



STAFF REPORT

PC Meeting Date:	April 21, 2021
Agenda Title:	Rezoning & Proffer Amendment #REZ2020-00024, Village Place Technology Park and Special Use Permit #SUP2020-00037, Village Place Technology Park
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Rezoning & Proffer Amendment #REZ2020-00024, Village Place at Gainesville Technology Park, subject to proffers dated March 30, 2021, and Special Use Permit #SUP2020-00037, Village Place at Gainesville Technology Park, subject to conditions dated April 2, 2021
Department:	Planning Office
Case Planner:	Meika Daus, AICP

EXECUTIVE SUMMARY

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

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

It is the recommendation of staff that the Planning Commission recommend approval of Proffer Amendment and Rezoning Village Place Technology Park, REZ2020-00024, with proffers dated March 30, 2021 and Special Use Permit SUP2020-00037, subject to conditions dated April 2, 2021.

BACKGROUND

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

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

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

- B. Site Location: The subject ±45.46-acre site is located on the southwest side of John Marshall Hwy, at the intersection of Catharpin Road and John Marshall Hwy; and is identified on County maps as GPINs 7397-36-4756 and 7397-35-4688.
- C. Comprehensive Plan: The subject site is designated CEC, Community Employment Center, and is also within the I-66/Route 29 Sector Plan. A portion of the I-66/Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the area of the Route 29 Small Area Plan.
- D. Zoning: The site is zoned PMD, Planned Mixed Development, with proffers per #PLN2002-00139, Village Place at Gainesville.
- E. Surrounding Land Uses: The site is adjacent to a mix of residential, institutional, commercial, and industrial land uses. Directly to the north/northwest of the subject site are residential uses (Village Place at Gainesville and The Towns at Village Place), a religious institution, and Tyler Elementary School. To the south is an existing industrial use. To the east is John Marshall Highway and Catharpin Road, Gainesville

Fire and Rescue Station, and vacant land. To the west is the Norfolk Southern Railway, the Hillwood Camping Park, vacant land, and environmental resource area. The site is located approximately 0.5 miles southeast of the Town of Haymarket.

F. Background and Context: Additional context for the subject application is as follows:

- Original BOCS Approvals: On October 15, 2002, the Board of County Supervisors approved Village Place at Gainesville Rezoning #PLN2002-00139 and Special Use Permit #PLN2002-00140 to rezone ±64.6 acres from A-1, Agricultural, to PMD, Planned Mixed Development, and for approval of a special use permit (SUP) to allow development of a town center in accordance with Sections 32-280.30 through 32-280.81 of the Zoning Ordinance. The approvals allowed the development of 475 mixed dwellings, and a maximum of 650,200 square feet of office and commercial space. The applications proposed a mixed-use, pedestrian-friendly development at a village scale with open spaces, unifying streetscapes and architectural concepts implemented through an internal street layout, and comprehensive design guidelines. Of the 475 residential units approved in the original rezoning 222 homes have been constructed. If the proffer amendment is approved, the prior approvals will be substantially superseded for the area of revision to allow data centers.

STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment and Rezoning #REZ2020-00024, Village Place Technology Park, subject to proffers dated March 30, 2021, and Special Use Permit #SUP2020-00037, Village Place Technology Park, subject to conditions dated April 2, 2021, for the following reasons:

- The proposed data centers with offices further the employment goals central to the CEC, Community Employment Center, designation.
- The rezoning and special use permit proposals enable the delivery of a data center campus, which is a targeted industry use.
- The Applicant proffers to abandon the project if electrical service to the data center triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the property in the direction of the Town of Haymarket and residential areas.
- The architecture for the data center buildings includes design elements consistent with an office building.

- As conditioned, the project construction will include sustainability features such as a green screen, permeable parking areas, and the use of recycled materials.
- While the proposed data centers are planned to replace a town center approval that was substantially in line with the guidance contained in the I-66/Route 29 Sector Plan, the project mitigates its impacts through the provision of an open space parcel, wide setbacks, landscape buffers, berms, screen walls, and proffered architectural elevations.

Additionally, staff recommends that, prior to a hearing with the Board of County Supervisors, the Applicant further coordinate with the adjacent homeowners association(s), and obtain an agreement regarding the acceptance of the proffered open space parcel and the provision of amenities.

The Planning Office is also currently in the process of evaluating the current Data Center Opportunity Overlay District, as directed by the Board of County Supervisors (the Board) on March 2, 2021. This evaluation includes an assessment of the current overlay standards. The Board directed that further revisions to the overlay incorporate methods to embrace green technology and encourage the conservation of green and open spaces. While staff believes the current proposal incorporates these concepts, it is possible that the Board may initiate, or the Planning Office may develop, further recommendations for data centers prior to a public hearing with the Board on the subject applications. If this occurs, staff may have additional recommendations on the subject applications to better align them with the most current guidance for data centers.

Comprehensive Plan Consistency Analysis

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

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

Water Quality	\$75 per acre	±45.46 acres	\$3,409.50
Fire & Rescue	\$0.61 per sq. ft.	Maximum .60 FAR (1,188,143 sq. ft.)	\$724,767.23

TOTAL \$			\$728,176.73
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In addition to the above LOS contributions, the Applicant has proffered \$300,000 to an Association Owner for the construction of recreation improvements within a 2.12-acre portion of the subject site that is proposed for dedication. The recreation improvements would be to the benefit of the adjacent residences that were constructed pursuant to the Village Place at Gainesville Rezoning and Special Use Permit town center approval.

Strategic Plan

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

Materially-Relevant Data Center Considerations

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

Board of County Supervisor Directive: On March 2, 2021, staff was directed to bring the Board recommendations to expand and change the Data Center Opportunity Overlay District. Staff was asked to analyze the existing Data Center Opportunity Overlay District and maps, and return to the Board with possible Zoning Text Amendment (ZTA) language to amend the map and expand the overlay district in appropriate areas. At the time of this writing, a ZTA to expand the overlay district has not been initiated. Any process undertaken to amend the overlay is requested to 1) engage existing and new stakeholders, 2) incorporate methods to embrace green technology, and 3) encourage the conservation of green and open spaces.

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

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

Community Input

Notice of the applications has been transmitted to property owners within 500 feet of the subject site. As of the date of this staff report, the Planning Office received one email in opposition to the project from an adjacent townhouse owner concerned about impacts of future data centers on her home and the development of the area.

The Applicant held virtual meetings with the Village Place HOA on September 17, 2020, November 24, 2020, and March 31, 2021.

Other Jurisdiction Comments

The site is located approximately 0.5 miles southeast of the Town of Haymarket. Each submission has been forwarded to the Town of Haymarket for review and comment. The full memorandum from the Town of Haymarket is attached to the Agency Comments section of this report.

Town Comments:

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

Legal Issues

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

Timing

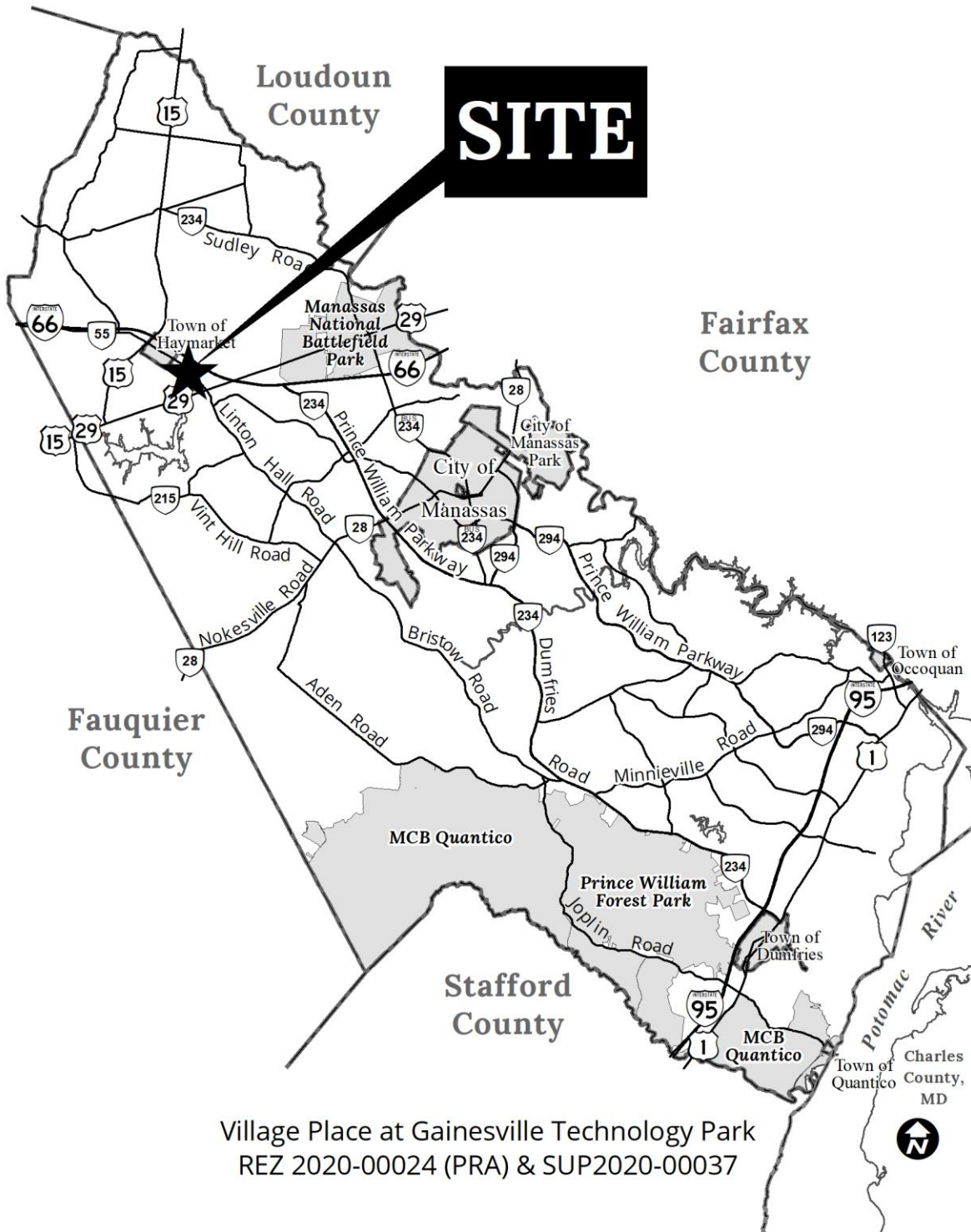
The Planning Commission has until July 20, 2021, which is 90 days from the first public hearing date, to take action on the rezoning and special use permit proposal. A recommendation to approve or deny the requests would meet the 90-day requirement.

STAFF CONTACT INFORMATION

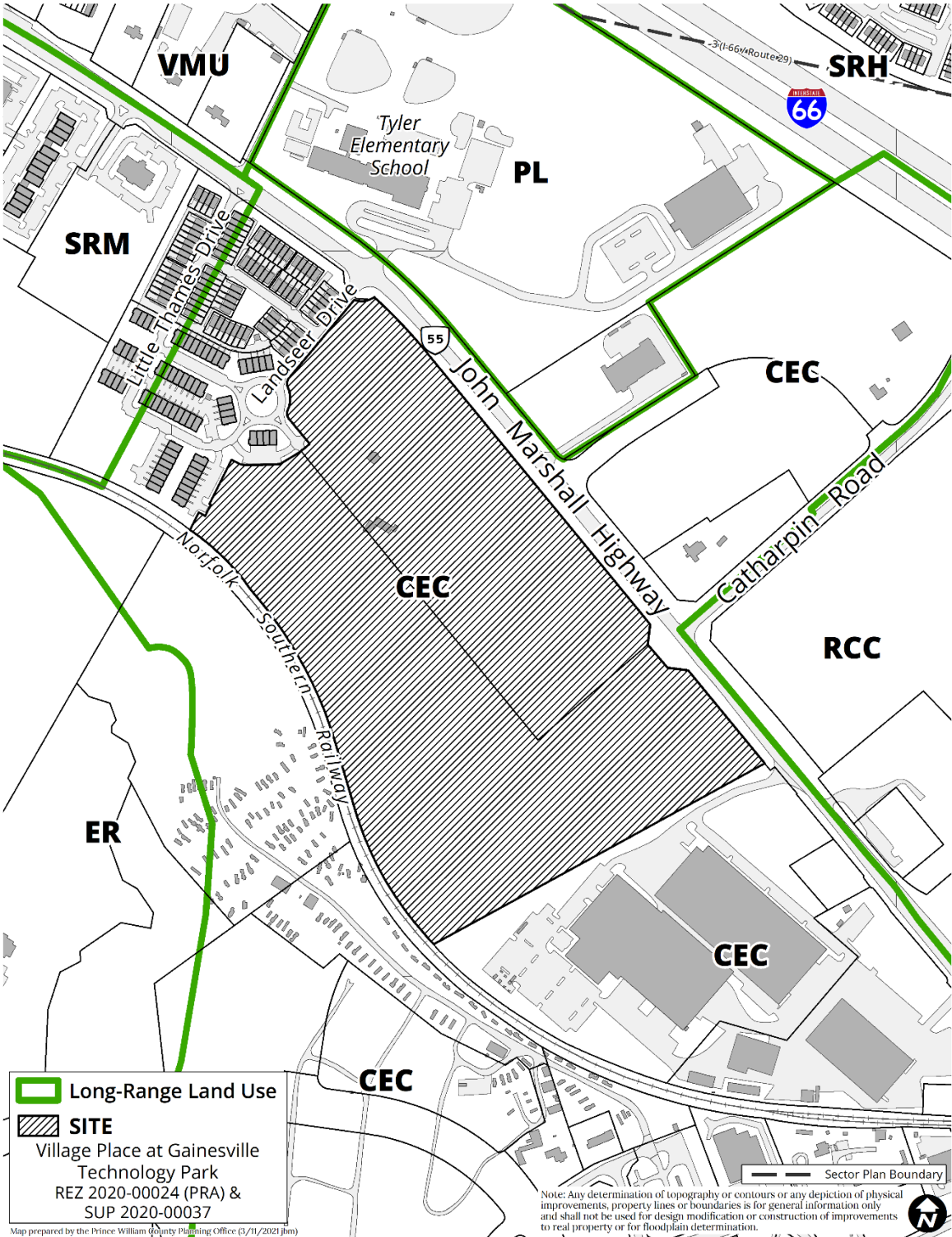
Meika Daus | (703) 792-7901
mdaus@pwcgov.org

