

MOTION:

July 20, 2021
Regular Meeting
Res. No. 21-

SECOND:

RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #CPA2021-00004, PW DIGITAL GATEWAY – GAINESVILLE MAGISTERIAL DISTRICT

ACTION:

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

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Long Range Land Use designation for approximately ±801.59 acres (Property) from Agricultural or Estate (AE) and Environmental Resource (ER) to Technology / Flex (TF) with a T-3 Transect. The parcels are grouped into four (4) separate geographical areas located on both the east and west side of Pageland Lane, south of State Route 234 and north of State Route 29. The request includes 27 GPINs: 7498-83-1869, 7498-83-1842, 7498-93-5350, 7498-93-7484, 7498-94-5907, 7498-83-6698, 7498-74-6800, 7498-42-6117, 7498-51-1835, 7499-81-6203, 7499-82-1020, 7499-70-3896, 7499-73-5646, 7499-83-4804, 7499-83-9783, 7499-92-7290, 7499-84-1172, 7499-62-5386, 7499-50-2914, 7499-51-0789, 7499-72-1255, 7498-84-605, 7498-85-3325, 7498-85-7316, 7498-94-1180, 7598-13-2096, and 7498-74-3579; and

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

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

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

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

WHEREAS, County staff recommends that the Board initiate this comprehensive plan amendment; and

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

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan of the Property described above from AE, Agricultural or Estate and ER, Environmental Resource to Technology / Flex (T/F) with a T-3 Transect to include related impacts on supporting infrastructure and consider alternative comparable land use designation options that meet the needs of the Applicant and the priorities of the Prince William Board of County Supervisors.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Mary Ann Ghadban, Authorized Agent
5389 Pageland Lane
Gainesville, VA 20155

ATTEST: _____
Clerk to the Board



STAFF REPORT

Board Meeting Date:	July 20, 2021
Agenda Title:	Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway
District Impact:	Gainesville Magisterial District
Requested Action:	Initiate Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway.
Department:	Planning Office
Staff Lead:	Parag Agrawal, AICP, Director of Planning

EXECUTIVE SUMMARY

This is a request to amend the Comprehensive Plan to change the long-range land use designation for approximately ±801.59 acres from AE, Agricultural or Estate, and ER, Environmental Resource to T/F, Technology/Flex, with a T-3 Transect. In the application, the Applicants are proposing, "PWC Digital Gateway", a Pageland Lane Technology Corridor for data center development; however, the T/F designation allows for additional land uses. The application is comprised of 27 individual parcels, representing 16 applicants / owners. The parcels are grouped into four (4) separate geographical areas located on both the east and west side of Pageland Lane, south of Route 234, and north of Route 29.

It is the recommendation of staff that the Prince William Board of County Supervisors (Board) initiate Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway. The initiation is recommended to include related impacts on supporting infrastructure and consider alternative comparable land use designation options that meet the needs of the Applicant and the priorities of the Board.

BACKGROUND

- A. Comprehensive Plan Amendment (CPA) – Under Section 15.2-2229 of the Code of Virginia, the Board may consider amendments to the adopted Comprehensive Plan.
- B. Annual Update – The Comprehensive Plan Land Use chapter outlines the County policy for the annual review of amendments to the Comprehensive Plan text and/or the Long-Range Land Use Plan designation for a given property. The submission deadline for consideration of potential CPAs in 2021 was Friday, January 8, 2021.

Applications for amendments for “targeted industries,” as defined by the Department of Economic Development are exempt from this due date requirement in accordance with Action Strategy LU16.2 of the Long-Range Land Use Plan. This proposed CPA is to support data center development. Data centers are on the Board’s adopted List of Targeted Industries for New, and Expanding Companies revised on August 4, 2020. This proposed CPA application was accepted for review on June 15, 2021.

- C. Request – This is a request to amend the Comprehensive Plan to change the long-range land use designation for approximately ±801.59 acres from AE, Agricultural or Estate, and ER, Environmental Resource, to T/F, Technology/Flex, with a T-3 Transect, for 27 parcels that fall into four (4) geographical areas along Pageland Lane. The chart below identifies the 27 specific GPINs included in the updated application. This list represents 16 separate applicants / property owners for this application.

Digital Gateway CPA GPIN Table

	GPIN	From:	To:	Acres
1	7498-83-1869	AE	T/F	12.70
2	7498-83-1842	AE	T/F	11.95
3	7498-93-5350	AE	T/F	5.01
4	7498-93-7484	AE	T/F	5.00
5	7498-94-5907	AE	T/F	10.63
6	7498-83-6698	AE	T/F	10.15
7	7498-74-6800	AE	T/F	10.42
8	7498-42-6117	AE, ER	T/F	17.86
9	7498-51-1835	AE, ER	T/F	161.28
10	7499-81-6203	AE, ER	T/F	16.00
11	7499-82-1020	AE, ER	T/F	39.22
12	7499-70-3896	AE, ER	T/F	76.57
13	7499-73-5646	AE, ER	T/F	41.59
14	7499-83-4804	AE, ER	T/F	3.50
15	7499-83-9783	AE, ER	T/F	34.50
16	7499-92-7290	AE, ER	T/F	62.97
17	7499-84-1172	AE	T/F	34.48
18	7499-62-5386	AE	T/F	9.26
19	7499-50-2914	AE	T/F	5.11
20	7499-51-0789	AE, ER	T/F	124.18
21	7499-72-1255	AE, ER	T/F	17.58
22	7498-84-6051	AE, ER	T/F	45.95
23	7498-85-3325	AE	T/F	7.25
24	7498-85-7316	AE	T/F	6.60
25	7498-94-1180	AE	T/F	5.82
26	7598-13-2096	AE	T/F	15.91
27	7498-74-3579	AE	T/F	10.09
TOTAL ACREAGE ALL PARCELS: 801.59				

The proposed the Comprehensive Plan Amendment is in the Gainesville Magisterial District. The vicinity map (see attachment) shows the general location of the amendment request. The chart below summarizes the acreage involved in the initiation request from the Applicant to amend the Long-Range Land Use map.

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
AE, Agricultural or Estate	± 682	± 0
ER, Environmental Resource	±120	± 0
T/F, Technology/Flex -T-3 Transect	± 0	± 802
Total	± 802	± 802

- D. Site Location – The subject properties (27 parcels) are located along both sides of Pageland Lane in four (4) geographic areas south of Route 234 and approximately one mile north of Route 29. The properties are addressed on Pageland Lane and Sudley Road.
- E. Existing Zoning and Land Use – The subject properties are all zoned A-1, Agricultural, and designated AE, Agricultural and Estates, and/or ER, Environmental Resource, in the Comprehensive Plan. The properties are also located within the County’s Rural Area designation. The southern properties, east of Pageland Lane, abut the Manassas National Battlefield Park, Federal Land, which is classified a County Registered Historic Site, on the south side and are wrapped by protected open space land on the north and west sides. The southern area, located on the west side of Pageland Lane, abuts Conway Robinson Memorial State Forest and Manassas National Battlefield Park, Federal Land, which is classified a County Registered Historic Site. The site is generally surrounded by A-1, Agricultural zoned properties. All properties are located within the Domestic Fowl and Airport Safety Overlay Districts. The parcels that front on Route 234 are located in the Highway Corridor Overlay District and the Resource Protection Overlay District and 100-year Floodplain areas are also designated on the attached zoning map.

The existing land uses of the properties include vacant land, Agricultural Related Services, and single-family detached residences as reflected in the Existing Conditions Map in the attachment.

The Comprehensive Plan Amendment exhibit prepared by Christopher Consultants, dated June 15, 2021, identifies Dominion’s East Coast Backbone Transmission Lines, a 250-foot right of way corridor, which runs in a north / south direction in the vicinity of the properties on the east side of Pageland Lane, and bisects some of the properties.

- F. Demographics – The following table summarizes the range of demographic impacts of both the existing long-range land use designations and the changes proposed with this CPA application (for a summary of assumptions see attachment). The Applicant has indicated that, if this application is initiated and the CPA application is

filed, they do not intend to submit a concurrent rezoning application. The application impacts are based on the requested designation of T/F, Technology Flex, with a T-3 Transect and as well as estimated transportation impacts.

CPA2021-00004 Digital Gateway	Existing Capacity		Proposed Capacity For Tech/Flex*	
	Low	High	Low	High
Non-residential (Potential GFA)	0	0	8,030,969 SF	19,902,839 SF
Total Jobs	0	0	16,339	40,969
Dwelling Units	80	80	0	0
People	265	265	0	0

*Information from Trip Generation Estimates provided by Applicant indicate a potential GFA range for Data Center use only to be Low: 11,800,000 SF and High: 20,700,000 SF average.

