language should be coordinated with VDOT and PWC Department of Transportation prior to Board of County Supervisor action on the subject proposal.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into this rezoning request. Below is a list of the Applicant's waivers with justification provided by the Applicant, followed by a staff response:

- Proffer 27(a)(i): A modification is requested to permit a reduced buffer along Route 29 west of University Boulevard. This reduced buffer will match or exceed the buffer provided by VDOT along Route 29 and will offset the increased buffers along Route 29 east of University Boulevard and along the eastern boundary of land bay C-2 as requested by the Manassas National Battlefield Superintendent. Essentially a portion of the buffer is being relocated east of University Boulevard and along land bay C-2 to provide more protection in those areas.

Staff Comment: Staff supports the 15-foot-wide buffer as a transition from the VDOT parking lot to the more extensive buffering proposed east of University Boulevard.

- Proffer 27(a)(ii): This modification adds 20 feet of buffer along Route 29 east of University Boulevard for a distance much greater than the requested reduced buffer in proffer 26(a).

Staff Comment: This “waiver” exceeds minimum requirements and staff supports the proffer.

- Proffer 27(b): This proffer allows for a 25-foot buffer and a 25-foot planting strip along I-66 except where the substation is located. The planting strip is permitted inside the 100-foot Dominion Electric easement. The Applicant must replant any plants disturbed by Dominion Electric. The plant units must be equal to those in a 50-foot buffer. As a result, the protection anticipated is being provided through alternate compliance.

Staff Comment: Staff does not support this waiver in full, because tree preservation is requested along I-66. The Applicant has indicated during the review that due to constraints on the site, and the required grading to implement the proposal, tree preservation along I-66 is not feasible.

- Proffer 27(c): Southern Property Boundary alongside of substation facing Route 66. Waiver of Section 32-404.04.5 of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM requiring a fifty-foot (50') buffer in front of the electric substation. In lieu thereof, subject to Dominion Energy Virginia (or their successors in interests) approval, the Applicant shall provide for landscape enhancements between the substation and Route 66. Said enhancements may consist of a wall, a solid fence, shrubs, a berm, or a combination thereof.

Staff Comment: Staff does not support this waiver as stated and recommends that an appropriate planting standard be specified in the proffer language that can provide a true visual screen of the substation from I-66.

- Proffer 27(d): A modification is requested to permit a 15-foot perimeter buffer on land bay A adjacent to the commuter parking lot. This buffer will offset the increased buffers along Route 29 and the eastern boundary of land bay C-2 as requested by the Manassas National Battlefield Superintendent. Essentially a portion of the buffer is being relocated east of University Boulevard and along land bay C-2 to provide more protection in those areas.

Staff Comment: Staff has no objection to this waiver.

- Proffer 28: The Applicant seeks a waiver of internal buffers. Because land bays B, C-1 and C-2 will all be developed as a data center, there are no conflicting land uses in that area. Land bay A will be developed with commercial uses without any residential uses. Internal buffers in PBD zonings in areas limited to retail have been waived in other locations in recognition of the fact that those buffers are not consistent with the concept of a mixed-use project.

Staff Comment: Staff has no objection to this waiver.

- Proffer 29: This proffer is a modification to cap the FAR in land bays B, C-1 and C-2 to a level below the permitted FAR in areas designated for O(H) uses.

Staff Comment: Staff has no objection.

- Proffer 30: A modification of and alternate compliance is requested of the requirement for a trail along the south side of Route 29 to permit a monetary donation of \$125,000 for a trail.

Staff Comment: As stated in the Transportation section of this report, Transportation staff recommends that the trail be constructed along the property frontage and does not recommend approval of this waiver.

- Proffer 31: A modification is requested to permit buildings in shopping centers to be deducted from the calculation of interior plantings to make it consistent with the requirements for other uses.

Staff Comment: Staff has no objection.

- Proffer 32: The following uses shall be permitted in land bay A by special use permit as specified in proffer 6: car wash; medical care facility; motor vehicle parts with service; motor vehicle service, retail; self-storage facility, drive-in restaurant.

Staff Comment: Proffer 32 is not a waiver. It simply clarifies which uses require a special use permit. Staff has no objection.

- Proffer 33: The Applicant is seeking a modification to allow, with the approval of the County, the ability to locate certain trees to be adjacent to the perimeter buffers as requested by the Manassas National Battlefield Superintendent.

Staff Comment: Staff has no objection to approval of this waiver, because it clearly states that the relocation of plant materials are fully subject to approval by the County. Approval should be obtained at the time of final site plan, and is not guaranteed. Staff does not recommend approval of a full waiver of the interior planting requirements at the time of site plan.

- Proffer 34: The Applicant is seeking a waiver of the trail along Pageland Lane in order to preserve existing vegetation.

Staff Comment: This waiver should be removed and addressed at the time of final site plan with the PWC Department of Transportation, if required.

- Proffer 35: To the extent Section 32-280.41 is applicable, the Applicant is seeking a waiver of certain provisions relating to uses and requirements that have been previously interpreted to only apply to Town Center Developments.

Staff Comment: Staff has no objection to this waiver, which is provided as a clarification of the applicable code requirements.

- Proffer 36: This proffer seeks to permit data centers and supporting facilities in land bays B, C-1 and C-2 by proffer rather than by special use permit and public facility review. The subject property is directly across I-66 from the Data Center Overlay District. The planned electric line, which will have adequate capacity to serve the property, will be located on the property and the low intensity of the data center use will provide a use with very low trip generation and with a low activity level next to the Battlefield. The Applicant also is seeking to permit certain uses, but only with future special use permits, in Land Bay A that are compatible with the adjacent commuter lot and that should reduce trips on adjacent highways.

Staff Comment: This supports this waiver, which will promote the implementation of a targeted industry use.

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:

- Manassas Regional Airport
- Manassas National Battlefield Park
- PWC Archaeologist
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office / Proffer & Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

\\MCCOART1\planning\Meika Fields Daus\REZ\Gainesville Crossing\PC 11-20-19\Final MZP\Proffers - 11-8-19 cln (Submitted to County).docx

PROFFER STATEMENT

RE: Rezoning/Proffer #: REZ Gainesville Crossing (PBD Zoning District)
Owner: Gainesville GGP
Applicant: Gainesville GGP
The "Property": GPIN Nos. 7497-67-8141, part of 7497-26-9609
152.7 acres (+/-), Gainesville Magisterial District
Prince William County, Virginia
Date: August 26, 2019
Revised: September 13, 2019
Revised: September 23, 2019
Revised: October 21, 2019
Revised: October 29, 2019
Revised: November 8, 2019

The undersigned hereby proffers that the use and development of the Property shall be in strict accordance with the following amended conditions, which shall supersede all other proffers made prior hereto. In the event the application is not granted as applied for by 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 within its meaning all future owners and successors in interest.

TRANSPORTATION

1. The Applicant shall cause the following transportation improvements to be completed prior to the issuance of an occupancy permit for the first building on land bay A.