ATTACHMENTS

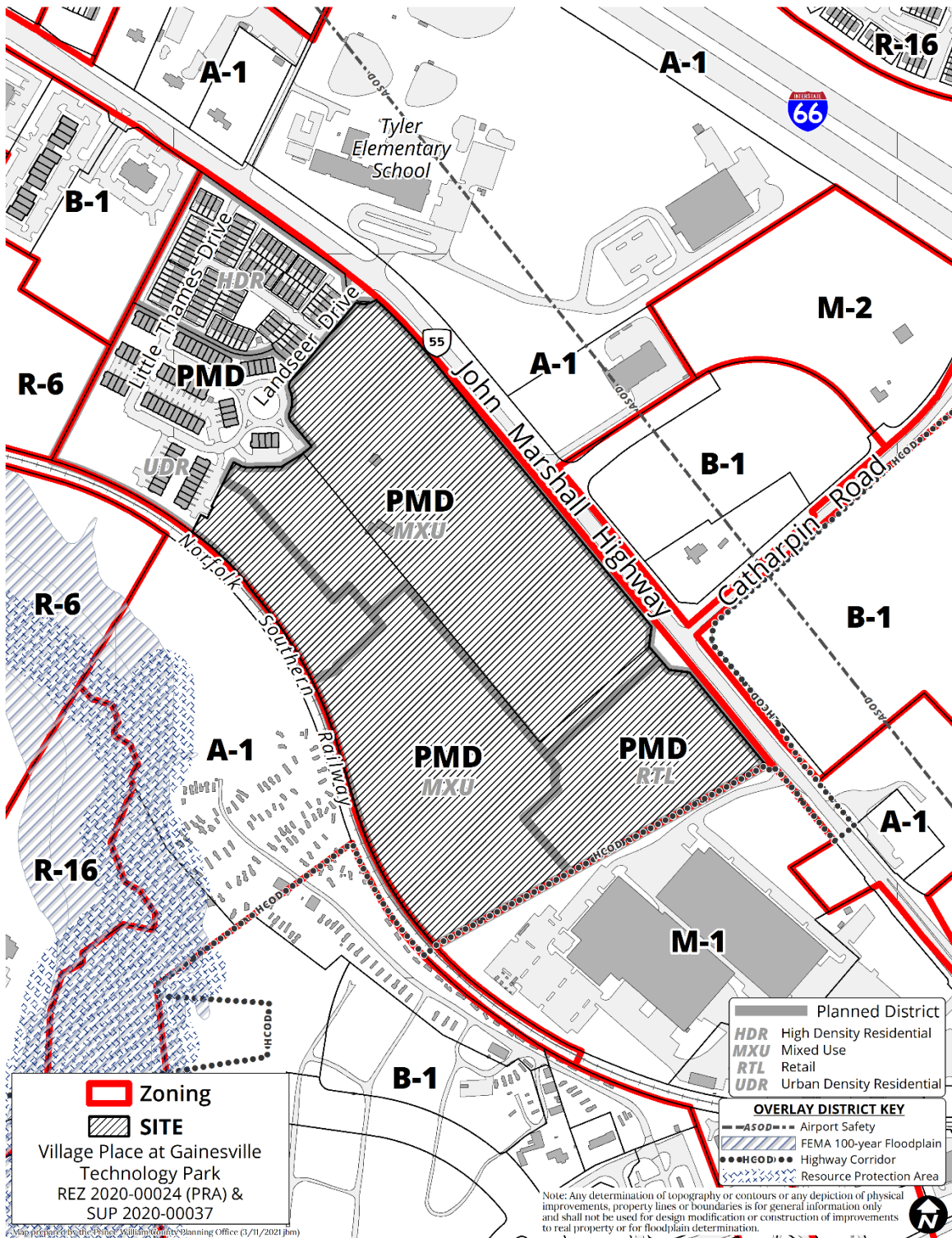
Area Maps
Staff Analysis
Previously Approved Town Center Plans
Proffer Statement
Master Zoning Plan and Special Use Permit Plan
Environmental Constraints Analysis
Building Elevations
Project Illustrations
Statement of Power Availability
Economic Impact Analysis
Agency Comments







Map prepared by the Prince William County Planning Office (3/11/2021 jhm)



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

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

Long-Range Land Use Plan Analysis

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

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

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

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

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

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

Proposal's Strengths

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

Proposal's Weaknesses

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

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

Community Design Plan Analysis

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

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

screen walls, and architectural enhancements, which were all recommended by staff to limit adverse impacts of the scale of the use on the adjacent residential community.

Proposal's Strengths

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

Proposal's Weaknesses

- Scale of Data Center Buildings: The Comprehensive Plan recommends that infill development within established neighborhood be provided at a density, mass, height, and intensity that conforms with those neighborhoods. The I-66/Route 29 Sector Plan also recommends that development in this CEC area be provided at a village scale. The scale is the perceived size of the buildings in relationship to its setting. The data center buildings will be approximately 222 feet wide by 598 feet in length and 70 feet in height. Due to the

grading that may be required for the use, the height of the buildings may appear higher from the roadway due to the potential finished floor elevations. To address the buildings' large mass, staff requested that the Applicant step down the buildings or propose a smaller building adjacent to residential properties. The Applicant indicated that this was not possible, and instead focused on revising architectural finishes to improve the appearance of the massing and expanding buffering at the project perimeter. While staff supports these revisions, and believes they are an improvement, the scale is not village scale, and is inconsistent with Sector Plan guidance.

- Reduction in Community Design Commitments: While staff identifies a number of community design strengths related to the data center proposal, the quality of the overall project design, including the architectural variety, urban design, and public spaces will be dramatically changed upon implementation of the subject proposal, as compared to the prior town center approval. The Applicant proposes to mitigate the loss of planned amenities through the potential dedication of an open space parcel with amenities to serve the existing residential community; however, the details of this dedication have not been fully coordinated with the affected HOA and should be.

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

Cultural Resources Plan Analysis

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

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

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

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Economic Development

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

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

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

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

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

Proposal's Strengths

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

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

- Stormwater Low Impact Development (LID): The Applicant proffers to provide a minimum of one (1) Low-Impact Development (LID) Best Management Practice to treat stormwater from the Property. Such LID practice may include, but is not limited to, water quality swales, bioretention facilities/rain gardens, sheet flow to vegetated buffers, or any alternative LID practice proposed by the Applicant and deemed to be acceptable to the Watershed Management Branch.

Proposal's Weaknesses

- Removal of All Specimen Trees: The Environment Chapter of the Comprehensive Plan recommends the preservation of natural vegetation – especially existing and mature trees. Thirty-three (3) specimen trees are located within the rezoning area. Currently all are proposed to be removed. The prior rezoning provided for a tree save area that preserved at least 2 specimen trees. While this proposed layout is much different, the value of preserving specimen trees remain.

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

Fire and Rescue Plan Analysis

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

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

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

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

Groveton Station (#22) is a new Fire and Rescue station located at 7500 Century Park Drive in the west end of the County. The 21,000 square foot station houses a pumper, rescue unit, collapse unit,

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

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

Proposal's Strengths

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

Proposal's Weaknesses

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

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

Police Plan Analysis

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

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

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

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

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

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

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

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

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

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

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

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

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

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

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

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

Proposal’s Strengths

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

- Traffic Signal Modifications: The traffic signal at the John Marshall Highway/Catharpin Road intersection will include cross walks and pedestrian heads.
- Provision for Bicycle Racks and Storage Lockers: The Applicant will provide one bike rack and one bike locker for each building to be constructed.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

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

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

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

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

Robust Economy Strategy

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

Materially Relevant Data Center Considerations

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

- **Dominion Energy Virginia (Dominion):** Due to the nature of the request for data center uses, additional information has been requested from Dominion regarding their ability to serve the site. In Dominion Energy's communications with the County and the public, Dominion has expressed a preference not to address the impacts of new load growth on the area's electric grid with new electric transmission infrastructure connecting into the Haymarket substation. Dominion has identified alternatives to provide necessary service, including growth in service, that limits impact to the Haymarket substation. This correspondence is attached to the Agency Comments section of this report.
- **Board of County Supervisor Directive:** On March 2, 2021, staff was directed to bring the Board recommendations to expand and change the Data Center Opportunity Overlay District. Staff was asked to analyze the existing Data Center Opportunity Overlay District and maps and return to the Board with possible Zoning Text Amendment (ZTA) language to amend the map and expand the overlay district in appropriate areas. This evaluation is in progress, and at the time of this writing, a ZTA to expand the overlay district has not been initiated. Any process undertaken to amend the overlay is requested to 1) engage existing and new stakeholders, 2) incorporate methods to embrace green technology, and 3) encourage the conservation of green and open spaces.
- **No Substation:** There will be no electrical substations on the property. To the extent that electrical service areas may be necessary, none are proposed outside of the equipment yard areas shown on the plan. This is a strength because electrical substations often accompany data center uses and can include tall vertical structures and equipment that create additional visual impacts.
- **Power Supply:** The Applicant proffers that no data center use building permit may be issued for development on the Property if, in connection with the execution of a power purchase agreement for the provision of electrical power to such proposed data center building, it is determined by the provider that service thereto triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the property.

Proffer Analysis

This section of the report is intended to identify relevant issues within the proffer statement, as drafted:

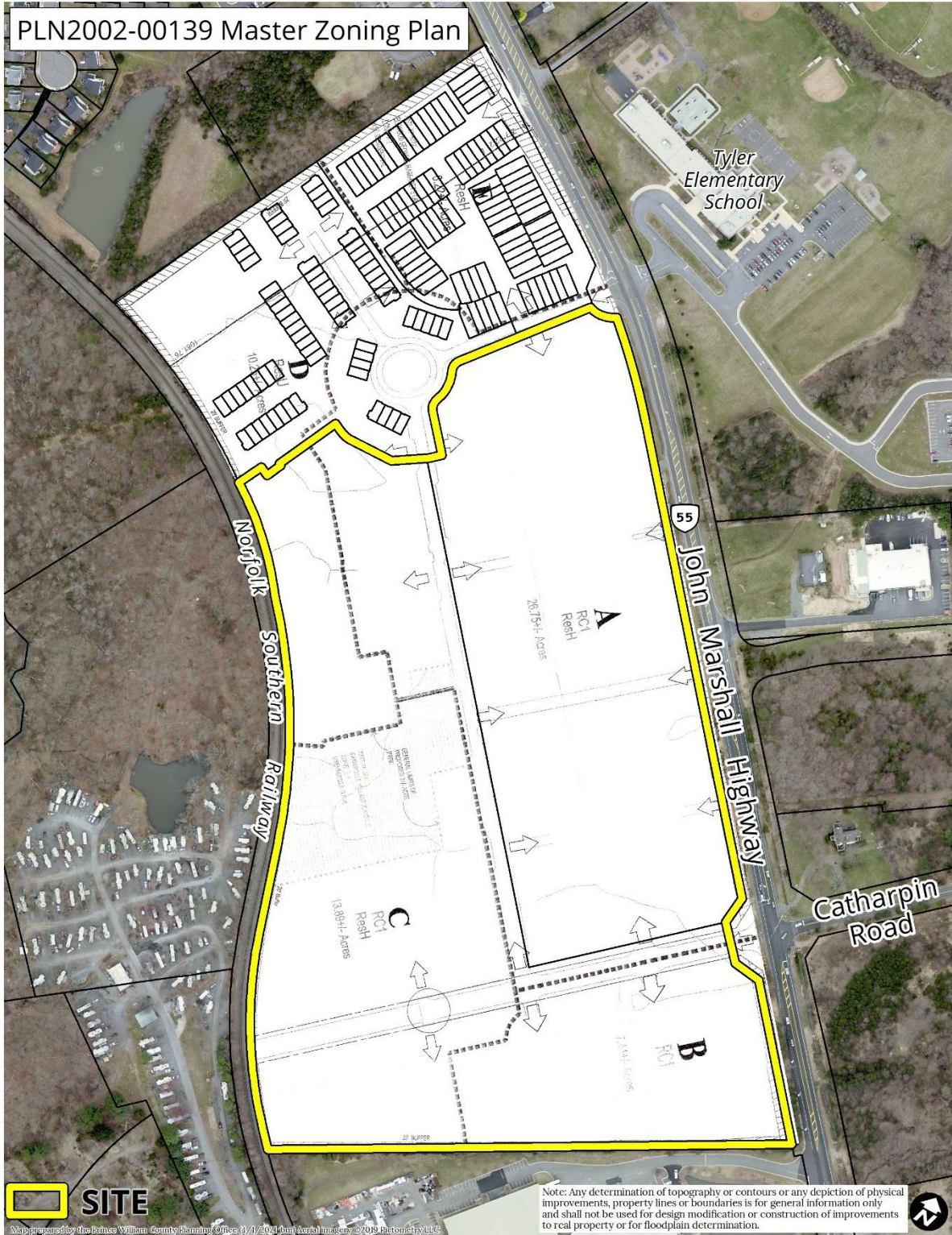
- **Potential Park Dedication**: The application includes a 2.12-acre dedication of a parks and open space parcel and \$300,000 to construct recreational improvements. At the time of this writing, the details of this important contribution have not been adequately coordinated with the affected homeowners associations, and if the application is acted upon, staff is not confident that desired community amenities will be constructed due to proffer language that establishes a limited timeframe for the satisfaction of the proffer. If the community does not accept the land, it will be reserved for open space only (without amenities). Ideally, the Applicant would work with the HOA representatives to identify the recreational amenities that are desired and proffer the construction of the agreed upon features.