- G. No Concurrent Rezoning - If initiated, the Applicant does not propose to file a concurrent rezoning, which is a weakness, because the rezoning process allows for additional mitigation of impacts. The Applicant has indicated that if the CPA is initiated, and subsequently is approved, a rezoning would be filed in the future for PBD, Planned Business District, which is an implementing zoning designation for the T/F, Technology/Flex, long range land use designation. If approved, a future PBD rezoning could allow for the development of flex industrial and/or data center uses.
- H. Strategic Plan – On January 24, 2017, the Board adopted a Strategic Plan that seeks to significantly expand the County's commercial tax base. The Board is currently reviewing the draft 2021 – 2024 Strategic Plan and a draft is available on the County's website at www.pwcva.gov/strategic-plan. The proposed draft includes a resilient economy goal which also proposes continued expansion of the County's commercial tax base as well as attract and expand targeted industries.
- I. Staff Evaluation of Proposed Request for Initiation – This request has been evaluated with the purpose of recommending whether to initiate the application as proposed, to initiate with an expanded area or different land use designation, or to not initiate the application.
 - 1. Criteria of Evaluation– Each recommendation for initiation is based on an analysis of demographic, transportation and land use impacts, the Comprehensive Plan goals, and the adopted Strategic Plan.
 - 2. Three Types of Possible Recommendations –
 - a) Initiate – Comprehensive Plan Amendment applications may be

recommended for initiation. Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration.

- b) Expanded Study Area / Different Land Use Designations – In some cases, a larger area should be studied to make the proposal more appropriate for the area and/or different land use designations may be recommended.
- c) Do Not Initiate – Applications may not be recommended for initiation based on the demographic, transportation and land use impacts, the Comprehensive Plan goals, and the adopted Strategic Plan.

STAFF RECOMMENDATION

Staff recommends initiating this application to include related impacts on supporting infrastructure and consider alternative comparable land use designation options that meet the needs of the Applicant and the priorities of the Board with the following policy considerations:

1. Opportunity for Further Review and Analysis – Initiation would allow for additional public input and a more detailed analysis of the requested use and the impact on Prince William County from both a land use perspective and an economic development standpoint of increasing the County's tax base.
2. Robust Economy – Data centers 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.
3. Targeted Industry – The subject CPA application would support data center uses. Data centers are identified as targeted industry status by the Board. Staff notes that the site is not located within the Data Center Opportunity Zone Overlay District, which identifies office and industrial zoning districts in the County in which data centers are allowed by-right. Data centers are a permissible use outside of the overlay, subject to Special Use Approval (SUP) approval.
4. Board Initiation – On May 18, 2021, the Board initiated a zoning text amendment for Data Center Opportunity Zone Overlay District and subsequent changes to the Comprehensive Plan and Design and Construction Manual (Resolution Number 21-327) expand and change the Data Center Opportunity Zone Overlay District.
5. Land Use – The properties in this application are designated AE, Agricultural or Estate, and ER, Environmental Resource. Land use policies continue to be researched and assessed, as directed by the

Board, with the on-going Land Use chapter update of the Comprehensive Plan. Initiation of this application provides an opportunity to analyze alternative land uses, as requested by the Applicants, to review retaining the ER, Environmental Resource, designation in the form of an overlay, to assess the impacts of the existing Dominion transmission lines on properties and the potential opportunities to enhance economic development alternatives for the County.

6. Transportation – Initiation provides the opportunity to determine the specific impacts on the transportation network based on the proposed use and to identify the infrastructure needs to mitigate any impacts on the existing community and provide an opportunity to improve and/or construct the transportation network.
7. Technology and Connectivity Chapter – The Board adopted the Technology and Connectivity Chapter of the Comprehensive Plan on November 26, 2019, which provides numerous policies and action strategies to address the technology needs of the County. Specifically, strategies TC13, TC16, TC17, TC18, TC19, and TC20 include promoting a competitive environment to secure reliable services, goals for expanding the 5G network, encourage collaborative efforts with carriers, define critically sensitive view sheds and environmental resources to be protected, and adoption of land use regulations to guide data center development. This chapter provided guidelines for the development of the technology needs of the County.
8. Alternative Land Use Designations – Analysis could generate alternative comparable land use designation options to meet the needs of the Applicant and the desires of the Board. Alternative designations could provide parameters for specific uses in contrast to the larger more general land use designation (i.e., T/F) which allows for a larger variety of uses and the potential for the development of a tech/flex corridor with multiple development scenarios. The potential for an alternative long range land use designation may allow for a more accurate description of uses and therefore a more accurate projection of the ultimate build out potential and the corresponding impact on infrastructure, facilities, and level of service.

Legal Issues

Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues are appropriately addressed by the County Attorney's Office.

Timing

There is no time requirement to take action on this request for initiation of a Comprehensive Plan Amendment.