- a. Intersection #1 (Heathcote Boulevard and Lee Highway) – Full Signalized Intersection

If required and approved by VDOT and/or Prince William County Department of Transportation at the time of site plan approval,

- 1) To the extent the same is not provided by others, restripe the southbound approach of Heathcote Boulevard at Lee Highway to provide for an additional right-turn bay and bring the movement under signal control.
 - 2) To the extent the same is not provided by others, provide for the modification of the signal timing and coordination of existing traffic

signals along Lee Highway at Heathcote Boulevard, the entrance to the VDOT commuter parking lot and at University Boulevard.

b. Intersection #2 (University Boulevard with Lee Highway) – Full Signalized Intersection

If required and approved by VDOT and/or Prince William County Department of Transportation at the time of site plan approval,

- 1) To the extent the same is not provided by others, provide for the modification of the signal timing and coordination of existing traffic signals along Lee Highway at Heathcote Boulevard, the entrance to the VDOT commuter parking lot and at University Boulevard.

c. Intersection #5 (University Boulevard with Park & Ride/East Site Entrance/Land Bay B) – Full Signalized Intersection

If required and approved by VDOT and/or Prince William County Department of Transportation at the time of site plan approval,

- 1) Construct a westbound left turn bay and a westbound combination through-right turn lane along the westbound approach from the site.
- 2) Restripe eastbound approach to allow for a right turn lane and a combination left-through-right lane.
- 3) Modify traffic signal to accommodate the new westbound approach to the intersection.

d. Intersection #6 (Park & Ride Entrance/Land Bay A with Lee Highway) – Full Signalized Intersection

If required and approved by VDOT and/or Prince William County Department of Transportation at the time of site plan approval,

- 1) Construct a 350-foot eastbound right turn bay with a 200-foot taper.
- 2) To the extent the same is not provided, extend the existing northbound right turn bay to the first entrance into land bay A (approximately 400 feet) and restripe to a second left turn bay.
- 3) To the extent the same is not provided, construct a northbound right turn bay from Lee Highway to first entrance to land bay A (approximately 400 feet)
- 4) To the extent the same is not provided, modify traffic signal to accommodate two northbound left turns and one northbound right turn.
- 5) To the extent the same is not provided by others, provide for the modification of the signal timing and coordination of existing traffic signals along the Lee Highway at Heathcote Boulevard, the entrance to the VDOT commuter parking lot, and at University Boulevard.

The Applicant shall cause the following transportation improvements to be completed prior to the

issuance of the first occupancy permit for the applicable land bay described below.

- e. Intersection #7 (Site Entrance/Land Bay C-1 with Lee Highway) – Partial Entrance

If required and approved by VDOT and/or Prince William County Department of Transportation at the time of site plan approval,

- 1) Construct a northbound right turn lane from the site.
- 2) Construct a 100-foot eastbound right turn bay with a 200-foot taper.

- f. Intersection #8 (Site Entrance/Land Bay C-2 with Lee Highway) – Full Un-Signalized Entrance

If required and approved by VDOT and/or Prince William County Department of Transportation at the time of site plan approval,

- 1) Construct a northbound left turn lane and northbound right turn bay from the site.
- 2) Construct a 100-foot eastbound right turn bay with a 200-foot taper.
- 3) Construct a 100-foot westbound left turn bay with a 200-foot taper.

- g. Intersection #9 (Site Entrance/Land Bay A with Lee Highway) – Partial Entrance

If required and approved by VDOT and/or Prince William County Department of Transportation at the time of site plan approval,

- 1) Construct a northbound right turn lane from the site.
- 2) Construct a 100-foot eastbound right turn bay with a 200-foot taper.

- h. While this improvement is necessitated by the VDOT commuter parking lot traffic, to the extent the same is not provided by others, provide an additional northbound left turn bay at the intersection of Lee Highway and the commuter parking lot entrance.

- i. The Applicant shall not develop uses on the property that cumulatively generate more than 5,000 vehicle trips per day unless the owner of the land upon which a particular use is to be located complies with the following. For purposes of this proffer, the Maximum Daily Trips for land bay A shall mean 2,600 vehicle trips per day and for all of land bays B, C-1 and C-2 (which shall be treated as a single land bay for purposes of this proffer) shall mean 2,400 vehicle trips per day. Trip generation shall be determined by reference to the most recent edition of Institute of Traffic Engineer Manual. Each proposed use on the property shall identify the anticipated vehicle trips per day as part of any application for a special use permit or the submission of any site plan, the land bay in which the proposed use will be located and the total vehicle trips per day for previously approved uses (by special use permit or site plan) for the applicable land bays. If the total of the total vehicle trips per day from the proposed use and the uses previously approved exceed the

Maximum Daily Trips for that land bay, then the owner of the land upon which the proposed use is to be located shall submit a Traffic Impact Analysis that complies with the Virginia Department of Transportation 527/870 Traffic Impact Statement requirements for review by the County and VDOT. The owner of the land bay proposing an increase in traffic in excess of that listed above shall perform any mitigation that is required by the applicable TIA, provided, the TIA is accepted by VDOT and Prince William County.

2. In lieu of public streets, the travelways on land bay B, land bay C-1 and land bay C-2 shall be private.

SITE DEVELOPMENT

3. Development of the Property shall be in substantial conformance with the design features depicted on Sheets 4 through 7 of the Master Zoning Plan. Provided, however, minor design modifications that do not materially alter the features shown on Sheets 4 through 7 of the Master Zoning Plan may be made due to final engineering and site plan review considerations at the time of site plan submission. For all purposes associated with the development and use of the Property, each of the land bay designations are shown on Sheet 4 of the Master Zoning Plan. The data center use shall be permitted in land bays B, C-1 and C-2. The overall intensity of development on the Property shall not exceed a floor area ratio (FAR) of 0.8 for data centers use and 0.4 for any other use. For the purpose of this Proffer Statement, FAR is defined as the ratio of gross square footage of the area of buildings to be constructed on the Property to the gross square footage of land area of the Property, prior to the dedication or conveyance of any public right-of-way or land for public facilities. The size of individual land bays and the boundaries thereof may be adjusted by up to 10% of the land area of each land bay.
4. The maximum building height for all structures on the Property shall be permitted and limited as follows:
 - a. Buildings in land bay A shall not exceed 400 feet above mean sea level and roof structures shall not exceed 415 feet above mean sea level.
 - b. Buildings in land bay B shall not exceed 420 feet above mean sea level and roof structures shall not exceed 435 feet above mean sea level.
 - c. Buildings on land bay C-1 shall not exceed 400 feet above mean sea level and roof structures shall not exceed 415 feet above mean sea level.
 - d. Buildings on land bay C-2 shall not exceed 390 feet above mean sea level and roof structures shall not exceed 405 feet above mean sea level.

The elevations set forth above may be increased by up to two feet if necessary based upon final engineering considerations provided that no building shall exceed one hundred feet in height as specified by the height limit on the O (H) zoning district. For purposes of this proffer, building height shall be calculated in accordance with Article 1 of the Prince William County Zoning Ordinance and roof structures shall include mechanical (including, but not limited to, HVAC

equipment) and equipment penthouses and all other roof structures described in Section 32-400.03(3) of the Zoning Ordinance. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to ensure compliance with this proffer.