Modifications / Waivers

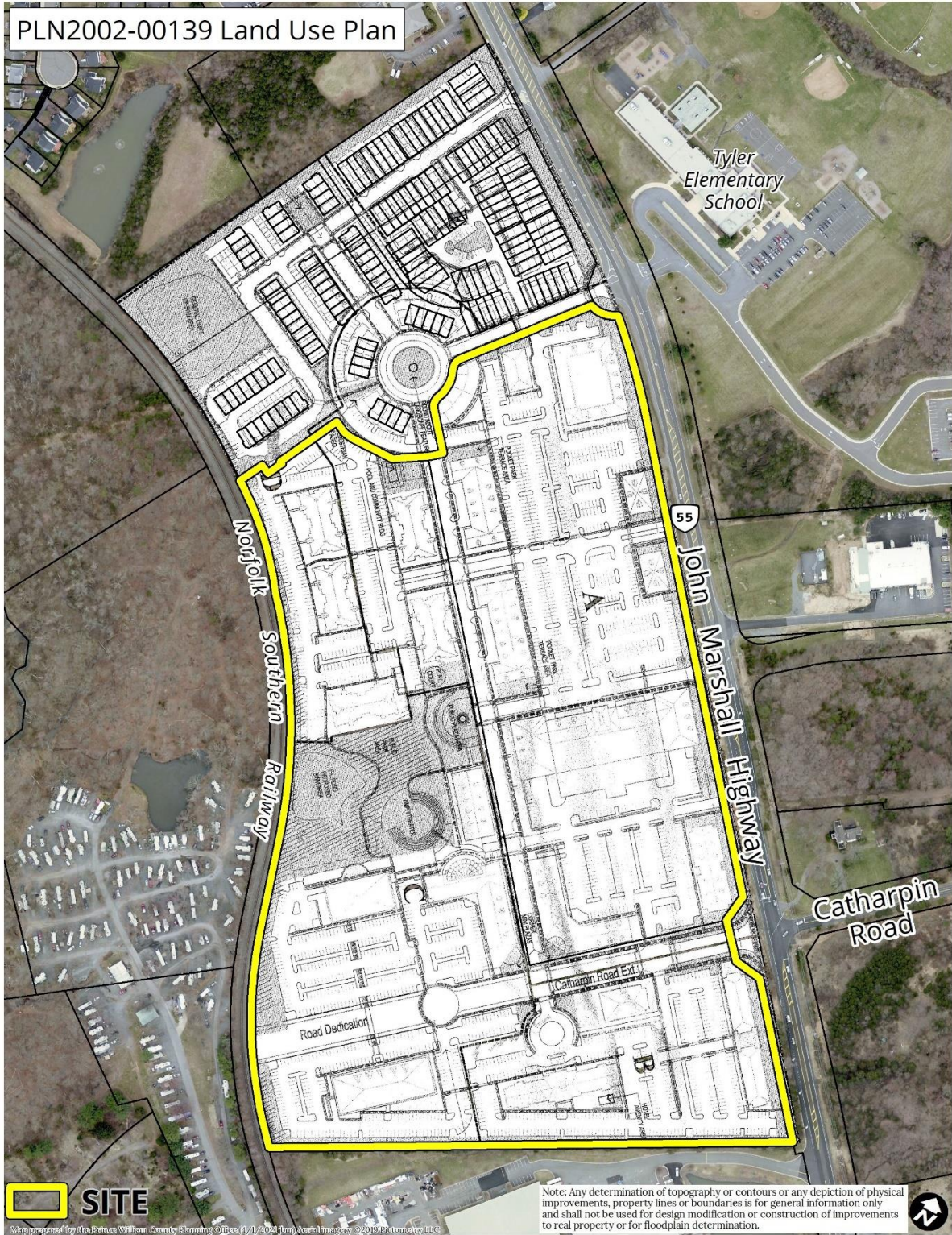
Pursuant to Zoning Ordinance section 32-700.25, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance or the Design and Construction Standards Manual (DCSM). The application includes the following waivers:

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

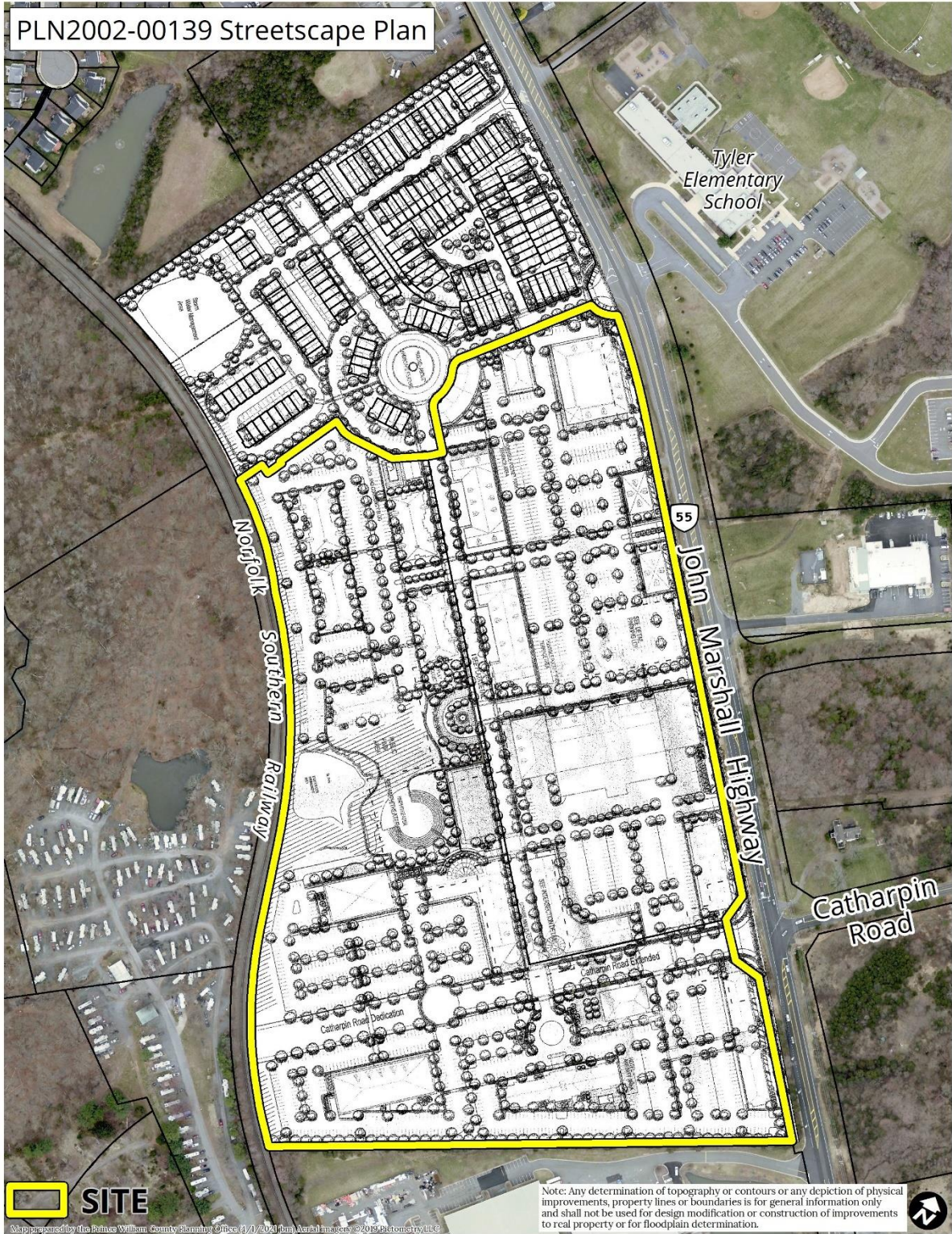
Previously Approved Town Center Plans (To Be Superseded for Area of Revision)



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



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



DRAFT PROFFER STATEMENT

**Village Place Technology Park
March 30, 2021**

Rezoning: #REZ2020-00024
Record Owners: Gainesville Village Place LC

Applicant: CTP 1 LLC
G.P.I.Ns.: 7397-35-4688 and 7397-36-4756 (portion of)
Acreage: ±45.46
Magisterial District Gainesville
Current: PMD, Planned Mixed Development
Proposed: PMD, Planned Mixed Development
Land Bay Re-designation and Proffer Amendment

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant and if the Special Use Permit processed concurrently with this rezoning that is required to allow the proffered principal use is not granted as applied for, these proffer conditions shall be withdrawn and are null and void, and the property shall be developed in accordance with the proffered conditions approved in REZ#2002-0139. The headings of the proffered conditions set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest. The term “Property” shall mean the property that is the subject of the rezoning proposed herein.

For purposes of reference in this Proffer Statement, the Master Zoning Plan (“MZP”) shall include the Special Use Permit being processed concurrently with this rezoning and refers to the plan prepared by JCL Consulting LLC, entitled “Master Zoning Plan, Special Use Permit Plan, Village Place Technology Park” dated March 30, 2021 and contains the following plan sheets:

Sheet 1	Cover Sheet
Sheet 2	Master Zoning Plan/Special Use Permit Plan
Sheet 3	Landscaping Plan
Sheet 4	PMD Land Bay Plan
Sheet 5	Road Improvement Plan
Sheet 6	Road Improvement Plan

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Applicant: Village Place Technology Park
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I. USES AND DEVELOPMENT

- A. Nonresidential and Residential Areas shall be subject to those uses and development standards applicable to the PMD, Planned Mixed Development pursuant to Zoning Ordinance section 32-280 et seq. and more particularly sections 32-280.11.1. (b)(4) and 32-280.11.1. (a) (3), subject to the following:
1. Land Bay designated O(M), Office Mid-Rise.
 - a. The *O(M) Office Mid-Rise* land bay shall be used as a Data Center and uses secondary and ancillary to a Data Center.
 - b. The development of the subject property shall be in substantial conformance with the PMD, Planned Mixed zoning district Land Bay designations shown in the MZP and the location and design of right-of-way entrance locations, road improvements and buffers indicated in the MZP.
 - c. The minimum principal building setback shall be as follows:
 - i. from John Marshall Highway right-of-way: 200 feet.
 - ii. from the residential building at 14498 Village High Street: 190 feet.
 - iii. from Village High Street, from the proposed 2.12 acre open space, from the Norfolk Southern Railroad right-of-way, and from the adjoining industrially zoned property: 100 feet.
 - d. Buildings, fences and structures necessary for security measures, and other ancillary structures supportive of the operations of the data center, shall be located in accordance with the minimum requirements of the zoning ordinance or as proffered herein.
 - e. The maximum building height shall be 70 feet unless modified by approval of a special use permit requested pursuant to zoning ordinance section 32-280.12(1) and 32-400.03
 - f. The maximum data center Floor Area Ratio shall be 0.60 unless modified by approval of a special use permit requested pursuant to zoning ordinance 32-400.04.
 - g. The maximum site coverage shall be 65% instead of the standard requirement of 80%.

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h. Right-of-way Entrances.

- i. Entrance 1. The entrance aligning with the Catharpin Road intersection shall be the primary entrance to the property upon completion of development.
- ii. Entrance 2. The secondary entrance upon completion of development shall align with the existing right-of-way entrance to the Gainesville Fire Department. If and when the right-of-way known as Gainesville Drive is completed as currently planned, and access to the fire department is relocated to Gainesville Drive, the secondary entrance shall align with that right-of-way. Upon completion of Entrance 1, Entrance 2 shall be used primarily only for emergency access purposes.

B. Remaining Land Bays.

1. Land Bay E, and the developed portion of Land Bay D (approximately 6.58 acres) shall be subject to the proffered conditions and land bay designations assigned in REZ#2002-0139. All uses and development completed in accordance with REZ#2002-0139, and approved in the final site plans for these existing residential areas are not subject to the rezoning and proffered conditions applicable to the O(M) Land Bay included herein. The portion of Land Bay A that is not designated O(M) Office Mid-rise (approximately 2.12 acres) shall be committed to open space use.
2. Within 15 days of the final, unappealable approval of REZ2020-00024, the applicant shall tender to dedicate the remaining portion of Land Bay A (consisting of approximately 2.12 acres) (hereinafter the "Open Space Property") to an organization, which the applicant determines to be legally authorized to own the Open Space Property and represent the interests of both The Park Place Village Homeowners Association and The Unit Owners Association of the Townes at Village Place Condominium (hereinafter "Association Owner"), for the restricted purpose of active and passive recreation improvements and/or parking for the benefit of the residents thereof.
 - a. If the Association Owner does not accept the tender and cause to be recorded, in the Land Records of Prince William County, a deed listing the Association Owner as the new owner of the Property within 180 days of the tender, then the applicant shall retain the property as open space.
 - b. The applicant shall record a conservation easement on the property allowing limited passive recreational use of the Open Space Property and requiring the preservation of the mature trees on the property.

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II. COMMUNITY DESIGN

- A. Power Supply. No data center use building permit may be issued for development on the Property if, in connection with the execution of a power purchase agreement for the provision of electrical power to such proposed data center building, it is determined by the provider that service thereto triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the Property.
- B. Principal buildings. The building design shall be in substantial conformance with the Building Elevations titled, "Village Place Technology Park" prepared by Penney Design Group and dated December 14, 2020. The Applicant shall submit the architectural elevations and/or any sign designs to the Planning Director for review and approval for consistency with the architecture proposed herein a minimum of two weeks prior to the request for issuance of the building permits for such buildings. Variations from the elevations proposed herein shall be permitted, provided the integrity of the overall quality of the design is not compromised and subject to a finding by the Planning Director that the variation will provide an equal or improved design.
1. Principal building façades facing or visible from John Marshall Highway and adjacent residential uses shall incorporate consistent design, materials, and details and shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - change in building height;
 - building step-backs or recesses;
 - fenestration;
 - change in building material, pattern, texture, color; or
 - use of accent materials.
 - Equipment yard areas shall be sited between buildings and shall incorporate screening walls to enclose and screen equipment located therein from view from John Marshall Hwy.
- C. Screening of mechanical equipment. Ground level and roof top mechanical equipment shall be screened from John Marshall Highway and adjacent properties. Mechanical equipment not screened (blocked) from view as a result of its location relative to the principal building, other structures, and/or existing vegetation or landscape buffering, shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in

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the exterior construction of the principal building. Notwithstanding the requirements of this section, 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.