STAFF CONTACT INFORMATION

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BBarrett@pwcgov.org

ATTACHMENTS

Vicinity, List of GPINS, Aerial Maps & Existing Conditions Map

Project Summary & Staff Analysis

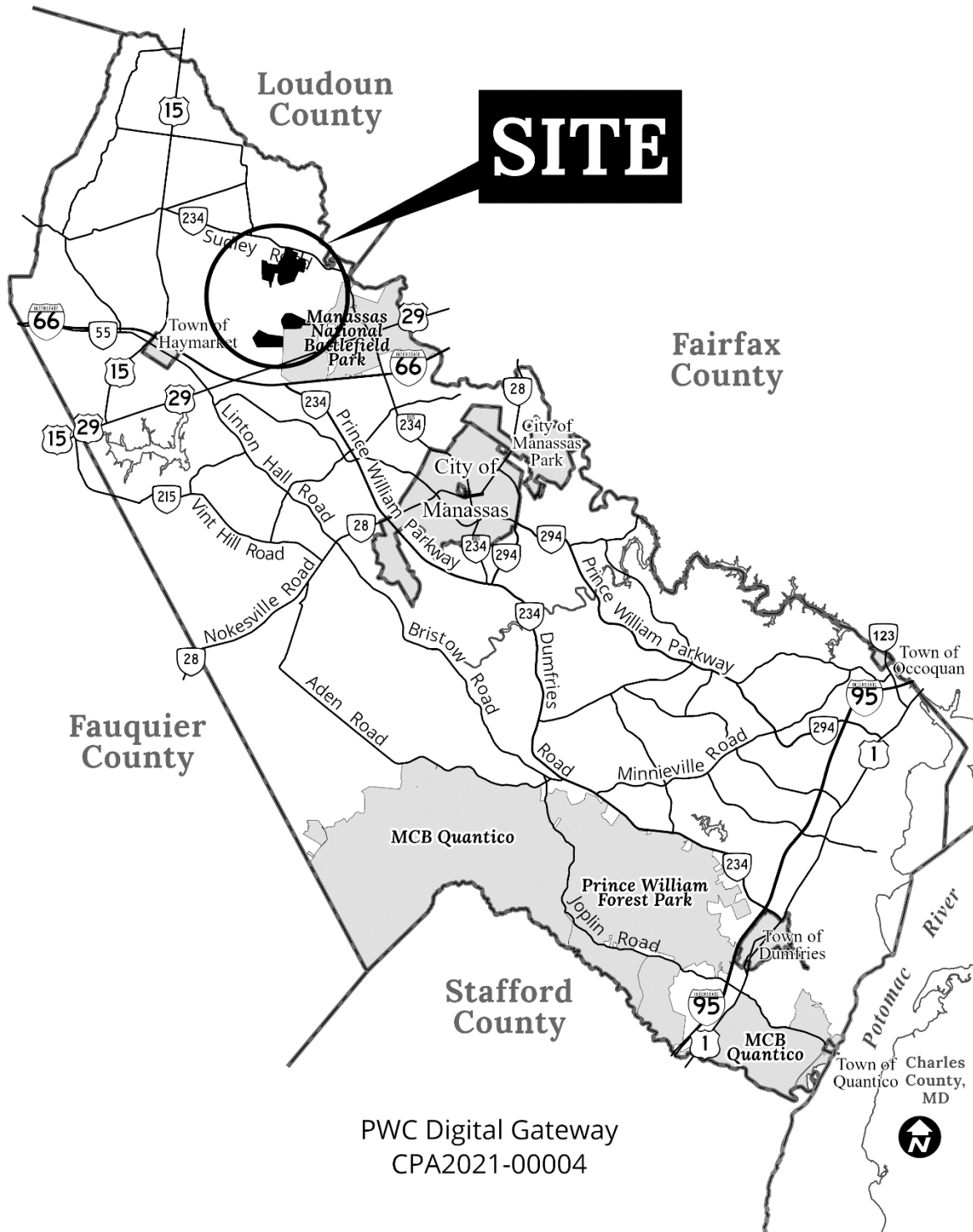
Long-Range Land Use & Zoning Maps

Applicant's Justification Narrative Statement

Trip Generation Estimates

Applicant's Plan Submittal for CPA Initiation

List of Targeted Industries for New and Expanding Companies dated August 4, 2020

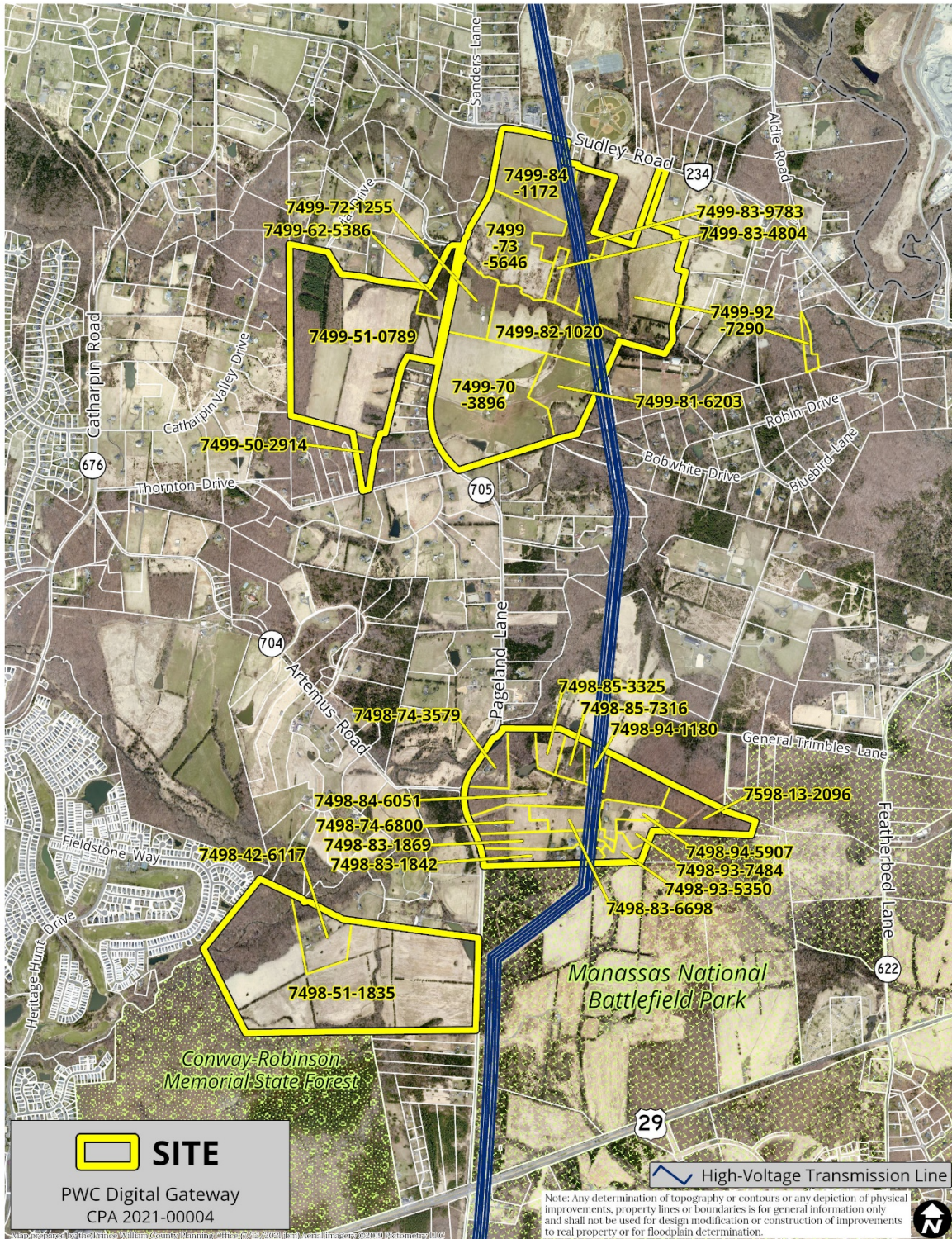


PWC Digital Gateway
CPA2021-00004

Vicinity, GPIN List, Aerial Maps

Digital Gateway CPA GPIN Table

	GPIN	From:	To:	Acres
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13	7499-73-5646	AE, ER	T/F	41.59
14	7499-83-4804	AE, ER	T/F	3.50
15	7499-83-9783	AE, ER	T/F	34.50
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27	7498-74-3579	AE	T/F	10.09
TOTAL ACREAGE ALL PARCELS: 801.59				



Project Summary and Analysis

PW Digital Gateway Property

Request: This is a request to amend the Comprehensive Plan to change the long-range land use designation for approximately ±801.59 acres from AE, Agricultural or Estate and ER, Environmental Resource to T/F, Technology/Flex with a T-3 Transect, for 27 parcels that fall into four geographical areas along Pageland Lane. The properties are located in the Rural Area of the County. The chart in the attachment identifies the 27 specific GPINs included in the updated application. This list represents 16 separate applicants/property owners for this application.

Long-Range Land Use Summary

Location: The subject properties (27 parcels) are located on along both sides of Pageland Lane in four geographic areas south of Route 234 and north of Route 29. The properties are addressed on Pageland Lane and Sudley Road. Reference the vicinity map in the attachment.

The following table summarizes the request:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
AE, Agricultural or Estate	± 682	± 0
ER, Environmental Resource	±120	± 0
T/F, Technology/Flex -T-3 Transect	± 0	± 802
Total	± 802	± 802

The following table summarizes the uses and densities intended in the existing Land Uses of AE, Agricultural or Estate and ER, Environmental Resource and the requested proposed designation of T/F, Technology/Flex, with a T-3 Transect:

<p>AE, Agricultural or Estate</p> <p><i>Existing Land Use Designation</i></p>	<p>The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.</p>
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Project Summary and Analysis

<p>ER, Environmental Resource</p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>
<p>T/F, Technology/Flex <i>Proposed Land Use Designation</i></p>	<p>Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust, or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.</p>
<p>T-3, Transect</p>	<p>Primary Uses: Data Centers, Healthcare, Life Sciences, Federal government Contracting, Research and Development, Flex Space, Light Industrial, Warehousing & Logistics, Advanced Manufacturing Secondary Uses: Retail & Service Commercial, Office, Institutional, Public Facilities/Utilities Target non-residential FAR of up to .57 FAR Target Land Use Mix: Residential 0%, Non-Residential 100% Target Building Height: T-3: 3-5 Stories Minimum Open Space: 20% of the site Implementing Zoning Districts: PBD, O(F), M-2</p>

Project Summary and Analysis

Demographics:

The following chart summarizes the demographic impacts of the application based on long range land use designation proposed:

Digital Gateway Property				
	Existing AE and ER		Proposed T/F	
Total Acres	±802		±802	
Residential Acres	±802		0	
Employment Acres	0		±802	
ER Acres	120.0		0	
	Low	High	Low	High
Total Employees	0	0	16,339	40,496
Total Dwellings	80	80	0	0
Total GFA for T/F Uses	0	0	8,030,969	19,902,839
Residents	265	265	0	0

These calculations assume that the AE will develop with at 1 dwelling unit per 10 acres and 3.32 persons per unit. The T-3 Transect is assumed to develop at 0.23-0.57 FAR and T/F Tech/Flex to develop with a mix of jobs that is 10% retail, 25% office, and 65% industrial. Employees per square foot are calculated using 1/450 SF retail, 1/250 SF office, and 1/800 SF industrial. This information is based on the population, housing and employment projection methodology used by the Metropolitan Washington Council of Governments.

*Information from Trip Generation Estimates provided by Applicant indicate a potential GFA range for Data Center use only to be Low: 11,800,000 SF and High: 20,700,000 SF average.

No Concurrent Rezoning Proposed

If the CPA is initiated, the Applicant does not propose to file a concurrent rezoning for the development of flex industrial and/or data center uses. This is a weakness because a concurrent rezoning process allows for additional mitigation of impacts. The application indicates that if the CPA is approved the Applicant would request PBD, Planned Business District, zoning which is an implementing zoning district for the T/F designation. The land bays in the PBD district may be designated from the following: B-1, General Business, B-2, Neighborhood Business, O(L), Office Low-Rise, O(M), Office Mid-Rise, O(H), Office High-Rise, O/F, Office/Flex, and M-2, Light Industrial.