5. Applicant shall incorporate into the design of the Property, opportunities for pedestrian movement among the various uses, (excepting data center, public utility facility or electric substation uses). Sidewalks in land bay A shall be six feet (6') in width. Where pedestrian crossings cross streets, the crossing area shall be separately designated by striping or the use of alternate treatments to pavement. Funding for offsite pedestrian-related improvements shall be paid upon approval of the first site plan for any construction on land bay A.

USES

6. Except as set forth hereafter, the uses identified in Section 32-404.03(2) and 32-280.41 shall be prohibited. Notwithstanding the aforesaid, the following uses shall be permitted in land bay A if special use permits for the same are approved by the Board of County Supervisors: car wash; medical care facility; motor vehicle parts with service; motor vehicle service, retail; self-storage facility, drive-in restaurant. Except as provided in proffer 8 and Sections 32-404.03(2) and 32-280.41 as modified above, all other uses permitted by right or special use permit in the zoning districts identified on the Master Zoning Plan for each land bay shall be permitted by right or special use permit, subject to the modifications set forth in these proffers.
7. Pursuant to Section 32-404.05 of the Zoning Ordinance, if located in land bays B and C-1 and C-2, the following uses shall be permitted by right:

Data Center
Electric Substation
Sanitary Sewer Pump Station.
8. The following use shall not be permitted on the Property: motor vehicle sales.
9. The existing pond located in the RPA on land bay C-1 and land bay C-2 shall be retained as is and shall not be utilized for storm water management.
10. A minimum of sixty-five percent (65%) of the gross square footage of all buildings located on the Property shall be for employment uses. For purposes of this proffer, employment uses shall include, but shall not be limited to, the following: data centers, computer services; medical and dental offices, clinics or labs; medical care facility, specialized; pharmacy; optical and eye care facility; offices; research and development (non-hazmat); business, professional and trade schools, colleges and university; business equipment sales and servicing; any secondary and/or accessory uses permitted under the Office Mid-Rise District (including, but not limited to, cafeteria, snack bar, food truck, quick service food store, and restaurant uses); and other uses determined by the Planning Director and the Director of Economic Development to be employment uses and/or whose primary customers are businesses, consistent with the goals of the Economic Development Plan.

ARCHITECTURE AND AESTHETICS

11. Non-Data Center Buildings

- a. The terms of this proffer shall not apply to data centers or public facilities, such as electric substation or sanitary sewer pump station uses, but shall apply to all non-data center buildings. The exterior of all non-data center buildings on the Property may be prototypical retail buildings by national and regional retailers, or similar types of buildings. The buildings may utilize design elements, features, materials and colors that are trademark and/or prototype features for specific retail franchises. The buildings shall be situated in a manner that reflects a compact site design and encourages pedestrian walkability between each building. Building exteriors shall consist of high-quality building materials, such as, but not limited to, brick and architectural concrete masonry, stone and manufactured stone products, architectural concrete, cementitious siding material, synthetic stucco, architectural metals, and glass window or storefront fenestration. Roofs may be flat or sloped, with sloped roofing materials consisting of architectural shingles or metal roofing. Building material and color selections shall exhibit high-quality design. Painted or unpainted standard concrete block, painted or unpainted wood siding, aluminum siding and vinyl siding materials shall not be permitted on buildings on the Property. The owner shall submit building elevations/exterior design of the proposed building(s) for review by the Director of Planning to confirm compliance with this proffer prior to approval of the applicable site plan.
- b. All development in land bays A and B other than data center buildings shall be constructed with four-sided architecture (i.e., all elevations shall contain complementary architectural features and materials).
- c. Any office building shall have a minimum of twenty-five percent (25%) of the cumulative façade area of each building as windows, doors and accent material.

12. Data Center Buildings

- a. The terms of this proffer shall apply to all data center buildings. The principal building façades of any data center (which does not include structures or enclosures for an electric substation) constructed on the Property that are within 150 feet of the perimeter boundary of the Property, shall have as the primary exterior building material one or more of the following: precast or tilt-wall concrete panels with reveals and an 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 permitted exterior building materials may be approved by the Planning Director. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to ensure compliance with this proffer. Any security booth(s) or other accessory structure(s) on the Property shall be coordinated with the design utilized for the principal building(s) they serve.

- b. Building facades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Plan, shall be non-reflective and dark green or dark brown in color. The Planning Director may approve other colors provided the Applicant demonstrates the materials will facilitate the ability for the building façade to blend into the tree line. Alternative paint colors or patterns may be utilized on rooftop screening facing Manassas Battlefield Park subject to approval by the Planning Director in consultation with the Battlefield Superintendent or their designee.
 - c. Principal building facades that face Route 29, I-66 or University Boulevard shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - i. Change in building height;
 - ii. Building step-backs or recesses;
 - iii. Fenestration;
 - iv. Change in building material, pattern, texture, color; or
 - v. Use of accent materials.
 - d. All DCSM requirements for canopy coverage and internal parking lot landscaping shall be met for areas developed as data centers, except that plantings in land bays B, C-1 and C-2 may be concentrated, where possible, along and adjacent to preservation and buffer areas to further enhance the buffer and preservation areas as requested by the Manassas National Battlefield, subject to County agreement and approval as part of the approval of the applicable site plan.
- 13. General Architectural Provisions. The terms of this proffer shall apply to all buildings on the Property.
 - a. Graffiti shall be removed from structures by the Applicant and/or business owners/operators. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Sec. 32-250.20 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. This proffer shall not preclude the use of wall art as otherwise permitted and approved by the County.
 - b. In order to minimize visibility from adjacent roads and adjacent properties, roof top mechanical equipment shall be screened. Ground level mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, ground level mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.
 - c. Commercial antennas mounted on structures and rooftops may be permitted on the Property in accordance with the requirements of Sec. 32-240.12 of the Zoning Ordinance.

- d. No overhead doors and loading bays shall be placed on any building facade facing University Boulevard, Route 29 and the southern boundary of the Property adjacent to I-66 where the building is located within one hundred twenty-five feet (125') of the southern boundary of the Property and seventy-five feet (75') of the other applicable road frontage property boundary lines in land bays B, C-1 and C-2.
- e. All dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened, using materials which are architecturally compatible with the building(s) they serve.
- f. All buildings constructed on the Property shall be located a minimum of one hundred twenty-five feet (125') from the I-66 right of way along the southern boundary of the Property.
- g. Fencing of portions of the Property is permitted. Data center uses may have black steel or other metal security fencing no higher than eight (8) feet. Said security fencing shall not be located within the landscaped buffers or streetscape areas. Chain-link fencing or barbed wire fencing are prohibited along public street frontages. This fence allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the Applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility.