D. Buffer yard requirement.

1. John Marshall Highway Corridor. A buffer yard a minimum of 50 feet in width shall be provided between the principal buildings and right-of-way for John Marshall Highway. The buffering shall be provided as follows:
 - a. A combination of natural topography and preservation of existing vegetation having sufficient density, depth, and height, supplemented with new plantings if deemed necessary during the final site plan review and approval process, to provide separation and screening equivalent to a buffer yard with earthen berm having a minimum height of ten (10) feet and a slope not steeper than 2:1. The planting requirement of a Type C buffer shall be met through a combination of preservation of the existing vegetation, as evidenced by the limit of clearing and grading depicted on the MZP/SUP. Supplemental planting of native trees, shrubs, ornamental grasses and perennials shall be provided in accordance with DCSM 802.12.A, with the exception that a minimum of 40% and a maximum of 70% of the required plant units shall be evergreen trees that are a minimum of eight (8) feet in height at the time of planting. Final design shall be determined during the review and approval of the final site plan. Non-native invasive species shall be removed from within the buffer. Where existing vegetation is not sufficient to meet the intent of a Type C (50') buffer and where non-native species have been removed supplemental planting shall be provided to meet the planting standard.
2. Adjacency to Residential. A buffer yard is required in order to screen the data center from the adjacent residential communities known as The Park at Village Place and The Townes at Village Place. The buffering shall be provided as follows:
 - a. Southwest of Village High Street. A buffer yard including plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1. The plant species and quantities shall be consistent with requirements of Design and Construction Standards Manual (DCSM) a 100 foot wide buffer.
 - b. Northeast of Village High Street (adjacent to area committed for community recreation use). A 100 foot wide buffer shall be provided as shown on Sheet 3 of the MZP. Within the buffer, existing vegetation shall be preserved in accordance with the limit of clearing and grading. Where existing vegetation is removed or is not sufficient to meet the planting standard of the DCSM for a 100footwide buffer, supplemental planting shall be installed to meet this standard. The amount of supplemental planting needed shall be determined by the County Arborist in

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coordination with the Applicant at the time of final site plan review. The plant species and quantities shall be consistent with requirements of the DCSM.

- E. Fencing. Security fencing of the style and type provided in the detail titled Security Fence Detail, recommended in zoning ordinance section 32-509.02. 4. (D), or an equivalent style and type, shall be provided where such fencing would be visible from public or private street frontages. Chain-link fencing, with or without slatted inserts, and /or barbed wire or other similar visible deterrence devices shall not be permitted where visible from public or private streets. 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.
- F. Service Areas.
1. Refuse collection areas, loading and service areas shall be oriented away from John Marshall Hwy and the residential areas unless substantially screened from view by landscaping and/or a screening wall or fence. The orientation of refuse collection areas and loading and service areas, and the method of screening, shall be reflected on final site plan.
 2. Electrical switch gear, electrical metering equipment, and similar appurtenant uses, if any, shall be screened from adjacent major roads or residentially zoned/planned properties as follows:
 - a. Ten-foot-tall opaque fencing facing residentially zoned/planned properties. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the need for such fencing is reduced due to the height of the equipment being screened, placement of such equipment relative to buildings and adjacent properties and through the use of landscaping and/or other methods to reduce visibility.
 - b. All other buffering and landscaping requirements of the DCSM shall still apply.
- G. Landscaping and Buffer Plantings. All plantings located within landscape areas and buffers shall consist of drought tolerant species appropriate for the climate and location proposed, and shall consist of native species in accordance with allowances in the DCSM. Where possible, existing vegetation in landscape areas and buffers (when it is native and good quality) shall be preserved and incorporated into the design and supplemented by additional plantings, as may be required to meet minimum requirements of the DCSM. Where existing good quality native vegetation is undisturbed within required or proffered landscape areas and landscape buffers, said existing vegetation (when it is native and good quality) shall be credited against the plant unit and/or tree canopy requirements as may be identified in the DCSM. A minimum of one-third of the internal landscaped area of the parking lot(s) shall be planted with shade trees.

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- H. Utilities and Required Landscaping. Utilities within landscape areas and landscape buffers shall be limited to the extent and in the manner permitted by the DCSM and Zoning Ordinance Section 32-250.32.2, and when utility crossings are necessary, the crossing shall be located and aligned as close to perpendicular as practicable based on final engineering considerations and subject to county approval during final site plan review.
- I. Signs.
1. Monument Sign, Entry Feature/Landscaping. A single freestanding monument style sign shall be permitted along the frontage of the site in accordance with the details attached as Exhibit A and titled “Village Place Conceptual Entry Feature and Sign”. The sign shall incorporate materials and landscaping consistent with the existing entrance sign at The Park at Village Place and The Townes at Village Place. The maximum freestanding sign height shall be ten feet and the sign shall be set back a minimum of 10 feet from the public right-of-way. Landscaping shall be provided at the base and adjacent to the sign. The location of the sign along the public road frontage shall be determined at the time of final site plan approval and sign permit approval.
 2. Sign Permits. All signs shall be subject to permits and permit review in accordance with the requirements of zoning ordinance.
- J. Exterior Lighting. All exterior lighting fixtures shall be “energy-saving” and shall include “focused sharp cutoff” designs that direct light downward and into the interior of the property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties.
1. Freestanding Parking Lot Lights shall have a maximum height of 20 feet and shall be shown on the final site plans.
 2. Building Mounted Lighting shall be a maximum of 30 feet in height and shall be shown on the final site plans.
- K. Sound Pressure Levels. The applicant shall not exceed the maximum permissible sound pressure levels as described in the Section 14-4 of the Prince William County Code. Such levels shall be measured at the property boundary of the subject rezoning.
- L. Variations in Design Providing Improved or Equal Quality. Variations from the Master Zoning Plan, Building Elevations, Screening and Landscaping proffered herein shall be permitted, provided the integrity of the overall site layout and design is not compromised and subject to a finding by the Planning Director that the variation will provide an equal or improved design.

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Applicant: Village Place Technology Park
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Date: March 30, 2021

III. ENVIRONMENTAL

- A. Water Quality Monitoring. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site/subdivision plan approval with the amount to be based on the site area acreage.

- B. SWM/BMP. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, (pursuant to Section 32-250.73.1 of the Zoning Ordinance), and in accordance with the DCSM, unless modified or waived during final site plan review.

- C. Low Impact Development (LID). The Applicant shall provide a minimum of one (1) Low-Impact Development (LID) Best Management Practice to treat stormwater from the Property. Such LID practice may include, but shall not be limited to, water quality swales, bioretention facilities/rain gardens, sheet flow to vegetated buffers, or any alternative LID practice proposed by the applicant and deemed to be acceptable to the Watershed Management Branch. The location of the LID practice shall be shown on the first Site Plan or Construction Plans and Profiles, whichever is first in time, for the Property.

- D. Existing Vegetation. The Applicant shall establish the limits of clearing and grading on the final site plan in accordance with the approximate limits of disturbance shown on the MZP, subject to county review and approval, and to the extent practicable, preservation of existing mature vegetation inside the limits of clearing that is consistent with the locations of landscaped buffers and open spaces shown on the MZP and on the final site plans. The following exceptions to the limits of clearing and grading shall be allowed:
 - 1. The installation of plant materials, if needed for landscaping, revegetation or to supplement existing vegetation;
 - 2. The removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees;
 - 3. The installation and/or maintenance of any required or existing utilities outside of required buffers shall be in accordance with the DCSM and subject to county review and approval;
 - 4. Installation and maintenance of trails, benches or other appurtenances to enhance the enjoyment of located within the passive open space areas.

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Applicant: Village Place Technology Park
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- E. Tree Preservation Plan. The Applicant shall provide a Tree Preservation Plan (TPP) for the tree preservation areas identified on the MZP. The TPP shall be done in accordance with Plant Selection Guide, Section III of the DCSM.
- F. Spill Prevention and Containment. The applicant shall comply with all applicable State and Federal regulations regarding spill prevention and control requirements for the proposed uses (e.g. Code of Federal Regulation (CFR) Chapter 40, Part 112 – Oil Pollution Prevention and Response; and Commonwealth of Virginia Regulation 9 VAC 25-91-130, et seq., Pollution Prevention Requirements). During the review of the final site plans, the applicant shall provide the Fire Marshal’s Office with a copy of the protocols specific to the property for review and comment and thereafter coordinate with local officials as appropriate.
- G. Wetland Preservation and Mitigation. Areas identified wetlands outside of the limits of clearing and grading requiring preservation shall be preserved as indicated on the MZP or such impacts shall be mitigated in accordance with State and Federal requirements.

IV. FIRE & RESCUE

Prior to the issuance of the occupancy permit issuance for each building the applicant shall submit a monetary contribution of \$0.61 per square foot of gross floor area of principal building area to the Board of County Supervisors to be used for fire and rescue purposes.

V. CULTURAL RESOURCES

- A. Archeological Survey. The Phase I Archeological study was previously completed and the artifacts gifted to the County. Ownership of all records submitted to the County for curation shall be transferred to the County with a letter of gift. Private individuals shall be allowed access to materials donated to the county upon reasonable notice to the appropriate authority within the county and such access may be accompanied by a county staff member.
- B. Historical Marker. The Applicant shall install a Historical Marker on the property which provides a description of the property's history. The content on the marker shall be prepared in consultation with the County Archeologist and/or the Historical Commission prior to final site plan approval. The location of the marker shall be shown on the approved site plan. The historical marker shall be installed prior to bond release.

VI. PROPERTY OWNERS ASSOCIATION

- A. Coordination with HOA. At least two (2) weeks prior to the first submission of a final site plan to Prince William County for review, the Applicant shall request a meeting to present the entrance feature, lighting and landscaping for a courtesy review by the HOA

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Applicant: Village Place Technology Park
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for The Park at Village Place and/or The Townes at Village Place. A letter to the HOA, an agenda or similar evidence of the Applicant’s provision of the entrance feature, lighting and landscaping for the courtesy review shall be provided to the county prior to approval of the final subdivision plan.

- B. Improvements to Open Space Property and to Community Property. In accordance with Proffer Section I(B)2. hereof, the applicant shall tender a contribution of \$300,000 (the “Property Proffered Contribution”) to an Association Owner if it becomes the record owner of the Open Space Property, for the construction of improvements within the 2.12 acre parcel known as the Open Space Property and common property belonging to The Park at Village Place and/or The Townes at Village Place.
 - 1. Said Property Proffered Contribution is to be used towards active or passive community recreation and/or to provide additional parking for the benefit of the residents thereof.
 - 2. Said Property Proffered Contribution may be used for design and engineering, project management, plan and permit review fees to provide improvements, construction and installation for items such as but not limited to additional parking, tot lot, sidewalk, curb and gutter, nature trail, and dog park in accordance with the applicable requirements of the Design and Construction Standards Manual.
 - 3. Said Property Proffered Contribution, which shall be restricted and used for active and/or passive recreational uses as further defined in Sections A and B above, shall be made within 35 days of the recordation of the deed of transfer of the Property as required at Section I(B)2.
 - 4. Said Property Proffered Contribution shall be deemed as satisfied, without the need to complete the payment, if the Association Owner fails to record a deed in accordance with Section I(B)2. hereof.

VII. TRANSPORTATION

- A. Frontage Improvements and Primary Entrance. The applicant shall construct frontage improvements including sidewalks and lane widening across the frontage of the property in accordance with a half section of a MA-1, Minor Arterial, as depicted in the DCSM and as planned in the Transportation Chapter of the Comprehensive Plan. In the event that changes in the Comprehensive Plan or other circumstances result in a reduction in the road improvements required across the frontage of the Property, the applicant may construct a lesser adopted road design. At a minimum, the road improvements across the frontage of the site shall include the following:
 - 1. The entrance aligning with the Catharpin Road intersection shall be the primary entrance to the property upon completion of development and shall include the following minimum improvements:

Proffer Statement

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#REZ2020-00024
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- a. Right and Left Turn Lanes and required lane transitions and pavement markings shall be provided as depicted on the MZP Sheet 5 and as approved by VDOT.
- b. Traffic Signal modifications, including cross walks and pedestrian activation heads and associated improvements shall be required upon signal designs being approved by VDOT and shall be completed by the applicant at no cost to VDOT or the County.
- c. In the event it becomes necessary for these improvements to be constructed by VDOT or the County in advance of the development of the subject property, the applicant, at the time of development of the Property shall reimburse VDOT and/or the county an amount that it is proportional to the impact of the subject site on the overall improvements needed. Similarly, if the applicant completes these improvements prior to the development of GPIN 7397-65-0198, the county shall collect an amount proportional to the impact of the development of GPIN 7397-65-0198 and reimburse the Applicant.

B. Secondary Entrance Improvements.

1. The entrance aligning with the existing right-of-way entrance to the Gainesville Fire Department shall be a secondary entrance used for emergency access and occasional maintenance purposes, and shall include the following minimum improvements:
 - a. If and when the right-of-way known as Gainesville Drive is completed as currently planned, and access to the fire department is relocated to Gainesville Drive, the secondary entrance shall align with that right-of-way. Upon completion of Entrance 1, Entrance 2 shall be used for emergency access purposes.
 - b. Entrance 2 shall be stop sign-controlled on the northbound approach to John Marshall Highway.

- C. Minor Modifications to Road Improvements. Subject to approval by the Prince William County Department of Transportation and the Virginia Department of Transportation, the applicant may receive modifications to the road improvement plan and/or to phased completion of required road improvements to address unforeseen or unavoidable delays such as in utility relocation, weather delay, availability of right-of-way, availability of materials, permitting process for public improvements such as traffic signals, changes to design requirements, Comprehensive Plan, or policies preventing installation or construction of improvements proffered herein, and/or similar factors outside of the applicants control, provided that such modification, whether permanent or temporary, provides essentially the same level of service as the design proffered herein

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#REZ2020-00024
Date: March 30, 2021

- D. Bicycle Storage Lockers. A minimum of one (1) bicycle storage locker for each building shall be provided built to the standards published in the Essentials of Bike Parking by the Association of Pedestrian and Bicycle Professionals.
- E. Right-of-way for Public Road Improvements.
1. Dedication to Public Right-of-Way. Dedication to the right-of-way width sufficient to construct road widening consistent with the MA-1 Standard (128 feet plus turn lanes) as depicted on Sheet 5 of the MZP has been recorded consistent with the Comprehensive Plan. In the event that changes in the Comprehensive Plan or other circumstances result in a reduction in the width of the right-of-way necessary along the frontage of the Property, the applicant may re-incorporate such area back into the property and adjust the setbacks, buffers and similar design commitments based on the new right-of-way location.
 2. Acquisition. In the event additional right-of-way is needed to construct turn lanes or intersection improvements, and the Applicant is not able to acquire the right-of-way, easement(s), or other property interest (herein “property interest”) required in order to provide the improvements identified hereinabove, the Applicant shall request the County to acquire the necessary property interests by exercise of its condemnation powers, at the Applicant’s expense. The Applicant’s request shall be in writing and shall comply in all respects with the County’s Eminent Domain Policy in place at the time of the request. The request shall be made to the appropriate County agency and shall be accompanied by the following:
 - a. The names of the record owners, the property addresses, and GPIN numbers for each landowner from whom such property interests are sought.
 - b. Plats, plans and profiles showing the necessary property interest to be acquired and showing the details of the proposed transportation improvements to be located on each property.
 - c. An independent appraisal of the value of the property interests to be acquired, and any and all damages to the residue of the involved property, performed by an appraiser licensed in Virginia and approved by the County.
 - d. A 60-year title search of each involved property.
 - e. Documentation demonstrating to the County’s reasonable satisfaction the Applicant’s good faith, best efforts to acquire the property interests, at a cost not less than their appraised value.
 - f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property interests to be acquired, and all damages to the residue, together with

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Date: March 30, 2021

an amount representing the County’s estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.