Comprehensive Plan Analysis

The long-range land use plan identifies the subject parcels of approximately ±801.59 acres as AE, Agricultural or Estate and ER, Environmental Resource to T/F, Technology/Flex with a T-3 Transect,

Project Summary and Analysis

for 27 parcels that fall into four geographical areas along Pageland Lane. In addition, the properties are entirely located within the Airport Safety and Domestic Fowl Overlay Districts. The properties adjacent to Route 234 are located in a Highway Corridor Overlay District and some of the parcels are in a Resource Protection Area Overlay District. The properties are not located in the Data Center Opportunity Zone Overlay District.

Economic Development

The proposed amendment will result in an increase of planned employment capacity. Under the proposed Comprehensive Plan amendment, the Applicant is requesting to change approximately ±801.59 acres of land designated AE, Agricultural or Estate and ER, Environmental Resource to T/F, Technology/Flex with a T-3 Transect, for 27 parcels that fall into four geographical areas along Pageland Lane. T/F, Technology/Flex with a T-3 Transect, increases the planned employment capacity to an average of 28,417 jobs based on the population, housing and employment projection methodology used by the Metropolitan Washington Council of Governments. The increase in planned employment capacity supports the adopted Strategic Plan goal to increase the County's commercial tax base.

Surrounding Land Uses

The site is comprised of four geographical areas as reflected in the Attachment. The subject properties and surrounding properties are designated AE, Agricultural or Estate and zoned A-1, Agricultural (1unit/10 acres).

The northwest area is 138.55 acres comprised of three parcels generally surrounded by agricultural related services, single family detached units, and vacant land. Pageland Lane forms the eastern boundary. This area abuts a small SR-5 zoned area.

The northeast area is 326.41 acres and is comprised of nine parcels generally surrounded by agricultural related services, single family detached units, and vacant land. This area lies east of Pageland Lane and fronts on Route 234. The Dominion powerline bisects this area running in a north/south direction. The area is bisected in an east/west direction with a creek area designated ER, Environmental Resource. Across Route 234 is a park and a small CR, Convenience Retail designated area, zoned B-3.

The southeast area is 157.48 acres and is comprised of thirteen parcels generally surrounded by agricultural related services, single family detached units, and vacant land. The Dominion power easement bisects this area running in a north/south direction. This parcel is surrounded on three sides by protected open space and/or the Manassas National Battlefield Park (a designated CRHS, County Registered Historic Site) which abuts the eastern and southern boundary. Pageland Lane forms the western boundary.

The southwest area is 179.14 acres and is comprised of two parcels generally surrounded by agricultural related services, single family detached units, and vacant land. Pageland Lane forms the eastern boundary of this area. Conway Robison Memorial State Forest forms the southern and southwestern boundary. The northeast corner of this area is designated ER, Environmental Resource.

Project Summary and Analysis

See attachment for the alignment of the 250' wide power easement which runs along the east side of Pageland Lane.

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Vacant, Agricultural, Single Family Detached, Route 234	AE, ER, CR, P&OS	CR3, A-1, SR-5
South	Conway Robinson Memorial State Park, Manassas National Battlefield Park	AE, P&OS, CRHS, ER	A-1, SR-5
West	Residential Single-Family Detached Dwellings are located southwest	AE	A-1, PMR
East	Vacant, SFD Residential, Agricultural	AE	A-1

Transportation Analysis

Transportation Infrastructure – The existing long-range land use designations are expected to generate trips based on their planned future land uses. The proposed change to the long-range land use of this site from AE, Agricultural or Estate and ER, Environmental Resource to T/F, Technology/Flex, results in a maximum 143,182 weekday vehicle trips versus a maximum of 808 weekday vehicle trips for the existing AE and ER long range land use designations, calculated assuming approximately 9,078,488 sq. ft. of light industrial, 3,491,726 sq. ft. of office space and 1,296,690 sq. ft. of retail. Overall, the projected increase is 142,374 weekday daily trips over the existing planned land uses.

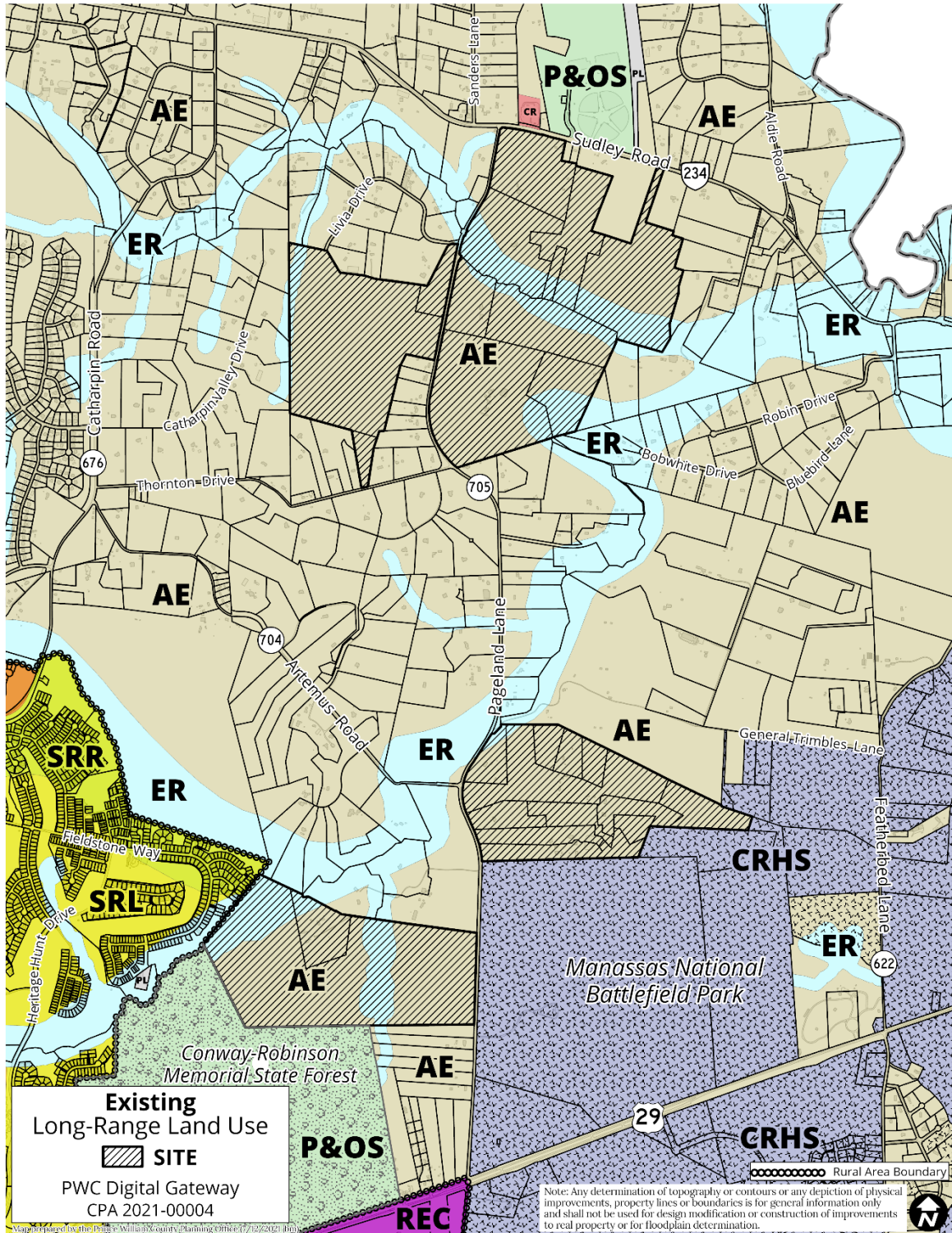
PWC Department of Transportation also prepared average daily trips based on a single use for Data Centers with 16,460,000 sq. ft. which resulted in 16,561 weekday daily vehicle trips versus the 808 weekday daily vehicle trips for the existing AE and ER designation resulting in an increase to 15,753 weekday daily vehicle trips per day. However, these trips are for T/F uses, the Application is requesting to restrict the allowed uses to data center uses in T/F.

The specific transportation impacts would be reviewed and addressed during the Comprehensive Plan Amendment and rezoning process.

PWC Department of Transportation has provided that converting the long-range land use of these sites from an AE designation to T/F, Technology/Flex uses including Data Center uses will add significant vehicle trips to the adjacent road network with a significant increase overall in vehicle miles traveled. The CPA initiation should include necessary infrastructure improvements such as widening Pageland Lane or adding Rt. 234 Bypass Extended North.