14. Signage

- a. All freestanding signs shall be monument style and shall not exceed fifteen feet (15') in height and those located on Route 29 and east of University Boulevard shall not exceed ten feet (10') in height. Construction materials for said signs shall be compatible with those of the buildings constructed on the Property. All signs shall be externally lit and located at the entrance locations.
- b. There shall be no freestanding signs located along the I-66 frontage of the Property.
- c. All facade signage shall be coordinated on a section-by-section basis in color, size and materials.
- d. Facade signage may be oriented toward I-66.
- e. Applicant shall have the right to incorporate project or owner/tenant identification signs into the entrance features/walls.

15. Parking Lot Lighting: All freestanding parking lot lights shall have a maximum height of thirty feet (30') and shall have fixtures which direct light downward and inward. In addition, all building-mounted lighting, if any, shall be directed or shielded in such a

manner to prevent glare from projecting onto adjacent properties or public rights of way.

LANDSCAPING/STREETSCAPE

16. Buffers and preservation areas at the perimeter of the Property shall be provided in accordance with the Master Zoning Plan, and except as noted, said buffers shall be planted in accordance with the applicable standard as set forth in the Design and Construction Standards Manual. All intrusions into buffer areas and preservation areas permitted by the DCSM shall be permitted.
 - a. In lieu of the DCSM requiring buffering adjacent to Route 29, the Applicant shall maintain a seventy-foot (70') preservation area along the Route 29 frontage of the Property, east of University Boulevard. The Applicant shall cause the existing utility line located at the northeast portion of land bay C-2 servicing the William H. Brown House and associated utility easement in this area to be vacated and planted or provide the preservation area outside of said line and/or easement prior to the first occupancy permit for land bay C-2.
 - b. Along the southern boundary of land bay B, to the extent shown on the Master Zoning Plan, in order to preserve land designated as REC for a targeted industry, a twenty-five foot (25') buffer shall be provided with a twenty-five foot (25') supplemental planting area located in the Dominion Power easement along I-66. The planting units in the buffer and the supplemental planting area shall equal those required for a fifty-foot (50') buffer. Compliance with this proffer shall be evidenced with the submission of a landscaping plan submitted to the County Arborist or assigned designee prior to the issuance of the building permit release letter. In the event any landscaping in the supplemental planting area is disturbed due to work in the easement, the Applicant shall replant the part of the supplemental planting area that was removed.
 - c. A sixty-foot (60') preservation area shall be provided along the eastern boundary of land bay C-2.
 - d. A fifteen-foot (15') buffer shall be provided along the portions of the property fronting on Route 29 west of University Boulevard, the entrance road to the commuter parking lot and University Boulevard.
 - e. A fifty-foot (50') buffer shall be provided along the eastern right of way of University Boulevard in land bay B as shown on the MZP.
 - f. Areas designated as preservation areas that serve as buffers shall be preserved in their natural state except as provided herein.
 - g. In buffer areas that are not preserved in their natural state, except in areas to be graded existing vegetation shall be maintained as provided for in the DCSM. Provided, however, that vegetation and plantings adjacent to the electric substation may be modified as requested by Dominion Virginia Power Company, or its successors in interest.

- h. All entrances may be enhanced with entrance features and associated hardscape and landscaping.
- i. The Applicant shall provide additional landscaping for viewshed protection for the Manassas National Battlefield consisting of 300 trees from 8 to 10 feet in height at planting. Said trees shall be planted in areas of the eastern quadrant of the northern 70 foot Preservation Area and in the northern quadrant of the 60 foot eastern Preservation Area of the Property and in land bay D (all in areas where they are likely to survive), and in the Manassas National Battlefield. The location and species of the trees shall be determined by the Superintendent of the Battlefield who shall consult with the County Arborist. The trees to be planted on the Battlefield shall be planted by the National Park Service at a time and location specified by the Superintendent of the Battlefield. The trees to be planted on the Property shall be planted by the Applicant pursuant to a plan approved by the Superintendent of the Battlefield after consultation with the County Arborist. They shall be planted no later than the first planting season following approval of the first site plan for land bays C-1 or C-2. Compliance with this proffer shall be evidenced by a letter from the Battlefield Superintendent that is also signed by the County Arborist certifying that the trees to be located on the Property have been planted. The Applicant shall replace any trees that die within two years from the date of the compliance letter.

WATER QUALITY MONITORING

- 17. 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, or drainage improvements. Said contribution shall be made at the time of final plan approval for the corresponding acreage reflected on each site plan.

PHASE I AND PHASE II ARCHAEOLOGICAL TESTING AND EVALUATION; DONATION

- 18.
 - a. Evaluation– The applicable archaeological sites are those identified as 44 PW 1792 and the area identified on Exhibit A hereto. Site 44 PW 1792, adjacent to the William H. Brown House, will be the subject of a Phase II study including metal detection and a review of the life of William H. Brown. The area described on Exhibit A will be subject to metal detecting and a report regarding the purported artillery incident on or near the property pursuant to the scope of work prepared by the County Archaeologist as of September 23, 2019. The Applicant will curate in accordance with the recommendations of the reports. The reports and curation shall be in accordance with accepted standards, and the reports shall be prepared and submitted to the Director of Planning or his or her designee prior to submission of the first site plan.
 - b. Mitigation Plan - In the event the Phase II evaluation of 44PW1792 finds the archaeology site significant and the site will be disturbed by construction, the

Applicant will either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, if Section 106 review is not required (land bay A has been determined to be a single and complete project separate and apart from land bays B, C-1 and C-2 by the Corps of Engineers), the Applicant will prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval. The mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources* (VDHR) *Guidelines for Conducting Cultural Resource Survey in Virginia* and also the *Advisory Council on Historic Preservation's* (ACHP) *Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites* (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the report(s) have been approved by the County.

- c. Curation – Within two (2) months of acceptance of the final Phase II and if warranted the Phase III/Data Recovery report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to Virginia Department of Historic Resources' curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for the area impacted by the Phase II and or Phase III reports.
- d. Land bay D shall be donated to the American Battlefield Trust or its designee with a restrictive covenant that it shall remain maintained in an undisturbed state except as provided below. If the American Battlefield Trust declines said donation, the Applicant shall donate the land bay D to the County, or its designee or, if they decline said donation, then the County. Said donation shall occur prior to the final site plan approval for land bay A. The Applicant shall contribute \$25,000.00 to the American Battlefield Trust or its designee within one year of final nonappealed zoning approval for plantings in or improvements to land bay D related to the Civil War, such as the relocation of an historical marker currently located in Conway Robinson State Forest, a Civil War Trail interpretive sign, and the repair of the Dunklin Monument.

FIRE AND RESCUE

- 19. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in an amount of \$0.61 per square foot of gross floor area ("GFA") of nonresidential space to be used for fire and rescue facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of the building permit for each building constructed on the property and the amount paid shall be based on the GFA in

each such building.