- g. An Agreement signed by the Applicant’s representative and approved by the County Attorney whereby the Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, reasonable attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded at trial more than the appraised value estimate by the Applicant’s appraiser, or that the County elects to settle with the condemnee without trial for a greater sum, the Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.
- h. In the event that Prince William County and/or the Commonwealth of Virginia do not secure access to the right-of-way necessary for the proffered road improvements within eighteen (18) months of the Applicant providing the preceding information, said improvements shall not be required. During the period while any such condemnation is being pursued, the County shall not withhold permits, approvals and/or bonds requested by or required of the Applicant.

VIII. WATER AND SEWER

The property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those on and off-site improvements required in order to provide such service for the demand generated by the development of the Property.

IX. ADDITIONAL PROFFERS

- A. Escalator. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 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 percent (6%) per year, non-compoundable.

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- B. For purposes of this Proffer Statement, “final rezoning” shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors’ decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of County Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

X. PLANNED DEVELOPMENT DISTRICT MODIFICATIONS

Pursuant to Zoning Ordinance section 32-700.25, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance or the Design and Construction Standards Manual. Pursuant to Zoning Ordinance section 32-404.05.1, modifications to uses and development standards are permitted. The waivers and modifications are as noted on the MZP and include the following:

1. Variable Width Buffer. A buffer ranging in width from 80 feet to 100 feet shall be permitted along the western property boundary and as depicted in the MZP.
2. Landscaped Berm with side slopes of 2:1. A Landscaped berm having side slopes of 2:1 shall be permitted parallel to the John Marshall Hwy. frontage and the western property boundary as depicted on the MZP.

[SIGNATURES ON FOLLOWING PAGE]

Proffer Statement

DRAFT PROFFER STATEMENT
Applicant: Village Place Technology Park
#REZ2020-00024
Date: March 30, 2021

SIGNATURE PAGE

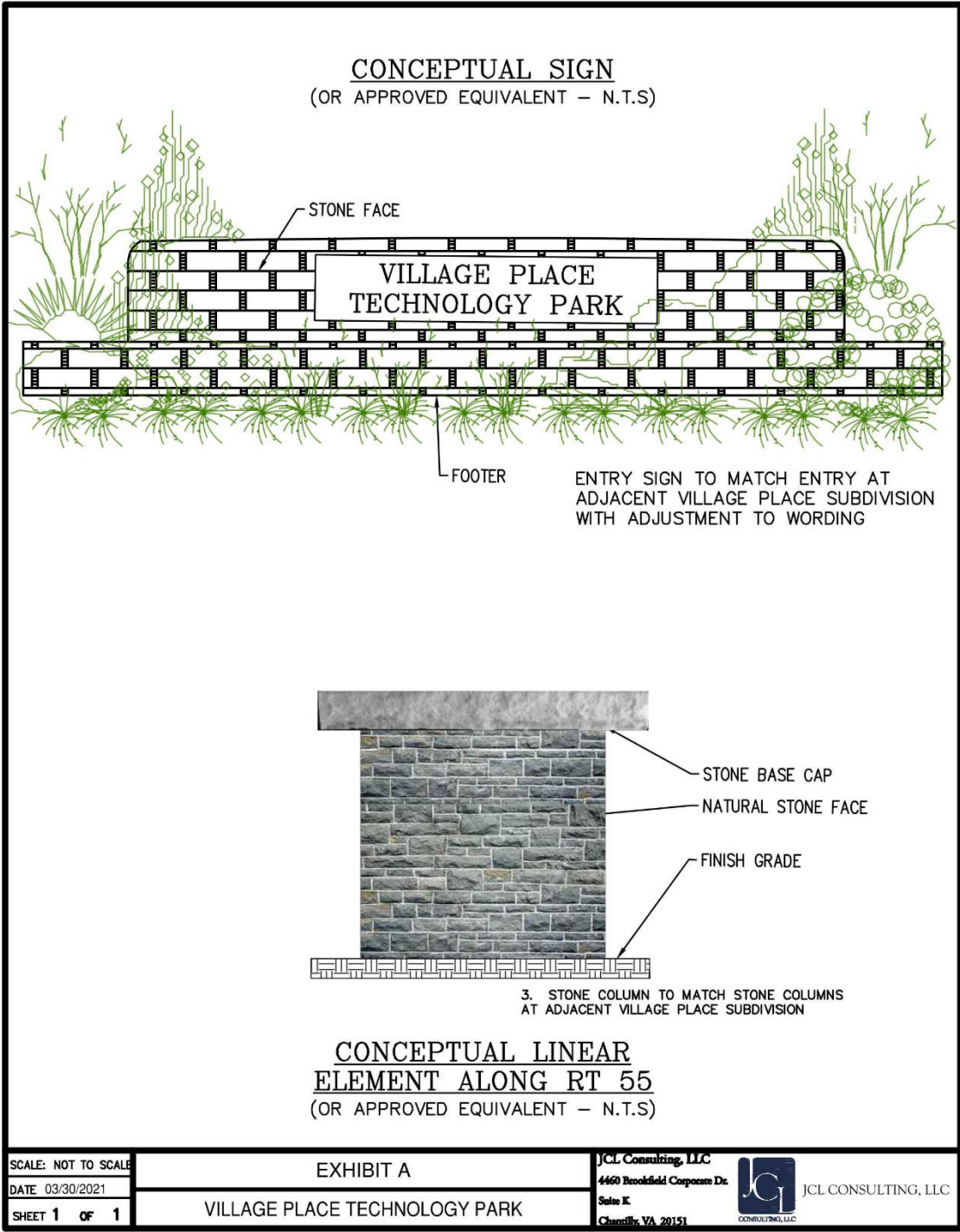
By: _____

Title: _____

Date: _____

DRAFT PROFFER STATEMENT
Applicant: Village Place Technology Park
#REZ2020-00024
Date: March 30, 2021

EXHIBIT A



Proposed Conditions

SPECIAL USE PERMIT CONDITIONS

Village Place Technology Park

Applicant: CTP 1 LLC (the "Applicant")

Owner: Gainesville Village Place LC

Special Use Permit #SUP2020-00037

GPIN: 7397-35-4688 and 7397-36-4756 (portion of) (the "Property")

Special Use Permit Area: ± 45.46 acres

Zoning: PMD, Planned Mixed Use District

Magisterial District: Gainesville

Date: April 2, 2021

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

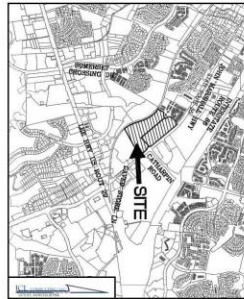
The Applicant shall file a site plan within three (3) years of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit for the new use on the property constitutes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

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

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

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

GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

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

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

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

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

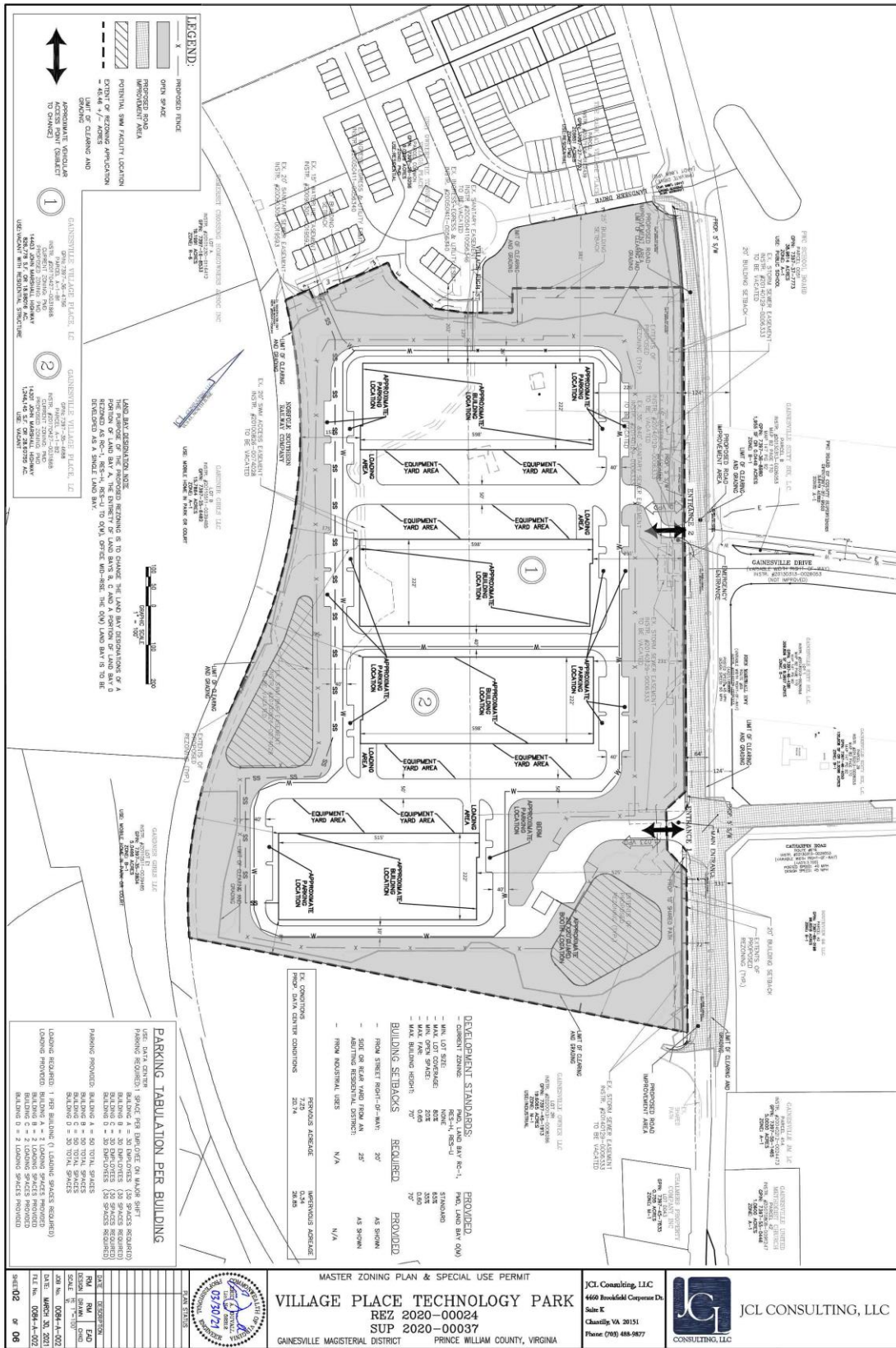
LAND USE ATTORNEY
COMPTON & DULING, LC
12701 MARBLESTONE DRIVE
SUITE 350
WOODBRIIDGE, VA 22192

- NOTES:**
1. THE PROPERTIES SHOWN HEREON ARE SHOWN IN THE NAME OF GAINESVILLE VILLAGE PLACE REZ 2020-00024.
 2. THE TOTAL SITE AREA CONTAINING 2,075,823 SQ. FT. OR 47.8877 AC OF LAND AND BOUNDARY INFORMATION TAKEN FROM AVAILABLE RECORDS, THE AREA TO BE REZONED IS
 3. THE ZONING DISTRICT DESIGNATION NUMBER (Z-D-N) FOR THE PROPERTY SHOWN HEREON IS SUP 2020-00037.
 4. THE ZONING DISTRICT DESIGNATION NUMBER (Z-D-N) FOR THE PROPERTY SHOWN HEREON IS SUP 2020-00037.
 5. REZONING APPLICANT HAS BEEN ADVISED THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING, SURVEY, AND OTHER UTILITY CONNECTION LOCATIONS.
 6. REZONING APPLICANT HAS BEEN ADVISED THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING, SURVEY, AND OTHER UTILITY CONNECTION LOCATIONS.
 7. STORMWATER MANAGEMENT FACILITY TYPE AND LOCATION TO BE DETERMINED AT FINAL ENGINEERING.
 8. FLOODING REQUIREMENTS SHALL BE DETERMINED AT FINAL SITE PLAN.
 9. REZONING APPLICANT HAS BEEN ADVISED THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING, SURVEY, AND OTHER UTILITY CONNECTION LOCATIONS.
 10. REZONING APPLICANT HAS BEEN ADVISED THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING, SURVEY, AND OTHER UTILITY CONNECTION LOCATIONS.
 11. ANY EXISTING WELLS AND PUMPS SHALL BE ABANDONED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
 12. REZONING APPLICANT HAS BEEN ADVISED THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING, SURVEY, AND OTHER UTILITY CONNECTION LOCATIONS.
 13. ALL UTILITIES, WHEN PROVIDED BY THE LOT OWNER, SHALL BE INSTALLED UNDERGROUND.
 14. REZONING APPLICANT HAS BEEN ADVISED THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING, SURVEY, AND OTHER UTILITY CONNECTION LOCATIONS.
 15. EXISTING EXHIBITS WILL BE REVIEWED OR REVISED AS NECESSARY FOR THE REZONING APPLICATION.
 16. REZONING APPLICANT HAS BEEN ADVISED THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING, SURVEY, AND OTHER UTILITY CONNECTION LOCATIONS.