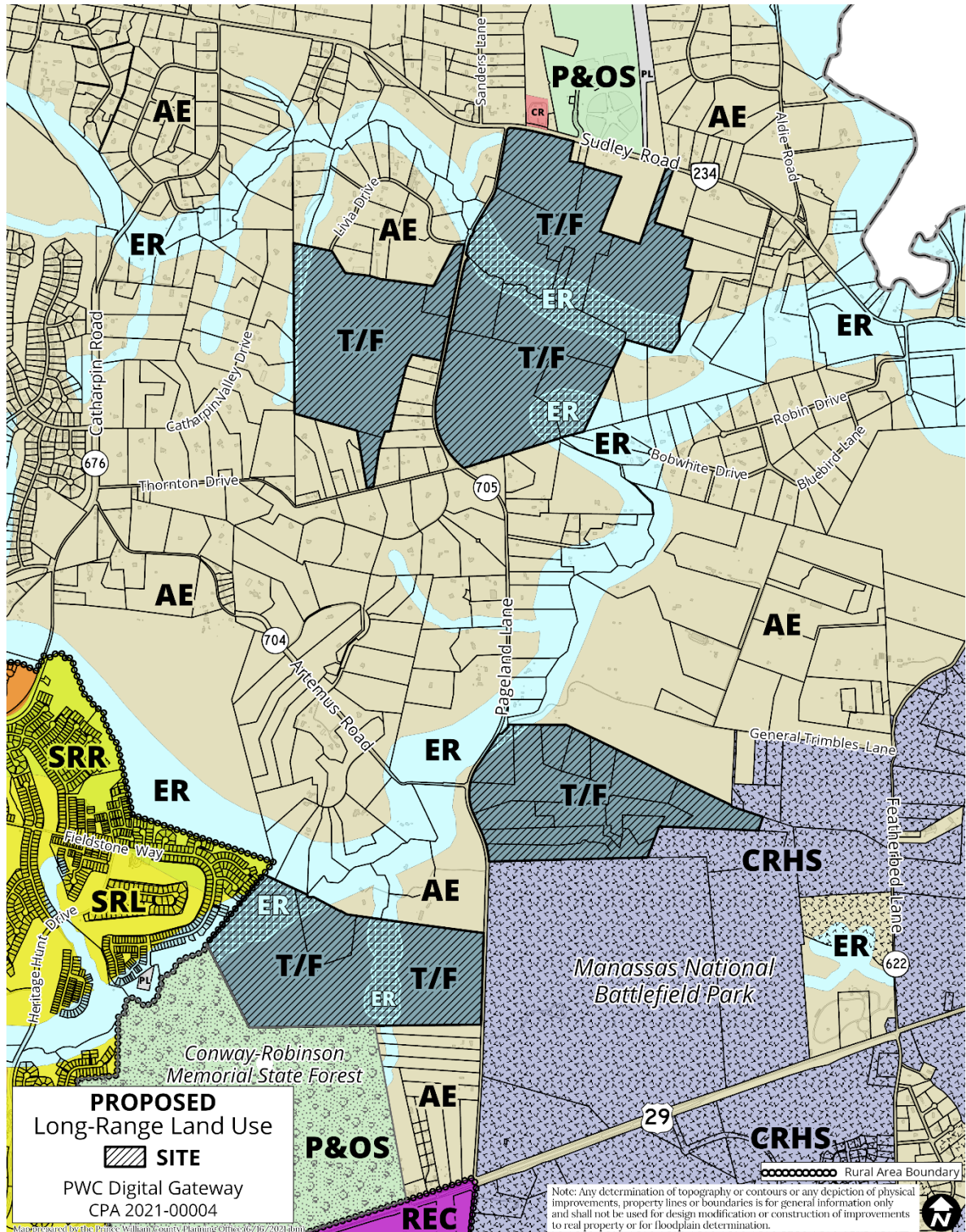
Note that a CPA that significantly affects a VDOT road is required by Section 15.2-2222.1 of the Code and 24V AC30-155-30. A. of the Traffic Impact Regulations to be submitted to VDOT for a Regional review with a 90-day review period. Pageland Lane, Sudley Road and Lee Highway are VDOT roads that will be significantly affected by the proposed land use and will require this review period.

Existing Long-Range Land Use

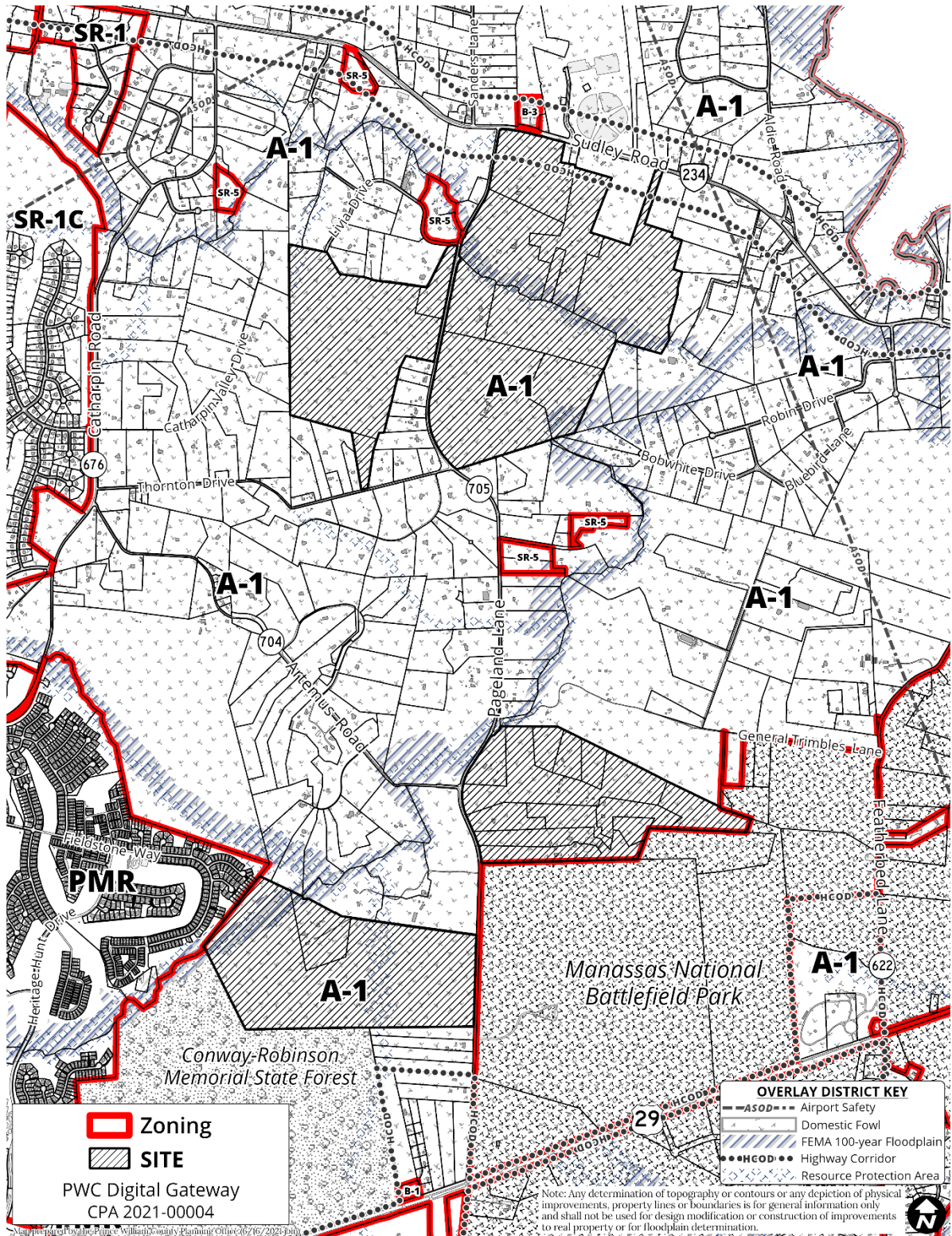


Long-Range Land Use and Zoning Maps

Proposed Long-Range Land Use



Existing Zoning



Applicant's Justification Narrative

PW Digital Gateway - Pageland Lane

JUSTIFICATION FOR PROPOSED CPA

Background and History

The PWC Digital Gateway CPA Application is proposed by lifelong farmers/stakeholders/residents of Pageland Lane, having owned the land for 40-150 years, long before the Rural Crescent (RC) designation. Thirty years ago, Pageland Lane was a farming community, and the Brawner Farm was the Davis Tract. Eventually it was purchased and added to the Manassas National Battlefield Park (MNBP). The Dominion lines originally consisted of an intermittent pole here and there. In 2008 this changed, as the MNBP had the transmission lines moved on the edge of the Brawner farm along Pageland Lane and the lines were expanded and upgraded to become the Dominion's East Coast Backbone Transmission Lines which primarily serve Loudoun County and other environs.