ELECTRIC SUBSTATION AND SANITARY SEWER PUMP STATION

20. An electric substation shall be deemed a permitted use located in the general location identified on the Master Zoning Plan and may consist of transmission voltage switching or transformation equipment and structures of varying heights not to exceed ~~407~~ sixty-five feet (65') in height, excluding poles and lines. Subject to revisions requested by Dominion Electric upon final design of the electric substation, the substation will be located on approximately eight acres of land as reflected on the Master Zoning Plan.
21. Adjustments to the location, size and height of the accessory electric substation may be allowed by the Planning Director, or his designee, without requiring amendments to the proffers or the Master Zoning Plan, and without approval of a separate PFR.
22. The acceptance of these proffer amendments will fulfill the requirement for a Public Facility Review (PFR) of the extension and location of public sanitary sewer and water facilities on the Property, in accordance with VA. Code Ann. §15.2-2232. The Property shall be served by public water and sanitary sewer facilities, including a sanitary sewer pump or lift station in the general location shown on the Master Zoning Plan.
23. The accessory electric substation and sewer pump station shall be deemed features shown in the Comprehensive Plan when they are identified on a site or subdivision plan pursuant to Virginia Code §15.2-2232(D) and County Code Sec. 32-201.12(a). Due to their location within the Planned Business District and their identification in these proffers, no Special Use Permit or PFR approvals are required for said electric substation or sewer pump station. Acceptance and approval of this rezoning application by the Board of County Supervisors authorizes the location and provision of those uses and facilities specifically referenced on the Master Zoning Plan, in this proffer statement, and the extension and construction of water and sewer lines and facilities and roads necessary to serve this property pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-201.13.1. The general area of location of these uses and facilities are as shown on the Master Zoning Plan with the exact locations to be determined based on final engineering and as approved by Prince William County.

NATURAL SURVEILLANCE

24.
 - a. The data center buildings located on the Property shall be subject to monitoring by cameras and may be subject to additional security measures.
 - b. Natural surveillance shall be provided by orienting the proposed commercial (non-data center) buildings on land bays front and main entrances to provide clear visibility from adjacent public roads. The Applicant shall provide 0.5-foot candle minimum maintained lighting level during darkness hours for nighttime security lighting consistent with County Police recommendations. Natural Access Control for the proposed commercial buildings is to be provided through the open site layout, minimizing hidden areas and concealment opportunities. The mixed-use

design provides monitoring of the commercial, parking, recreational facilities, and surrounding areas. The land bay(s) used for data center uses shall be separately fenced and may employ additional security measures such as, but not limited to, the use of surveillance cameras. The owner of each land bay will, except in the preservation areas, provide for continuous and ongoing maintenance of landscaping which will minimize concealment or overgrown areas; and keeping shrubbery and trees trimmed to not interfere with security lighting and to allow common observation from the street or buildings consistent with County Police recommendations. Territorial Reinforcement is to be provided by clearly delineating those areas of the commercial use areas intended for active use by customers and patrons and to provide distinct physical separation by varying landscaping from the natural undisturbed areas and by fencing the data center. The owner of each land bay shall trim plant overgrowth (except in buffer and preservation areas), replace inoperative lighting, pick up trash, paint and repair buildings, and consistently use spaces for their intended uses in order to give the impression of territorial control and promote crime deterrence.

POTABLE WATER AND SANITARY SEWER

25. Public water and sanitary sewer shall serve the Property. The Applicant shall be responsible for the costs of design and construction of all on and off-site improvements as required by the service provider in order to provide such services for the demand generated by the development on the Property.

ESCALATIONS

26. Escalator – In the event the monetary contributions set forth in the development proffers 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 stated herein. Any monetary contributions set forth in the development proffers which are paid 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 the contributions are paid, they shall be adjusted by the percentage change in the CPI-U from the 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 six (6%) percent per year, non-compounded.

MODIFICATIONS AND WAIVERS

27. Pursuant to Section 32-404.05 and 32-700.04 of the Zoning Ordinance, the following modifications and waivers are approved as part of these proffers.
 - a. Northern Property Boundary:
 - (i) A fifteen-foot (15') wide buffer shall be provided along the Property frontage on Route 29, west of University Boulevard in lieu of a fifty-foot (50') perimeter buffer required by Section 32-404.04.5 of the Zoning Ordinance.

- (ii) A seventy-foot (70') wide preservation area shall be maintained along the Property frontage on Route 29 east of University Boulevard, except for perpendicular utility crossings and entrance roadways in lieu of the fifty-foot (50') perimeter buffer required by Section 32-404.04.5 of the Zoning Ordinance.
 - b. Southern Property Boundary (adjacent to Interstate 66). The provisions of Sections 32-250.32 (2) and 32-404.04.5 of the Zoning Ordinance and Section 800 of the DCSM are modified to permit, to the extent shown on the Master Zoning Plan, a twenty-five foot (25') buffer and a twenty-five foot (25') supplemental planting area, which supplemental planting area may be located in the Dominion Electric easement, as specified in proffer 15.(b).
 - c. Southern Property Boundary in alongside of substation facing Route 66. Waiver of Section 32-404.04.5 of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM requiring a fifty-foot (50') buffer in front of the electric substation. In lieu thereof, subject to Dominion Energy of Virginia (or their successors in interests) approval, the Applicant shall provide for landscape enhancements between the substation and Route 66. Said enhancements may consist of a wall, a solid fence, shrubs, a berm, or a combination thereof.
 - d. Land Bay A: A fifteen-foot (15') wide buffer will be provided around the perimeter of land bay A in lieu of the fifty-foot (50') perimeter buffer required by Section 32-404.04.5 of the Zoning Ordinance.
28. Waiver of Section 250.31 of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM to waive all internal buffers between uses on the property.
29. The maximum FAR in land bays B, C-1 and C-2 for non-data center commercial uses shall be 0.4 and for data centers the maximum FAR shall be 0.8.
30. The Applicant shall satisfy Section 602.18 of the DCSM by making a cash proffer contribution of \$125,000.00 toward the construction of a trail along Lee Highway. The trail may be located on the northern side or the southern side of Lee Highway as determined by Prince William County. If the trail is located on the southern side of Lee Highway the trail and all necessary grading shall be within the existing right of way as of the date of these proffers. Said payment shall be made prior to the first occupancy permit of land bay A.
31. If any portion of the development is deemed to be a shopping center under the Zoning Ordinance, the areas occupied by structures shall not be included in the calculation of impervious surfaces.
32. The following uses shall be permitted in land bay A by special use permit as specified in proffer 6: car wash; medical care facility; motor vehicle parts with service; motor vehicle service, retail; self-storage facility, drive-in restaurant.

Proposed Proffers

33. Modification of the DCSM requirements for the planting of interior parking lot and trees required for canopy coverage in land bays B, C-1 and C-2 to permit them to be planted along and adjacent to the buffer and preservation areas along Route 29 east of University Boulevard and the eastern boundary of the land bay C-2 to the extent agreed to and approved by the County.
34. Waiver of the proposed trail along Pageland Lane in order to preserve existing vegetation.
35. A modification of Section 32-280.41 as to land bay A to permit buildings with a height less than thirty feet (30') and to allow parking spaces, travelways and travel lanes in front of shopping centers.
36. A modification of the uses permitted by right pursuant to Section 32-404.05 of the Zoning Ordinance to permit data centers, an electric substation, and a pump station in land bays B., C-1 and C-2 as a use permitted by right and those set forth in proffer 6 as uses permitted by a special use permit in land bay A.