COVER SHEET	VILLAGE PLACE TECHNOLOGY PARK REZ 2020-00024 SUP 2020-00037 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA	JCL Consulting, LLC 4460 Brookfield Corporate Dr. Suite K Chantilly, VA 20151 Phone: (703) 448-9877	 JCL CONSULTING, LLC CONSULTING, LLC
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DATE: 03/30/23
 RAI: RAI
 EAO: EAO
 SCALE: 1" = 2000'
 DATE: MARCH 23, 2023
 FILE NO.: 0084-A-002
 SHEET 01 OF 06

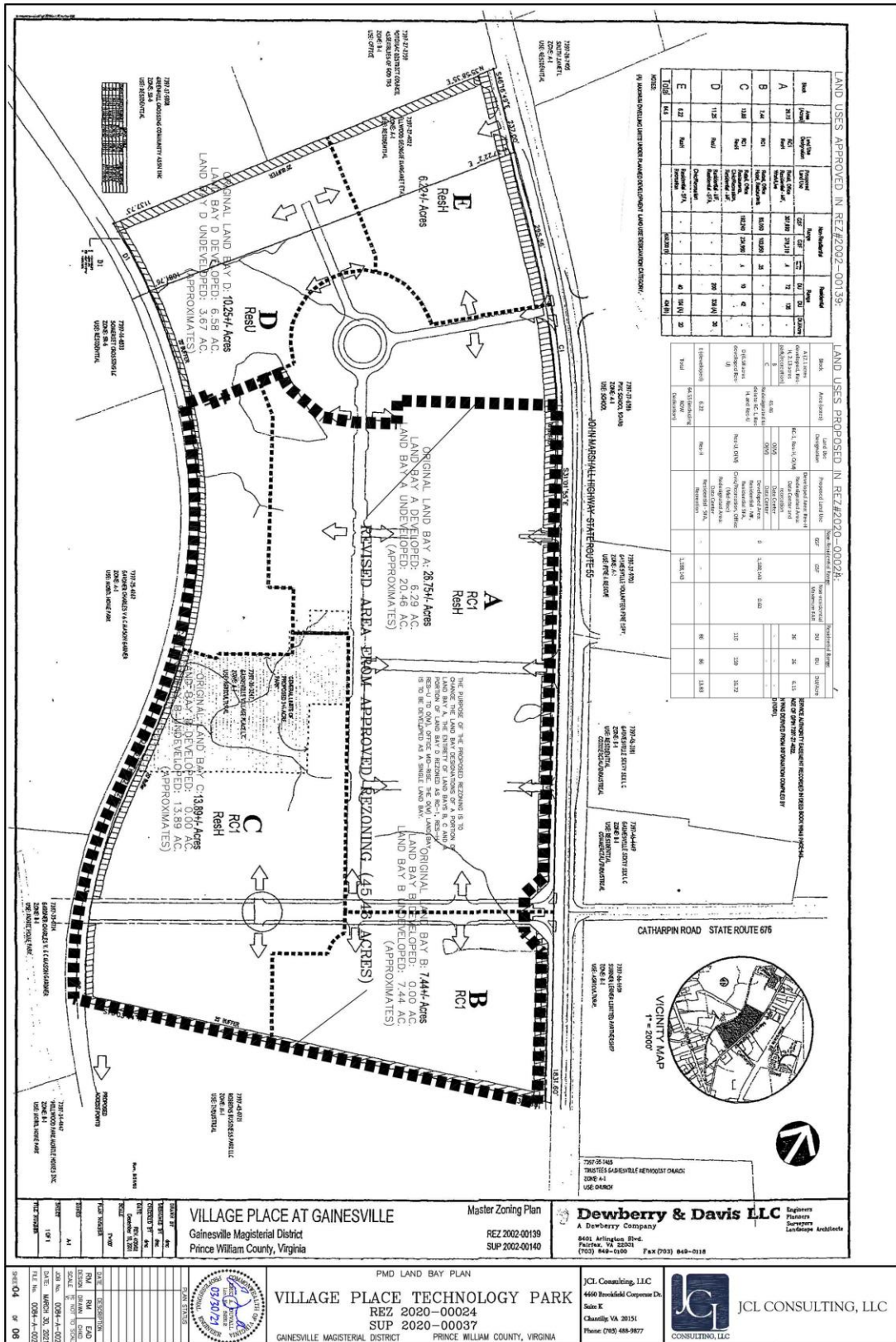
Master Zoning Plan and Special Use Permit Plan



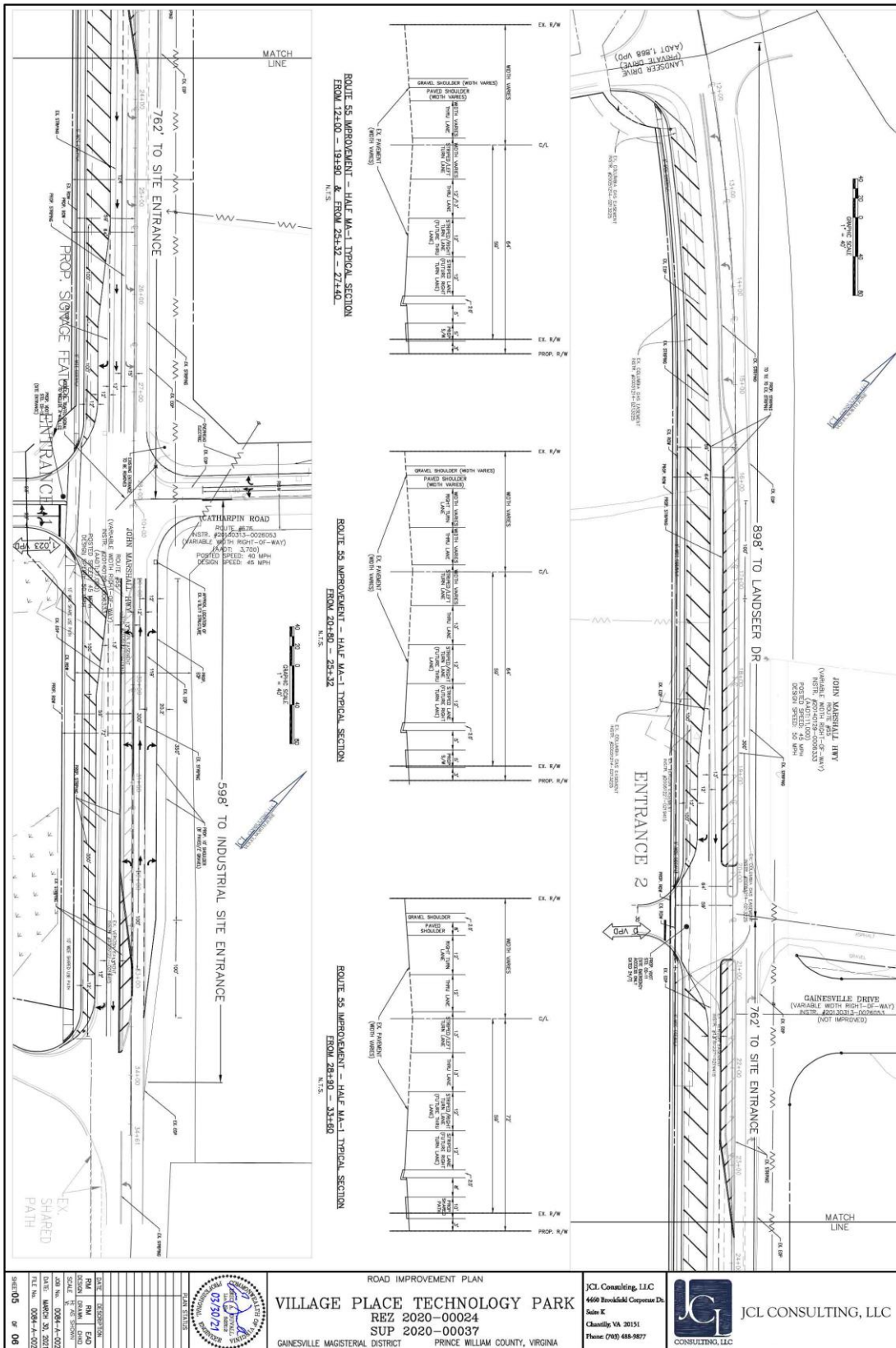
Master Zoning Plan and Special Use Permit Plan



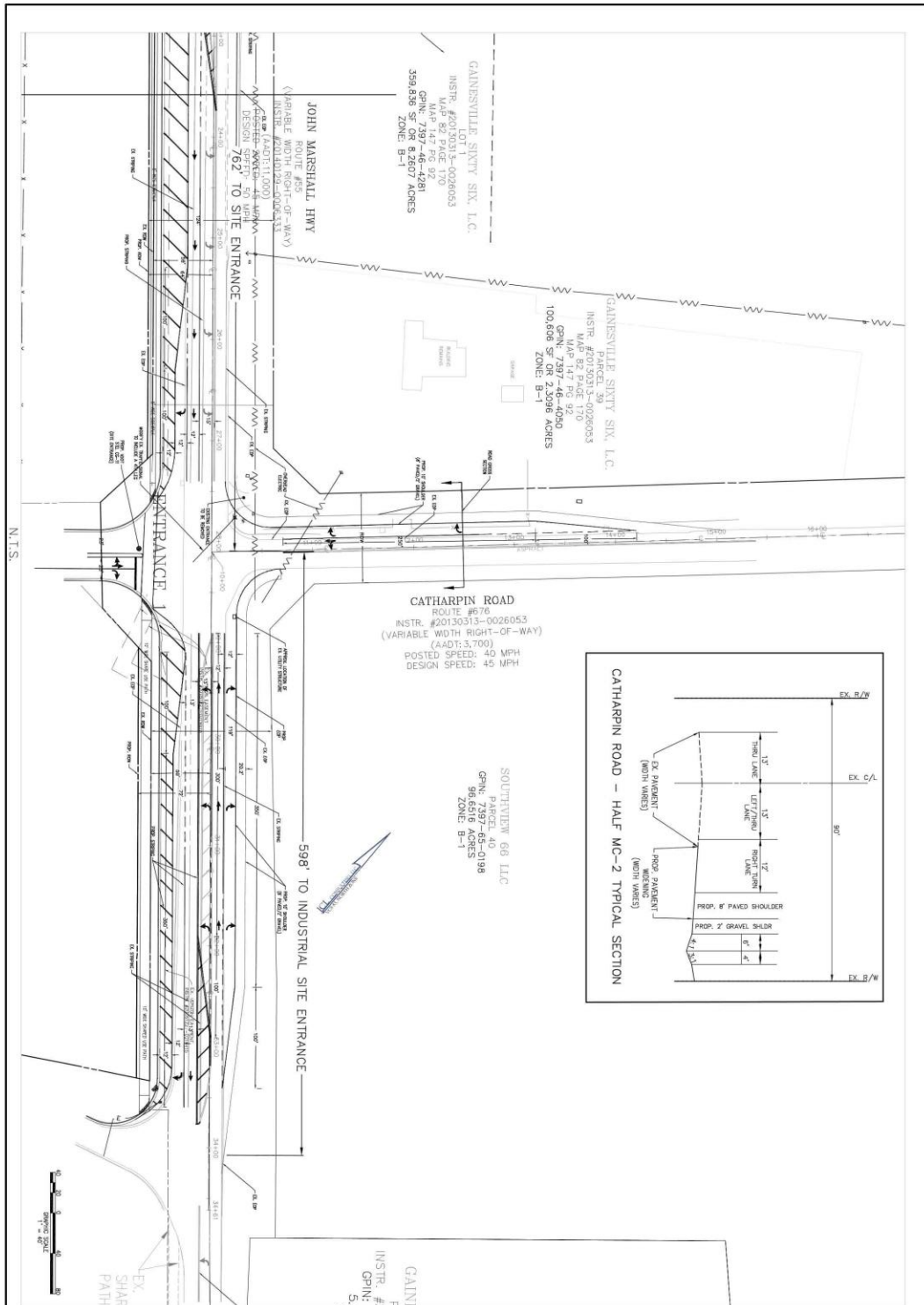
Master Zoning Plan and Special Use Permit Plan



Master Zoning Plan and Special Use Permit Plan

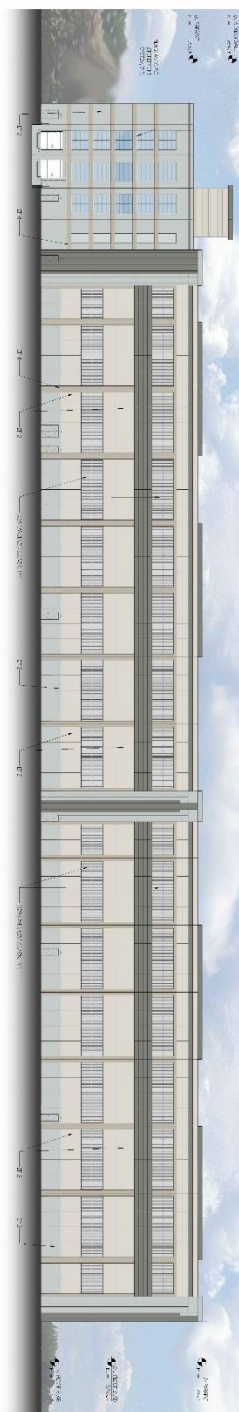
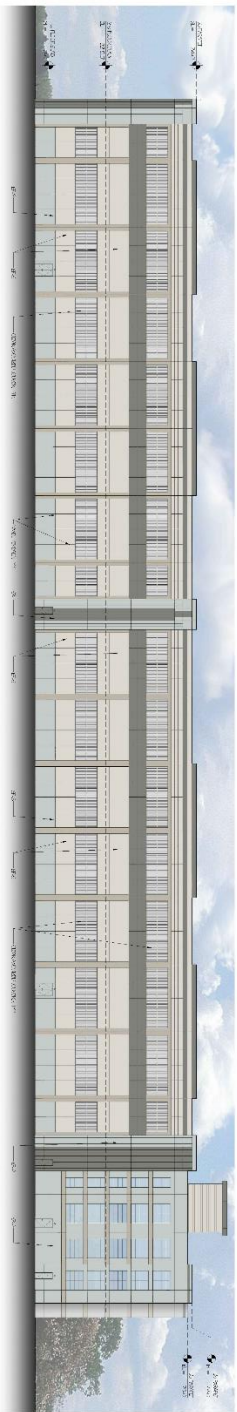


Master Zoning Plan and Special Use Permit Plan



	ROAD IMPROVEMENT PLAN	JCL Consulting, LLC 4460 Brookfield Corporate Dr. Suite K Chaosville, VA 20151 Phone: (703) 488-9877	
VILLAGE PLACE TECHNOLOGY PARK REZ 2020-00024 SUP 2020-00037 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA		JCL CONSULTING, LLC CONSULTING, LLC	

Use the Name: P:\PROJECTS\2020\gainsville\design\plan\gainsville\2020-0-001-plan.dwg - plotting: gdp\chris\2020-0-001-010.dwt



PENNEY DESIGN GROUP
 8025 Woodmont Avenue, Suite 403, Bethesda, Maryland 20814
 410.337.3300 | 301.251.8501 | www.penneydesign.com