Existing Land Uses

We have experienced first-hand the negative impacts that have resulted from the transformation of a wholly rural environment to the present-day situation of transmission lines that feed data centers in neighboring localities and the detrimental effect on their properties. Beyond the transmission lines themselves, Pageland Lane no longer rural; it is at the periphery of the designated RC and is stuck between a rock (Luck Quarry on Gum Springs Road) and hard place (Gainesville commuter parking lot), and situated among other approved and built non-residential developments and higher-density residential development (Heritage Hunt). The roadway has become a primary route for rush hour traffic and heavily used by quarry dump trucks. We have experienced the impacts from nearby development and the creation of Loudoun's lucrative Data Center Alley.

The following points highlight current conditions:

- The area is encumbered for 4.5 miles by Dominion's East Coast Backbone Transmission Lines that bisect farms and yards. The 250-foot right-of-way corridor was upgraded in 2008 and powers Loudoun County's approximately 26 million square feet of data center uses. The towers consist of (3) 500 KV; (2) 230KV; (1) 110 KV lines, rising approximately 150-feet high, which not only permanently impact property values but also compromise residents' health.
- To the south is Gainesville Crossing, 2.5 million square feet of development that includes a significant data center component, with the rezoning approved by the BOCS in December 2019. This campus is adjacent to the Manassas Battlefield on the corner of Pageland Lane and Route 29, outside of the existing Data Center Overlay Corridor and abutting the rural area. Site grading and construction is slated to begin in May 2021. As part of the rezoning, Gainesville Crossing dedicated right-of-way on Pageland Lane and adjacent to the Manassas Battlefield for the extension of the Prince William Parkway (NorthStar Boulevard extension).
- To the north is Gum Springs Road, which connects to the Loudoun County Quarry (Luck Quarry) and received a 100-year expansion in 2017.

Applicant's Justification Narrative

PW Digital Gateway - Pageland Lane

- To the east is Heritage Hunt, a large, densely developed residential community on water and sewer on what was once the Marsh Farm and abuts Pageland Farm.
- To the northeast and bordering Pageland Farm is Conway Robinson State Forest.
- To the south is the Brawner Farm portion of the Manassas Battlefield Park, encumbered by Dominion Transmission lines.
- A Columbia Gas transmission line is located on the northern boundary lines of the Ghadban/Underwood land and an additional gas transmission line is located in the SE corner of Ghadban/Battlefield Brawner farm and through Pageland Farm.
- Multiple cell towers are located on the southern border between the Ghadban/Underwood properties.
- Pageland Lane is a secondary road that is now used as commuter corridors with backups sometimes one-mile long at the Route 234 and Route 29 intersections during peak commuting hours to jobs in Loudoun and Fairfax Counties. This roadway is also a heavily used truck route for construction and quarry traffic between Loudoun and Prince William Counties.
- The largest commuter parking lot in the Gainesville area is located a quarter mile from the intersection of Pageland and Route 29, adjacent to the rural area and consists of 2,500 parking spaces.
- The Coalition to Save Prince William County stated that when they fought to keep 100-foot 230 KV line out of their backyards at Thunder Oaks, "transmission towers not only damage the "ruralness" of an area, but they also damage property values, lives, and increase the odds for illness." The Coalition along with other organizations were successful in 2015 in defeating Dominion, which is why the I-66 hybrid proposal is under construction today.

Transportation

The extension of NorthStar Boulevard from Loudoun County down Pageland Lane to connect with I-66 is an integral component of the overall Northern Virginia North-South Corridor, designated by the Commonwealth Transportation Board (CTB) as a Corridor of Statewide Significance (CoSS) in May 2011. As described in a presentation to the CTB, the North-South CoSS is envisioned as an "integrated, multimodal network of transportation facilities that connect major centers of activity within and through the Commonwealth and promote the movement of people and goods essential to the economic prosperity of the state." Given its stated importance to regional connectivity and sustaining economic development, the North-South CoSS receives a high priority rating from VDOT, NVTA, and Loudoun County.

The NorthStar Boulevard extension remains #1 on Loudoun County's goals for connection to Prince William County, and NVTA ranks the NorthStar extension #6 on their list of regional projects. The SmartScale ranking of the project continues to obtain higher score over time and thereby improving its chances for funding. The strategic location of the 2,500 space commuter

Applicant's Justification Narrative

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parking lot on Route 29 adjacent to Pageland Lane; the Balls Ford Road flyover scheduled for completion 2022 which will yield greater traffic flow; the Brentsville Road flyover that will again generate great traffic flow onto the Route 234 Bypass; the I-66 Hot Lanes and High Speed Buses, and designation of Gainesville as an Activity Hub all bolster the SmartScale rating in order to achieve the NorthStar Boulevard extension down Pageland Lane.

In July 2019, the CTB held a Public Information Meeting regarding the proposed connection of Northstar Boulevard in Loudoun County from Shreveport Drive/Evergreen Mills Road to Route 50 and the project received a \$25 million Transportation Infrastructure Generating Economic Recovery (TIGER) grant, with Loudoun County looking to award a design-build contract to accelerate completion of the project by November 2024. This project will bring Loudoun County one step closer to achieving their high priority NorthStar Boulevard extension and completion of the Northern Virginia North-South CoSS.

In 2010, VDOT and National Park Service (NPS) partnered to build the Bi-County Parkway through Brawner Farm and Pageland Lane. The NPS in their 2005 Management Plan/Environmental Impact Statement noted the following, "some issues to be addressed include: commuter traffic on the portions of U.S. Route 29 and Virginia Route 234 in the park...regardless of the specific alignment, completion of the bypass will allow for the eventual closures of U.S. Route 29 and VA Route 234 within the park to through traffic." The MNBP and NPS worked diligently with the Commonwealth of Virginia/VDOT between 2006 -2012 on the Bi- County Parkway to connect to Loudoun County and Dulles Airport through the southern boundary of the Brawner property, following the route of the Dominion Transmission Lines on the parkland through the Brawner property and private farms. The MNBP proposed this alignment to provide an alternative route so they could to close several miles of Route 29 as well as the intersection with Route 234 to through-traffic. The MNBP also campaigned to place approximately 1,000 acres of adjoining private farms into conservation easements and pay the landowners the equivalent of \$3,000 per acre. Although the Bi-County Parkway is not on Prince William County's Comprehensive Plan, the North-South CoSS remains on the Statewide plan and a priority for the CTB, Loudoun County, NVTA and the Manassas Battlefield Park.

Rural Crescent

In 1998, the Rural Crescent (RC) was established and incorporated into the Comprehensive Plan. The Chairman of the Board of County Supervisors (BOCS) at that time stated the RC was only to be established for a 20-year period, with the intent to evaluate the policy after this period of time. One of the main purposes for establishing the RC was to manage sprawl and contain population growth by encouraging development to occur in areas with existing infrastructure, thus allowing public services the time to catch up and keep pace with development. It was also thought that 10-acre lots would attract those seeking large lot residential estates and would encourage the establishment of businesses in Prince William County. However, when the RC was adopted, there was little provision or guidance on how to enhance or protect it. Now, 22 years later, portions of the RC have increasingly been targeted for incompatible uses, in part due to the fact that the existing Data Center Overlay Corridor has been overtaxed and there is a dwindling supply of undeveloped land that is planned and zoned for uses other than low-density residential uses. The

Applicant's Justification Narrative

PW Digital Gateway - Pageland Lane

RC policy as it exists today hinders Prince William County's ability to capitalize on opportunities for new significant economic development; at the same time, Loudoun County's highly successful Data Center Alley is made possible by the infrastructure within Prince William County lines and has resulted in hundreds of millions of dollars in commercial tax revenue.

During an April 29, 2021 George Mason School of Business webinar discussing Northern Virginia's history of zoning and segregation, inequity, and the housing affordability crisis, in response to a question about the RC, the panelists noted that setting aside large swaths of land constrains supply and thereby perpetuates inequity, and development patterns that concentrate development and also preserve environmentally-sensitive lands that should be protected are feasible. Further, if a goal is to promote agri-business, these businesses have a limited ability to attract and retain a workforce because of the lack of a diverse housing supply/housing limited to large-lot residential. The over 700-acre assemblage proposed in the CPA would provide opportunities to focus development in the most suitable areas while preserving or restoring environmental features like stream valleys. Any future policies that encourage a more diverse mix of housing stock within limited portions of the RC would support a workforce at a wider range of incomes, making PWC more attractive to businesses.

Much of the remaining farmland and open spaces in the RC are owned by a large population of senior citizens who will not be able to maintain the property and whose children have no interest in overseeing the properties. Farmers recognize they may have to subdivide into 10-acre lots for residential subdivisions. This alternative would cause an additional drain on the County's tax base without the possibility of proffers. Ten-acre lots and smaller lots via family subdivisions will also overtax public infrastructure and schools, are less marketable than in the past, and drain fields are a health and safety issue.