MASTER ZONING PLAN
REZ 2018-00008

GAINESVILLE CROSSING
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

PROJECT TEAM

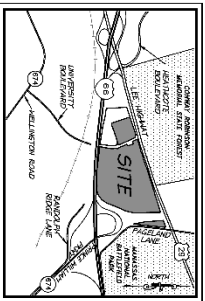
DEVELOPER
BUCHANAN PARTNERS
4040 MAIN STREET
SUITE 300
GAITHERSBURG, MD 20878

LAND ATTORNEY
MICHAEL R. VANDERPOOL
VANDERPOOL, FROSTICK & NISHANIAN, P.C.
5900 CHURCH ST, SUITE 400
FAIRFAX, VA 22031

PLANNER
LESSARD DESIGN, INC.
4801 LEESEBURG PIKE, SUITE 700
VIENNA, VA 22092

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS, LLC
4900 MAIN STREET
FAIRFAX, VA 22031

TRANSPORTATION
GOROVE / SLADE, INC.
3901 CENTREVILLE ROAD, SUITE 300
CANTONVILLE, VA 20131



VICINITY MAP
SCALE 1"=4000'

SHEET INDEX:

- 1. COVER SHEET
- 2.0-2.4 EXISTING CONDITIONS
- 3.0-3.4 ENVIRONMENTAL CONSTRAINTS ANALYSIS
- 4. LAND USE PLAN
- 5. INFRASTRUCTURE & UTILITY PLAN
- 6. TRANSPORTATION PLAN
- 7. LANDSCAPE BUFFER PLAN

ZONING NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN THE PRINCE WILLIAM COUNTY, VIRGINIA ZONING DISTRICT OF GAINESVILLE CROSSING (GAINESVILLE CROSSING MAGISTERIAL DISTRICT).

2. THE SUBJECT PROPERTY IS LOCATED IN THE PRINCE WILLIAM COUNTY, VIRGINIA ZONING DISTRICT OF GAINESVILLE CROSSING (GAINESVILLE CROSSING MAGISTERIAL DISTRICT).

3. THE SUBJECT PROPERTY IS LOCATED IN THE PRINCE WILLIAM COUNTY, VIRGINIA ZONING DISTRICT OF GAINESVILLE CROSSING (GAINESVILLE CROSSING MAGISTERIAL DISTRICT).

4. THE SUBJECT PROPERTY IS LOCATED IN THE PRINCE WILLIAM COUNTY, VIRGINIA ZONING DISTRICT OF GAINESVILLE CROSSING (GAINESVILLE CROSSING MAGISTERIAL DISTRICT).

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DATE	REVISION
10/23/2018	1. INITIAL SUBMISSION
11/01/2018	2. SECOND SUBMISSION
11/01/2018	3. THIRD SUBMISSION

DATE OF FIRST SUBMISSION: NOVEMBER 01, 2017
DATE OF SECOND SUBMISSION: AUGUST 23, 2018
DATE OF THIRD SUBMISSION: OCTOBER 21, 2018

1 of 7
10/16/23

MASTER ZONING PLAN
REZ 2018-00008
GAINESVILLE CROSSING
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

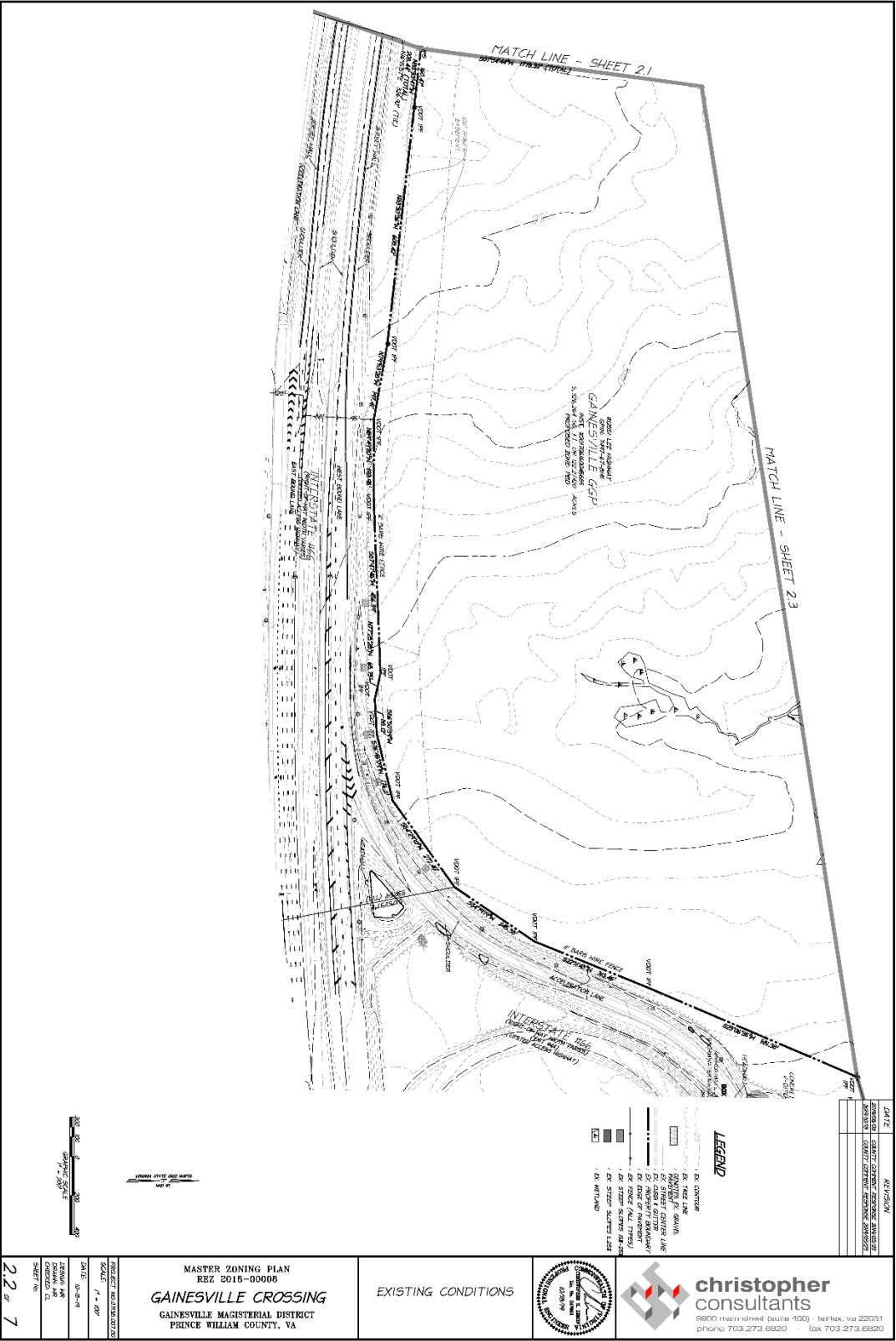
COVER SHEET



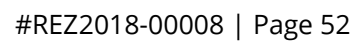
christopher consultants
9900 main street (suite 400) • fairfax, va 22031
phone 703.273.6620 • fax 703.273.6620