PROPOSED BUILDING ELEVATIONS
 12/14/20

Village Place Technology Park
 Prince William County, VA
 REC00024

PEL-1
 SCALE:
 1" = 20'
 301.42



VILLAGE PLACE TECHNOLOGY PARK

GAINESVILLE, VA

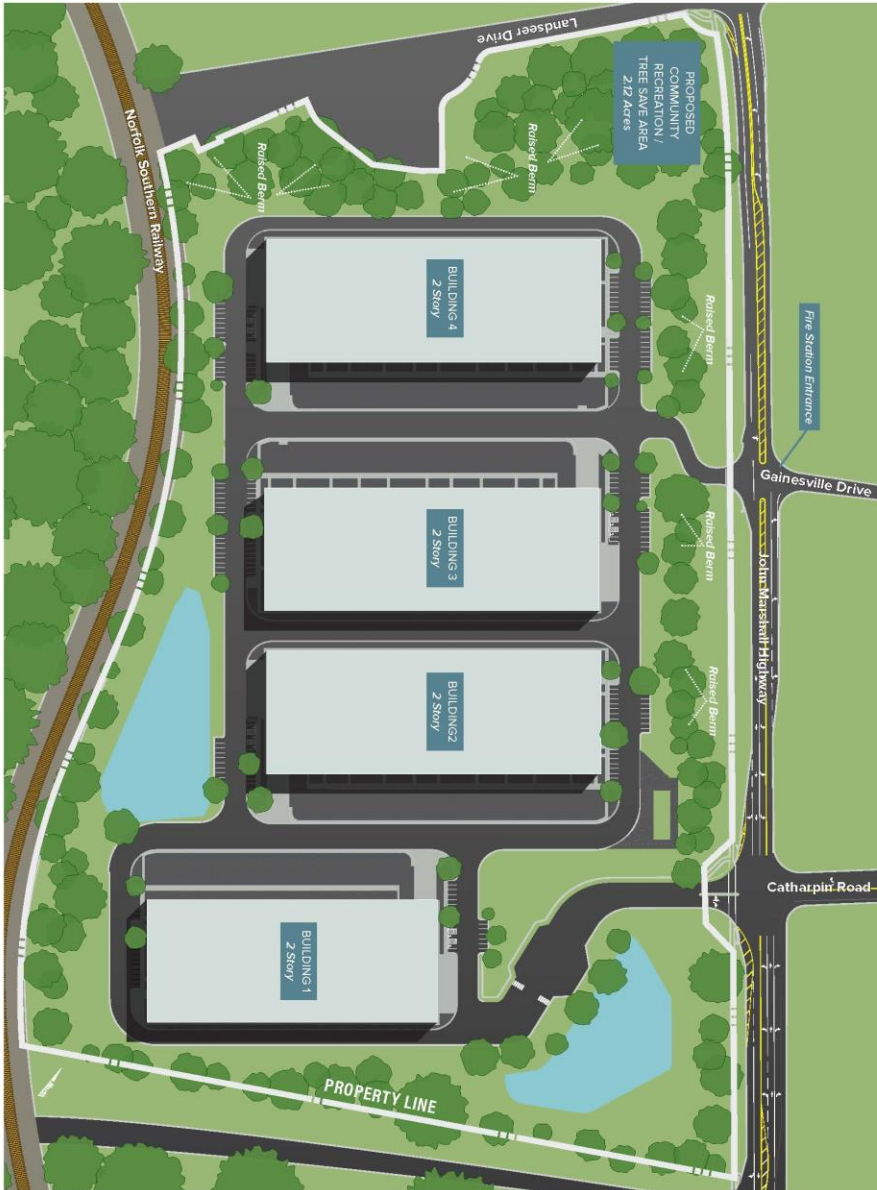
VICINITY PLAN



FEBRUARY 2021

VILLAGE PLACE TECHNOLOGY PARK

LANDSCAPE PLAN



FEBRUARY 2021

VILLAGE
PLACE
TECHNOLOGY
PARK

STREET RENDERINGS

VILLAGE
PLACE
TECHNOLOGY
PARK



STREET VIEW (ROUTE 55 WESTBOUND)



STREET VIEW (ROUTE 55 EASTBOUND)



FEBRUARY 2021

RESIDENTIAL VIEWS

VILLAGE PLACE TECHNOLOGY PARK



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



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



KEY PLAN

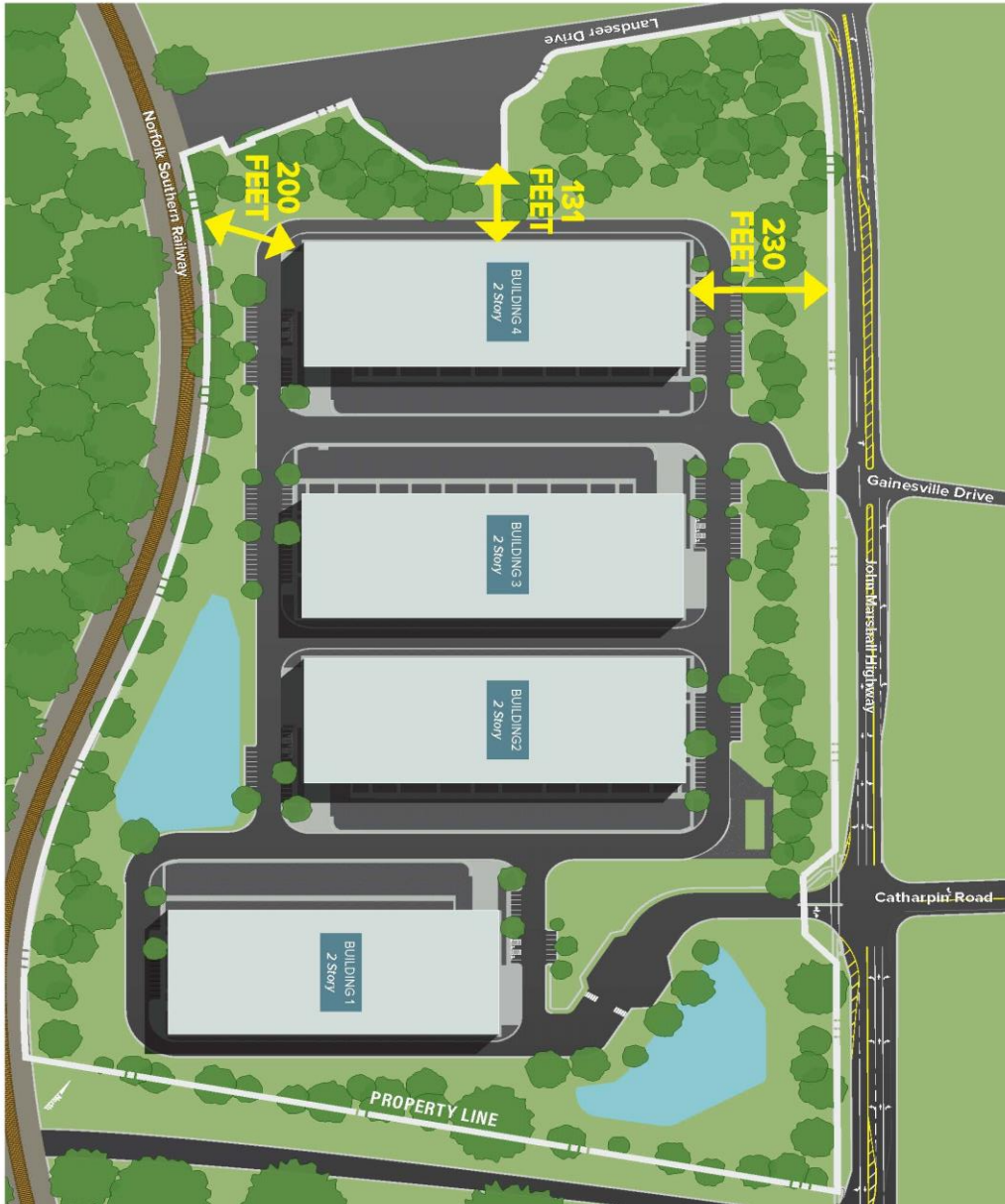


VIEW FROM STATION B (APPROXIMATELY 14498 VILLAGE HIGH STREET; FIRST FLOOR)