Pageland Lane Transmission Line Corridor/ Dominion East Coast Backbone Transmission Lines – lines come from Prince William County as far as New York

250-foot wide corridor equivalent of 2 football fields:

- 3-500 KV lines
- 2-230 KV lines
- 1-115 KV line

The Pageland Lane transmission lines and their incremental expansion has created a valuable conduit that supports the region's ever-increasing demand to process, manage, store and transmit digital data (data centers). Unfortunately, we are left with swaths of land that are incompatible and undesirable for the underlying by-right residential development. Farming is not a viable alternative; the farmers' children have no interest in farming and because of lower demand, insurance, and cost of equipment and supplies, expenses exceed income for many of the property owners. At the same time, proximate properties have been re-planned and rezoned for alternative, higher intensity uses that include data centers.

Northern Virginia is fortunate to have an extraordinary and growing demand for companies seeking to locate their data centers in the surrounding jurisdictions. Pageland Lane meets all the

Applicant's Justification Narrative

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criteria for data center development and these uses would be a win-win for the County, its citizens, and the landowners. The most logical path forward is to acknowledge the tremendous opportunity that exists for technology/flex uses like data centers given the power lines that cross the properties and access to fiber via existing fiber on Pageland Lane. By designating the area for the Technology/Flex (T/F) land use category to leverage existing infrastructure, the PWC Digital Gateway Assemblage proposes a targeted strategy comprised of a land area that is approximately 0.7 percent of land classified as rural (exclusive of the rural areas of Marine Corps Base Quantico).

The establishment of the Pageland Lane Transmission Corridor highlights the fact that there is an uneven landscape within the RC, and a stark contrast exists between RC properties encumbered by the intrusive transmission line infrastructure and associated visual impacts and land that may still have intact the bucolic environment that was a foundational characteristic associated with RC designation over 20 years ago. We respectfully submit to staff that these distinctions should be recognized from a policy and land use perspective. The T/F land use designation for the proposed targeted area presents new opportunities to consider uses such as data centers (presuming modifications to the Data Center Opportunity Zone Overlay District, per ZTA directive from the BOCS) that are compatible with infrastructure that has been put into place, and to keep pace with skyrocketing demand. Furthermore, thoughtful design and the ability to concentrate development and create transitions and buffers is possible given the groupings of parcels and opportunities for consolidation.

There is a pressing need and tremendous opportunity to address countywide goals related to technology and connectivity, strategic plan goals, and economic development strategies and initiatives. As long-term landowners and residents of Prince William County, the PWC Digital Gateway Assemblage would like nothing more than to see the local economy not just bounce back from the impacts of the pandemic, but to also be well-positioned for accelerated economic growth and make significant strides towards meeting many of the BOCS' most critical goals, including achieving a 35% commercial tax base, providing new jobs and needed community services, lowering real estate taxes, and ensuring the continuous enhancement of the quality of life for all in Prince William County.

Land Use and Development Considerations

Much of the M-1 zoned land along Prince William Parkway and Wellington Road originally planned for an employment center to create jobs has been purchased by Data Centers. At the present time, Innovation Park has sold the bulk of its R&D park for data centers and warehouse approved for data centers, instead of its original intent for R&D. If this trend continues, a majority of the remaining land intended for employment centers will be absorbed by data centers. *Prince William County needs to strategically re-plan the RC so data centers can exist under high-tension power lines already in place in the Rural Crescent.*

If the CPA is approved and development is pursued, all parties involved would be committed to working with County staff to address important land use considerations regarding environmental impact, design/architecture, and compatibility. The groupings of parcels and

PW Digital Gateway - Pageland Lane

contiguous land area provide tremendous opportunities to implement high-quality site design. Furthermore, the environment impact/footprint of data centers has greatly improved since their inception, and as with any development, careful consideration should be given to identifying and mitigating impacts to floodplain, the inclusion of adequate stormwater management, tree preservation, and opportunities for enhanced landscaping and tree plantings. The ability to cluster development and create more substantial transitions and buffers is possible given the large groupings of parcels and opportunities for consolidation. The provision of park spaces like linear parks and landscaping enhancements to the portion of the MNBP along adjoining property lines through new green infrastructure are opportunities for community amenities that do not exist today that would be negotiated during the rezoning process.

During the rezoning process, the property owners/applicant will work with the County regarding commitments to bearing all costs associated with providing public water and sanitary sewer connections and the provision of on-site and off-site public water and sanitary sewer facilities to meet the demand generated by the development. Access to sewer and water will be via Gainesville Crossing and Heritage Hunt. As for impacts to public facilities, data centers do not burden public schools and result in the fewest vehicular trips compared to other non-residential uses like office and retail. In terms of data center infrastructure, the generators of the data centers themselves are run infrequently with minimal noise impacts due in part to the industry's initiative to improve the technology and design of the facilities.

Manassas National Battlefield Park

With respect to the Manassas National Battlefield Park, the property owners are sensitive to the proximity to the Battlefield and would address potential impacts in a similar manner to Gainesville Crossing. In addition, we fully expect to engage with the NPS regarding height and architectural design and as was documented with the approved Gainesville Crossing application (REZ2018-00008). The preservation of the Battlefield experience could be mitigated in a variety of ways, including significant buffers along Pageland Lane and landscaping along the property line and along Pageland Lane with planted berms. In addition, analyses like balloon tests and site line evaluations, and considerations regarding compatible or the least intrusive architectural designs and maximum building heights would be discussed during the rezoning process.

Digital Gateway, Landowners' Initiative - PWC Public Commitment Fund

We, the landowners who comprise the PWC Digital Gateway Assemblage, are generational citizens of Prince William – we and our families have been stalwart, Prince William Citizens (as have many of our parents and grandparents) for 40-150+ years. We are invested in our community; a community of generations.

We are voluntarily offering to create a PWC Opportunity Fund. The Opportunity Fund will be chartered to give back to our beloved County, with the funds limited to and focused on supporting laudable, needed public services and charities - including equity, technical training, educational grants and other public needs designed to enhance opportunities for PWC citizens. We are offering to commit substantial monies, on a per acre basis, matched by any purchaser (escrowed at every closing) to create and invest \$10's of millions in the Digital Gateway PWC Opportunity

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Fund ("DG-POF") that can serve the needs of our most deserving citizens – whether it be for affordable housing, first responders, school teachers, public infrastructure needs, wounded warriors, those with food challenges or our Prince William children.

Our generational owners hope and desire to make this a public-private, cooperative venture with a small, efficient, unpaid, oversight Board of Directors for this laudable fund; several have suggested, for example that a member of the Board of Supervisors (or other appropriate public sector leader) join the DG-POF Board of Directors to ensure communication, coordination and alignment of interests between the goals of County public leadership and private re-investment in Prince William. The Owners are proud to pay-it-forward to fellow citizens; we hope this initiative might set a precedent for future ventures.

Data Center Green Technologies and Overall Sustainability Measures

Given the rate of growth of the data center industry, concerted efforts have been made within the industry to be creative and forward-thinking with regard to the use of green technologies, minimizing environmental impacts, and testing state-of-the-art technologies to improve sustainability. Google, Amazon, and Microsoft continue to invest significant resources to develop strategies and technological innovations that address some of the biggest sustainability and energy usage challenges, which over time will be implemented throughout the industry. Some examples include Microsoft's successful pilot effort to use hydrogen fuel cells as part of their goal of being carbon negative by 2030. Hydrogen fuel cells produce no carbon dioxide emissions and no air pollutants, and fuel cells are quiet during operation. There are increasing efforts throughout the industry to consider ways to reduce the use of nonrenewable energy sources as alternative sources become more economically viable. Green certifications are likely to be more commonplace as a way to measure sustainability efforts and assure stakeholders of energy efficiency throughout the life cycle of the facility. Significant research and progress have been made to understand how to control and reduce water usage, which is related to reducing overall power consumption/increasing efficiency. These efforts will only accelerate and improve over time, as addressing sustainability and energy consumption are major priorities for the data center industry.