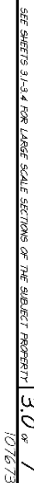


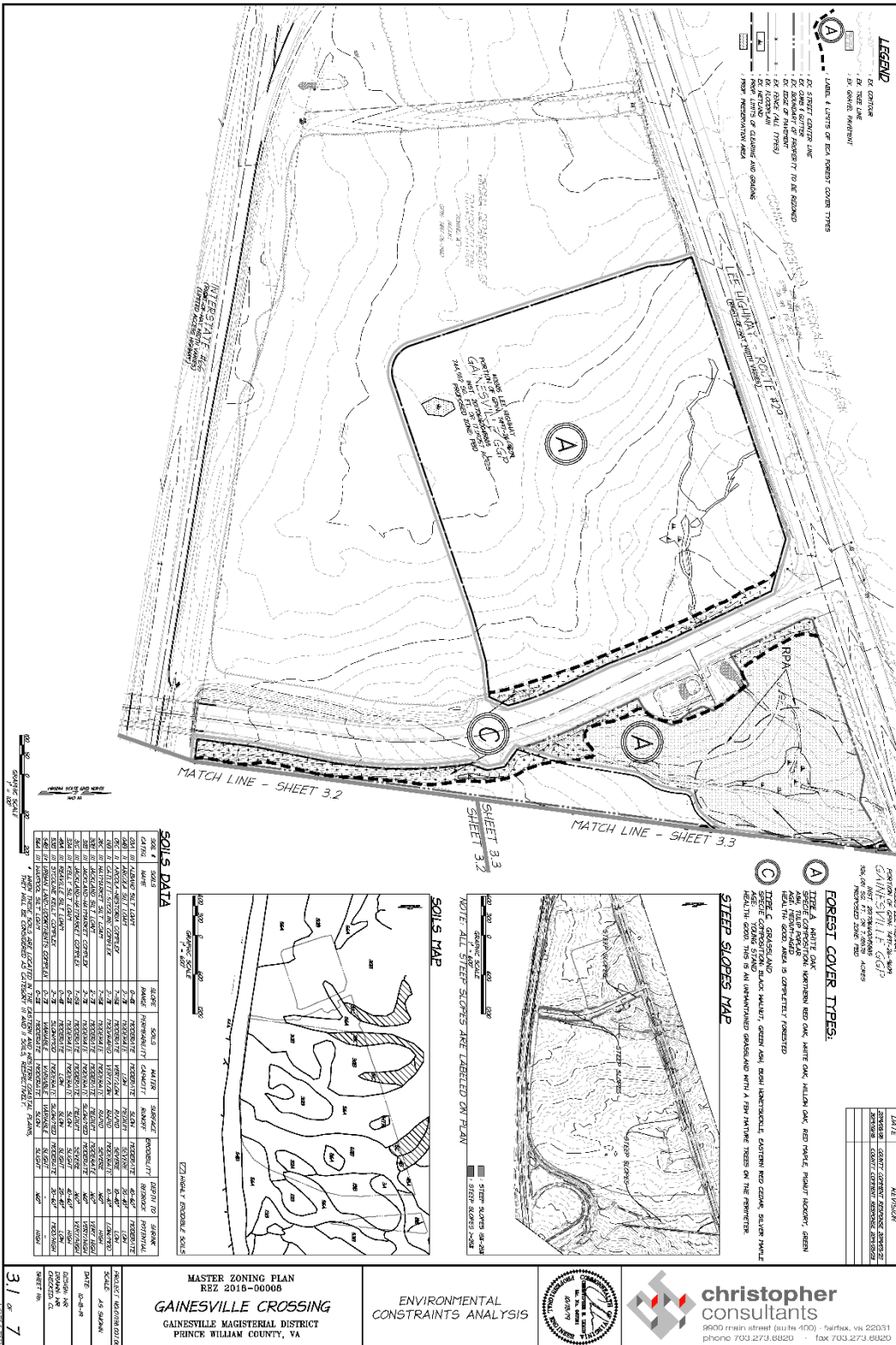




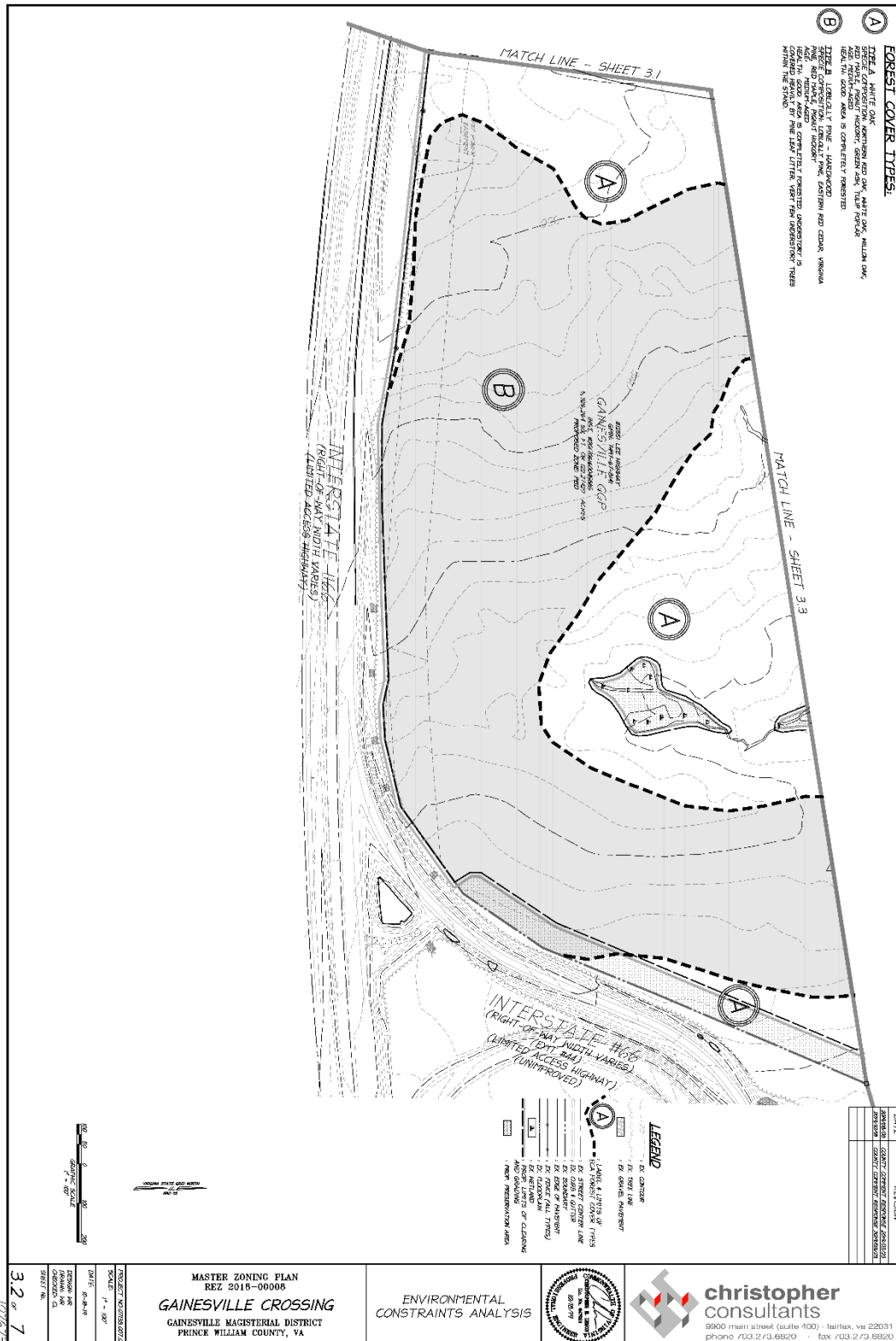


#REZ2018-00008 | Page 53





Environmental Constraints Analysis (ECA)

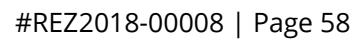


For the first two cases, the results are consistent with the hypothesis that the system is in a state of equilibrium. For the third case, the results are consistent with the hypothesis that the system is in a state of disequilibrium.



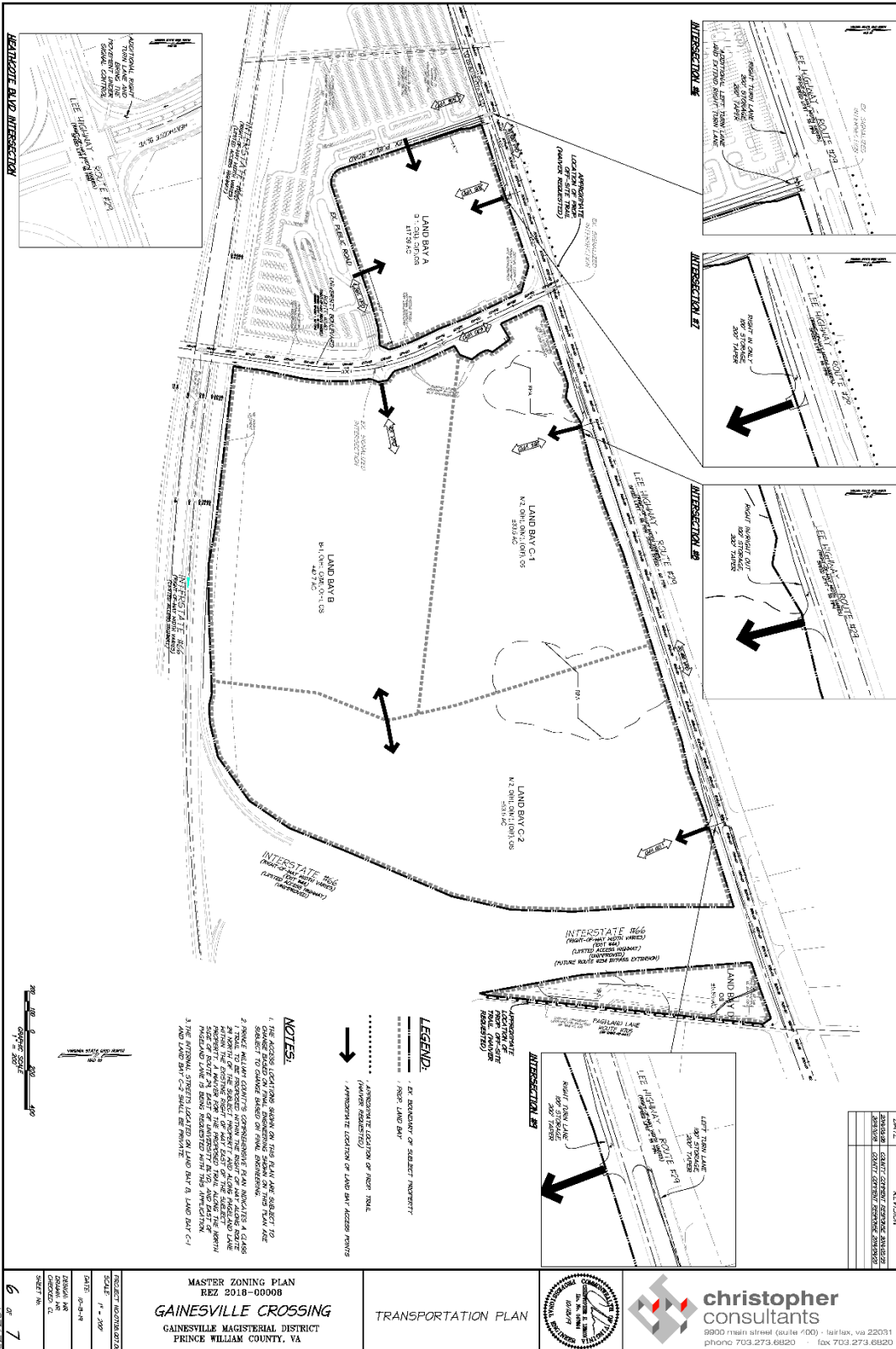
Für die folgenden Aussagen gilt: Richtig oder Falsch? Bezeichnen Sie mit „R“ für richtig und mit „F“ für falsch.







7/3 Christopher Consultants/PROJECTS/REZ2018-00008/TRANSPORTATION PLAN/6 of 7/7/2018 10:00 AM



10.1002/1522-2675(200209)23:9<1469::AID-HLCA1469>3.0.CO;2-9





Note: This plan is illustrative in nature and is subject to change.

GAINESVILLE CROSSING
ILLUSTRATIVE PLAN

Bowman
CONSULTING

10-1-2019

lessard
DESIGN

BP
PARTNERS

BUCHANAN
CONCEPTUAL ILLUSTRATIVE PLAN

GAINESVILLE CROSSING
PRINCE WILLIAM COUNTY
GAINESVILLE, VA

OCTOBER 14, 2019
SCALE: 1" = 100'

A.01



Draft Historical Commission Resolution

HISTORICAL COMMISSION MEETING – October 8, 2019

DRAFT LAND DEVELOPMENT RECOMMENDATIONS

Resolution to be approved at the November 12th meeting of the Historical Commission

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2018-00008	Gainesville Crossing – 2 nd Submission	No further work
REZ2020-00005	Centre at Haymarket	Military Site Survey. Interpretive kiosk containing signs with content determined by the Historical Commission detailing identified battlefields/skirmishes and historic aspects of the property.
CPA2018-00004	Parks, Recreation & Tourism	Table
SUP2020-00009	Living Hope Evangelical	No further work
REZ2020-00001	New Dominion Square – 3 rd Addition – Proffer Amendment	No further work
REZ2020-00002	Grant Avenue – 2 nd Addition – Proffer Amendment	No further work
REZ2020-00006	Lake Ridge Nursery	No further work