FEBRUARY 2021

5

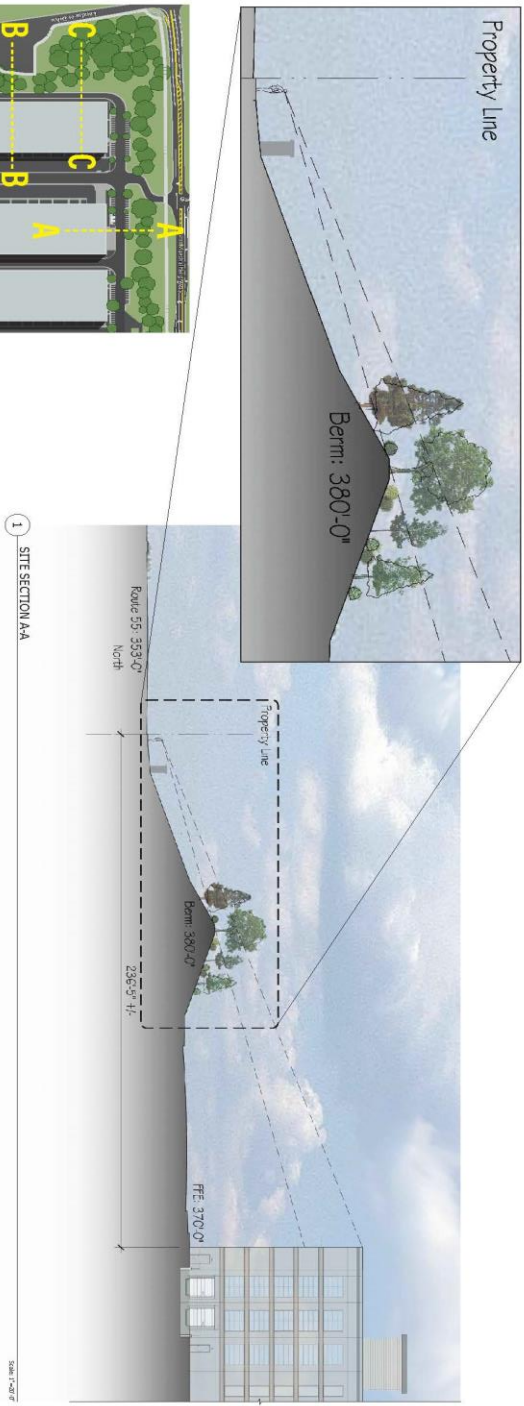
BUILDING SETBACK PLAN



FEBRUARY 2021

LINE OF SIGHT - SECTIONS

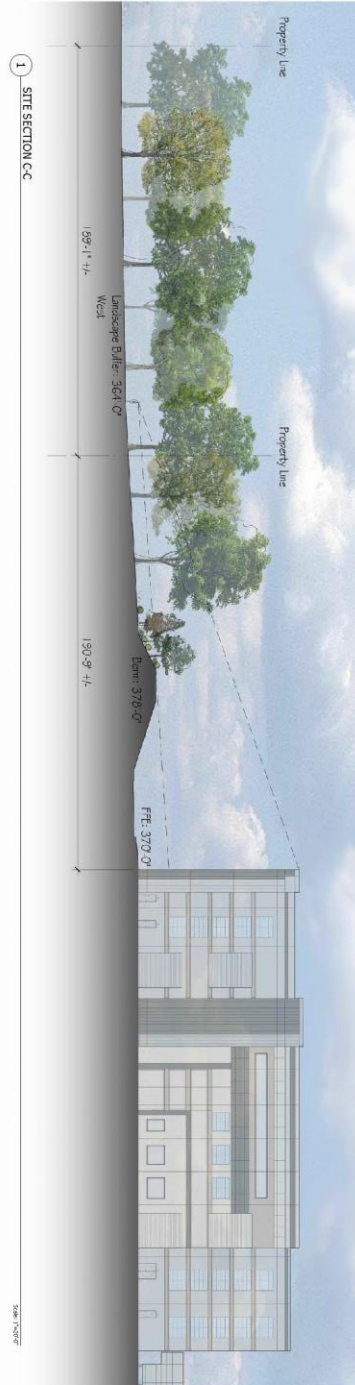
VILLAGE PLACE TECHNOLOGY PARK



FEBRUARY 2021

LINE OF SIGHT - SECTIONS

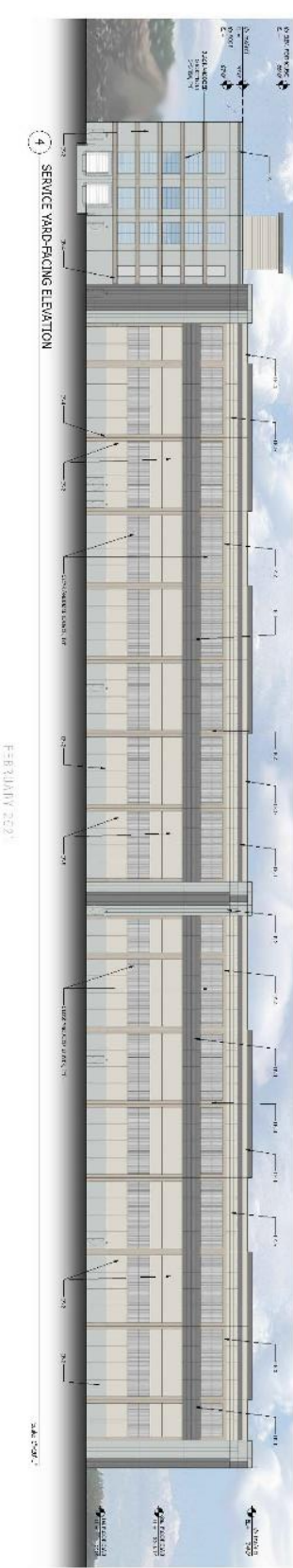
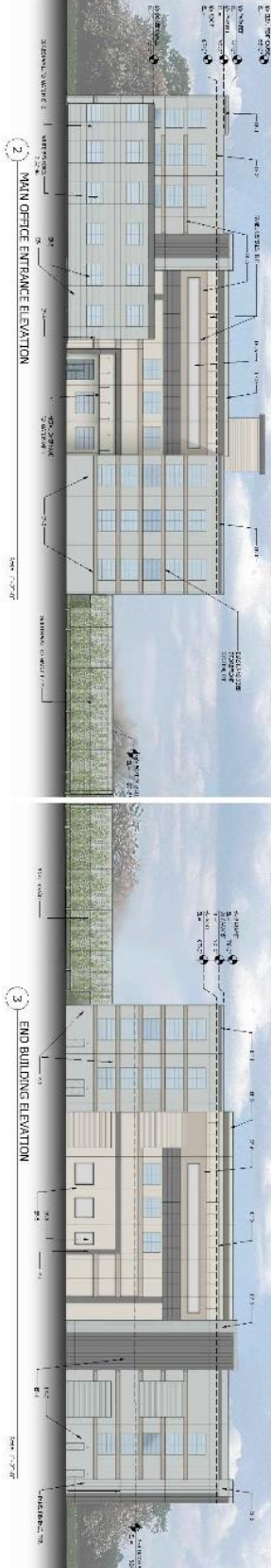
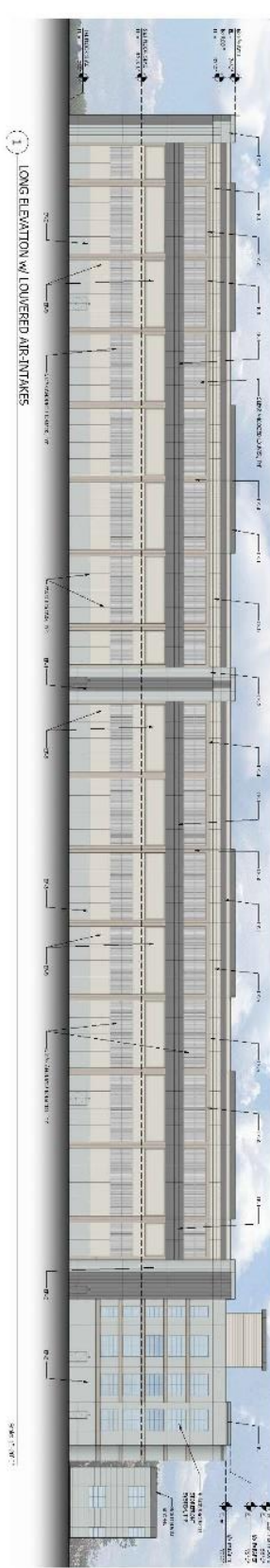
VILLAGE
PLACE
TECHNOLOGY
PARK



FEBRUARY 2021

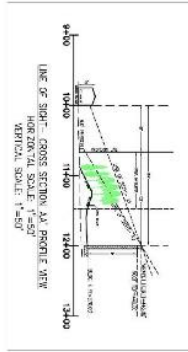
ELEVATIONS

VILLAGE
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PARK

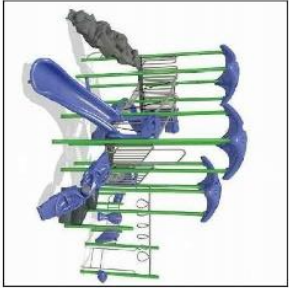


HOA IMPROVEMENTS

VILLAGE PLACE TECHNOLOGY PARK



TOT LOT EQUIPMENT
EXAMPLE: "WANDERING MELODY"



FEBRUARY 2021

SUSTAINABILITY INITIATIVES

VILLAGE PLACE TECHNOLOGY PARK



Permeable paving in car park areas



Recycled aggregate material for paving base and building slab base



Bicycle storage containers



Aeration of ponds utilizing solar power



Recycling of construction material waste



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



Adiabatic cooling utilizing less water than traditional evaporate cooling



Green screen on equipment yard screening walls facing Rt. 55



LED site and interior lighting



Heat reflective roof

FEBRUARY 2022

11



VILLAGE PLACE TECHNOLOGY PARK
 GAINESVILLE, VA

Statement of Power Availability

Village Place Technology Park Power Availability Gainesville, Virginia

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

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

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

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

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

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

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

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



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

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

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

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

Data centers generate tangible economic benefits

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

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

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

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

⁽²⁾ CBRE North American Data Center Report H2 2019.

⁽³⁾ CBRE North American Data Center Report H2 2019.

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

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

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

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

Village Place Technology Park – projected tax revenues

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

Figure 2. Projected real estate tax revenues

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

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

Economic Impact Analysis

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

Figure 3. Projected personal property tax revenues

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

Annual projected personal property tax revenue - 10 years undiscounted

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

Agency Comments

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

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

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

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



Dec., 15 2020

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

Dear Mr. Donohoe:

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

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

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

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

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

Agency Comments

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



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

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

Sincerely,

/s/Greg Mathe

Greg Mathe
Manager, Electric Transmission Communications

Economic Development Comments

Tom Flynn

August 17, 2020

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

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

Agency Comments



FIRE & RESCUE SYSTEM
Chief Timothy L. Keen

July 28, 2020

TO: Randy Thornton
Office of Planning

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

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

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

Conditions:

None

Corrections:

None

Recommendations:

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

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA **December 8, 2020**
SECOND: JOHNSON **Regular Meeting**
Res. No. 20-049
RE: LAND DEVELOPMENT RECOMMENDATIONS
ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2021-00003	John Marshall Commons Tech Park	Revise PH I report in accord with the County Archaeologist's comments dated 9/23/2020
REZ2020-00024	Village Place Technology Park Proffer Amendment - Second Submission	No Further Work
REZ2021-00007	Wellington Commerce Center	Request applicant curate with the County any artifacts found during construction of access road and shed.
REZ2021-00006	Bristow Plaza	Recommend delineation of cemetery and research past ownership to find family member of the deceased.

Agency Comments

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

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

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

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

MOTION CARRIED

ATTEST: _____



Secretary to the Commission



March 11, 2021

**TO: Meika Daus
Planning Office**

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

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

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

APPLICATION SUMMARY

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

PWC PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

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

APPLICATION SUMMARY

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

LEVEL OF SERVICE ANALYSIS

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

APPLICATION REVIEW

Proposal's Strengths:

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

Proposal's Weaknesses:

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

DPRT REVIEW COMMENTS

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

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

Agency Comments

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

DPRT Comments

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

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

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

If there are any questions regarding the above, please contact Patti Pakkala via email at ppakkala@pwcgov.org. Thank you.



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

TIA Required

COMMENT CATEGORIES:
1. CORRECTIONS
2. RECOMMENDATIONS

PAGE 1 OF 5

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

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

REVIEWER(S): GEORGE PHILLIPS
GPHILLIPS@PWC.GOV

DATE: 3/9/2021

TYPE & SUBMITTAL: REZONING AND SPECIAL USE
PERMIT THIRD SUBMISSION

PROJECT NAME: VILLAGE PLACE AT GAINESVILLE
TECHNOLOGY PARK

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

Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.
Revised MAY 2017

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



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

TIA Required

COMMENT CATEGORIES:
1. CORRECTIONS
2. RECOMMENDATIONS

PAGE 2 OF 5

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

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

REVIEWER(S): GEORGE PHILLIPS
GPHILLIPS@PWC.GOV

DATE: 3/9/2021

TYPE & SUBMITTAL: REZONING AND SPECIAL USE
PERMIT THIRD SUBMISSION

PROJECT NAME: VILLAGE PLACE AT GAINESVILLE
TECHNOLOGY PARK

ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: 2/24/2021	FINAL DISPOSITION ⁽²⁾
1.02	DCSNM 601.05	The proposed site emergency access, shown as Entrance 2 on Sheet 5 of the GDP, on John Marshall Highway opposite Gainesville Drive is not necessary and not recommended. Interparcel emergency access already exists from the adjacent townhouse development west of the site via Village High Street. The Applicant must relocate the proposed emergency access to tie in with Village High Street and ensure it is gated.	1	The Applicant does not plan to use Village High Street for vehicular access as it would result in business traffic using a private, residentially zoned street. Entrance 2, the proposed site emergency access, will be gated and directly aligns with the existing driveway to County Fire & Rescue Station 4. This is a very appropriate location for the emergency access. In addition, the access through the residential development will be removed and a large buffer is being planned between the two developments as they are no longer compatible uses. The Applicant notes that Transportation is now in agreement with the configuration of the entrance.	Given that proposed Entrance 2 provides more direct access to County Fire & Rescue Station 4 and removes access through the residential development to the west, Transportation staff agrees the Applicant be allowed to incorporate proposed Entrance 2 for gated emergency access. Note, however, that the approved rezoning on the site has the interparcel access to the adjacent townhouse development to the west. The Applicant must submit a waiver for review by the Department of Transportation to remove this connection from the plan.

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

Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.
Revised MAY 2017

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



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

TIA Required

COMMENT CATEGORIES:
1. CORRECTIONS
2. RECOMMENDATIONS

PAGE 3 OF 5

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

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

REVIEWER(S): GEORGE PHILLIPS
GPHILLIPS@PWVCGOV.ORG

DATE: 3/9/2021

TYPE & SUBMITTAL: REZONING AND SPECIAL USE
PERMIT THIRD SUBMISSION

PROJECT NAME: VILLAGE PLACE AT GAINESVILLE
TECHNOLOGY PARK

ITEM
NO.

REFERENCE

COMMENTS

COMMENT
CATEGORY

RESPONSE DATE: 2/24/2021

FINAL DISPOSITION⁽²⁾

1.03	DCSM 620 10,602.07 and Table 6-7	The Applicant has not shown a right turn lane on John Marshall Highway eastbound into the site entrance opposite Catharpin Road. In addition, the proposed westbound left turn lane on John Marshall Highway into the site entrance is shown with 300' of storage and a 100' taper. The Applicant must provide all required turn lanes and ensure they meet VDOT and DCSM standards. This includes providing a right turn lane plus taper and a DCSM standard length left turn lane of 350' plus 100' taper into the site entrance on John Marshall Highway opposite Catharpin Road. The Department of Transportation will entertain a waiver of the left turn lane length requirement on John Marshall Highway upon submission by the Applicant.	1	The necessary modifications and waivers have been approved.	The Applicant agrees to provide both right turn and left turn lanes but with substandard lengths. Substandard turn lane length waivers were submitted by the Applicant and were reviewed and approved by the Department of Transportation. This includes a right turn lane with a 100' taper and 100' of storage and a left turn lane with a 100' taper and 300' of storage on John Marshall Highway into the site entrance opposite Catharpin Road. This issue has been adequately addressed.
1.04	DCSM 602.07 R, 602.20 D	The Applicant has proffered traffic signal modifications and associated improvements to		The proffered condition has been revised as requested.	The Applicant has provided revised language in draft Transportation proffer A. 1. c.

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

Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.
REVISED MAY 2017

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



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

TIA Required

COMMENT CATEGORIES:
1. CORRECTIONS
2. RECOMMENDATIONS

PAGE 4 OF 5

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

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

REVIEWER(S): GEORGE PHILLIPS
GPHILLIPS@PWCGOV.ORG

DATE: 3/9/2021

TYPE & SUBMITTAL: REZONING AND SPECIAL USE
PERMIT THIRD SUBMISSION

PROJECT NAME: VILLAGE PLACE AT GAINESVILLE
TECHNOLOGY PARK

ITEM
No.

REFERENCE

COMMENTS

COMMENT
CATEGORY

RESPONSE DATE: 2/24/2021

FINAL DISPOSITION⁽²⁾

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

Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.
REVISED MAY 2017

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

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

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WATERSHED MANAGEMENT COMMENTS

PROJECT: Village Place at Gainesville Technology Park

PROJECT#: REZ2020-00024 and SUP2020-00037

FROM: Benjamin Eib, Assistant Chief of Watershed Management Branch

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

DATE: March 12, 2021 (3rd submission)

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

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

COMMENTS:

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

Natural Resources

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

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

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

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

March 12, 2021

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this proposed layout is much different, the value of preserving specimen trees remains. Please address how this site might be laid out to preserve some of the specimen trees.

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

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

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

Landscaping

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

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

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

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

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

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

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

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

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

II. Site Specific Concerns:

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

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

3.10 Regarding proposed proffers:

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

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

Village Place at Gainesville Technology Park, REZ 2020-00024 and SUP2020-00037
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provided in accordance with DCSM 802.12.A, with the exception that a minimum of 40% and a maximum of 70% of the required plant units shall be evergreen trees that are a minimum of eight (8) feet in height at the time of planting. Final design shall be determined during the review and approval of the final site plan."

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

Village Place at Gainesville Technology Park, REZ 2020-00024 and SUP2020-00037
March 12, 2021
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of clearing and grading shown on the MZP, subject to County review and approval. The following exceptions to the limits of clearing and grading shall be allowed:

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

III. Conflicts with Minimum Development Standards:

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



August 14, 2020

MEMORANDUM

To: Randy Thornton
PWC Office of Planning

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

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

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

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

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

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

Agency Comments

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REZ2020-00024 & SUP2020-00037

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

Agency Comments



Emily K. Lockhart

Town Planner and Zoning Administrator

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

FROM: Town of Haymarket Planning Commission

DATE: August 19, 2020

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

Dear Ms. Thornton,

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

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

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

Town Comments:

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

Recommendation / Request for Information

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

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

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

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

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

(1) Indicate drawing no./page no. or use "G" for general comment.
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ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE (2) DATE:	FINAL DISPOSITION (3)		
1.05	GDP	Transportation Proffer VII.A.1&2: Need to specify right turn lanes and left turn lanes are to be constructed along which roadways. Also dimensions for the proposed turn lanes and tapers should be specified.	1	10/13/20: Right turn lanes and left turn lanes for the proposed road improvements have been depicted, and dimensions for the proposed turn lanes and tapers have been added to plans. The proffered conditions have been revised as requested.	Comment Closed.		
1.06	GDP	Traffic Signal modification proffer (1b) should include the wording at no cost to VDOT.	1	10/13/20: Please see proffer statement.	Comment Closed.		
1.07	GDP	Transportation Proffer VII.C: Road names need to be specified where the right of way dedications are proposed with dimensions. Proffer indicates DCSSM Std. MA-1 section for right of way dedication purpose. GDP typical section shows half section of MC-1, RM-2.2 for two roadways. Also it is not clear what Area 1, 2, 3, & 4 as shown on the typical for Rte. 55. Clarify.	1	10/13/20: Road names and Right of Way Dedication dimension labels have been revised. Typical sections have been revised and area labels have been added to clarify what typical sections are applicable for what areas along Rte. 55.	Comment Closed.		

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

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

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

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

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

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 REVISED SEPTEMBER, 2014

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

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 REVISED SEPTEMBER, 2014

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

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 REVISED SEPTEMBER, 2014