Consistency with Adopted Plans and Countywide Initiatives

Comprehensive Plan

The Prince William County Comprehensive Plan as adopted July 17, 2012 includes *The Technology and Connectivity Chapter*, adopted November 26, 2019. Action Strategy TC16 states the County should "promote and encourage 5G technology infrastructure in and around major facilities, population centers, small area plan project areas, and County attractions including but not limited to: Innovation Park, Small Area Plan project areas, Jiffy Lube Live Amphitheater, Potomac Mills Mall, Manassas National Battlefield, Prince William Forest Park, Hylton Performing Arts Center, County historic sites, County Parks, and County facilities/schools." In order to meet this goal, planning for additional data centers now is critical to ensure the demand to move data faster for individual consumers and various businesses and industries can be met and keep pace with the global acceleration to 5G wireless network technology and beyond. Action

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Strategy TC13 recommends the County “promote a competitive environment to ensure that multiple companies can provide robust, redundant cellular/wireless and fiber-optic infrastructure to ensure reliable communications for public safety responsiveness and other functions.” The Comprehensive Plan designates both these action items as ongoing, and the proposed Digital Gateway Assemblage would be a positive step forward to help the County make progress on these identified goals.

Strategic Plan and Economic Impact

The adopted 2017-2020 Prince William County Strategic Plan outlines five strategic goal areas: Robust Economy, Mobility, Wellbeing, Safe and Secure Community, and Quality Education and Workforce Development.

Prince William County's Stated Goals Include:

1. Attract Target Industries to achieve a 35% commercial tax base (currently at 12%). Data Centers have been identified by the BOCS as a targeted industry.
2. Improve the quality of our school system by providing adequate schools and classroom size.
3. Provide transportation infrastructure to reduce traffic congestion and not create additional burdens on our existing roads.
4. Provide jobs and economic development.
 - a. Data Centers create an Ecosystem i.e.: In Loudoun, it has created 3,500 technology companies and 10,000 jobs within the county, due to the impact of the data centers
5. Adequately staff and fund programs for law enforcement, fire and rescue, and social services.
6. Lower real estate taxes.
7. Create Work /Live /Play communities for all housing types.

Data centers provide a significant influx of tax revenue that would substantially help Prince William County meet these goals. As an example, a 60,000 square foot data center provides an estimated 300 jobs including maintenance, security, cleaning, repair and supply services. Salaries for technical data center positions currently average \$126,000 in Virginia. This provides competitive and desirable employment opportunities for our residents. The same 60,000 square-foot facility could generate approximately \$3.2 million annually in commercial tax revenue. There are countless examples of the positive impact and good work data centers have undertaken to be local partners and provide investments in the community, such as educational and training opportunities.

Loudoun County has \$700 million in annual tax revenue because of their long-range planning and proactivity putting data centers along the transmission lines. In comparison, PWC has done practically nothing with strategic areas in our rural areas, leaving us wide open as a dumping ground for such things as the NorthStar Boulevard for Loudoun's benefit. We get none of the economic opportunities as seen in the many announcements from the VA Business Report for Loudoun.

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When considering the proposed CPA application, 800 acres of data centers could provide approximately \$500 million annual tax dollars at built out; of this amount, \$275 million could go towards PWC public schools. As a reminder, the proposed CPA application comprises approximately 700 acres or 0.7 percent of the of land classified as rural (exclusive of the rural areas of Marine Corps Base Quantico)

Robust Economy

The adopted 2017-2020 Prince William County Strategic Plan includes the goal of creating and sustaining a robust economy, and notes that “in all actions of the Board, strong consideration should be given to make certain they foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities and an expanded commercial tax base.” Data centers in Prince William County and surrounding jurisdictions like Loudoun County have generated hundreds of millions of dollars in annual tax revenue, a significant portion of which can support public schools, key capital improvements like transportation infrastructure, and other high priority countywide initiatives to enhance the quality of life such as public health programs and community services and programs for currently under-served communities. A stream of high-quality jobs is created from construction through the operations of the facilities, which further enhances the local economy. *The Strategic Plan specifically mentions that particular attention should be directed to the growth of targeted industry businesses (including data centers) whereby the County offers strategic advantages that support the growth and retention of those businesses.* It is also worth reiterating the BOCS’ goal of 35% of the total tax base should come from the commercial sectors to provide consistent and sustainable revenue streams, whereas currently the proportion is at about 12%.

Connectivity

While not an independent strategic goal, the Strategic Plan identifies connectivity as a strategic priority because it directly impacts all areas of the Strategic Plan. With nearly every aspect of daily life requiring wireless technology, from completing schoolwork, connecting with family in other parts of the country, or reading up on the daily news, access to the infrastructure and technologies is no longer a luxury, but a necessity. The Strategic Plan notes better connectivity and the related infrastructure facilitates a robust economy by allowing “businesses to take advantage of modern technologies and cloud-based services to maintain their competitive advantage.” The Strategic Plan recognizes that prioritizing connectivity is critical to the success of all agencies across in Loudoun County and urges the Board to make certain that communities are well-positioned to compete in the future technology-based economy. Identifying logical areas to expand upon infrastructure and facilities necessary to support a technology-based economy such as the PWC Digital Gateway Assemblage speaks directly to this critical overarching strategic priority.

Loudoun County Case Study

Loudoun County has 20 million square feet of data centers and is now collecting \$700 million in taxes in the coming fiscal year, which covers the County government’s entire budget apart from schools. Loudoun County’s residential property tax rate was lowered to \$0.98 cents per \$100 of assessed value. Their data centers employ 3,000+ people and supports 10,000+ jobs created (not including construction) within their ecosystem. Approximately 3,500 technology companies are

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PW Digital Gateway - Pageland Lane

housed within Loudoun. Loudoun County is able to use the huge income streams to fund everything from great schools to transportation projects, and has reduced the real estate tax for its residents. Loudoun County has enjoyed these successes due in large part to their long-range planning and allowing for Data Centers along the transmission lines.

Loudoun's 2040 Comp Plan calls for increased high-density development and extractive industry (quarry) adjacent to the western PWC on Gum Springs Road, which include 25,000 residential units and a 100-year quarry expansion.

Conclusion

We respectfully submit that the inception of the Rural Crescent Designation was a taking of property rights at the time, however, it was never to exist in perpetuity and landowners relied on that promise. The reasons for creating the rural designation in 1998 no longer exist, and in addition it created an exclusionary line that not only affects equity but also affects economic opportunity for the County. The Rural Crescent was not meant to be an immovable policy when it was created, and the intent of the BOCS was to reflect on the successes, lessons learned, and its purpose and delineation after 20 years. As the County has developed over time and attracted more residents, the amount of available land to support facilities necessary a technology-based economy has waned. Furthermore, the underpinnings of the Rural Crescent no longer exist in areas with overhead high-tension transmission lines.

At their May 4, 2021 meeting, the BOCS engaged in extensive discussion about the need to take a fresh look at rural area policies, and the BOCS voted unanimously to deny the Rural Area Plan in order to consider more holistically the variations in character areas within the RC, rural economic development policies, open space and open space master plans beyond rural areas, and how to best implement and sustain tools such as PDRs and TDRs. The BOCS action signals a recognition that constituents are asking for the consideration of updated policies and new strategies that is long overdue, and creative approaches and a fresh perspective are necessary to address the RC.

Economic Development Director Christina Winn has stated, *"I think it's fair to say that a continued move towards cloud computing, in addition to a growth in remote work during the pandemic, has fueled a demand for the bandwidth our data centers help provide...we have had to turn away data centers due to lack of land."* The landowners of the PWC Digital Gateway Assemblage encourage the County to look at the logical extension of the Data Center Overlay Corridor into existing high voltage corridors, to open areas that could support the growing need to accommodate technology/flex industries such data centers as identified in the Strategic Plan, and take advantage of the short- and long-term industry demand for sites and capture a great financial gain for the County. The proposed Comprehensive Plan amendment will help the County reach its 35% commercial tax base goal and also increase flexibility for other land uses that could be available to fuel economic development.

In order to move forward as a competitive and thriving locality, there must be recognition that population growth will continue as Prince William County continues to attract residents. The landowners urge the County to plan for this continued growth and increasing need to provide jobs,

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enhance economic development, ensure high quality schools, and address housing affordability. The proposed Comprehensive Plan amendment seeks to use the infrastructure already in place to create a fiscal win for Prince William County, and importantly help advance many long-term strategic goals that are critical to sustaining and enhancing the economy and quality of life for residents.

**PW DIGITAL GATEWAY CPA
TRIP GENERATION ESTIMATES**

DATA CENTER ESTIMATES

	HIGH ¹	LOW ²	
POTENTIAL BLDG. G.F.A:	20,700,000	11,800,000	
ASSUMED FLOOR AREA RATIO:	0.6		
TRIP RATES: ³			
0.99 TRIPS PER 1,000 SQ. FT. =	20,480	11,676	TOTAL DAILY TRIPS
0.11 TRIPS PER 1,000 SQ. FT. =	2276	1297	A.M. PEAK TRIPS
0.14 TRIPS PER 1,000 SQ. FT. =	2896	1651	P.M. PEAK TRIPS

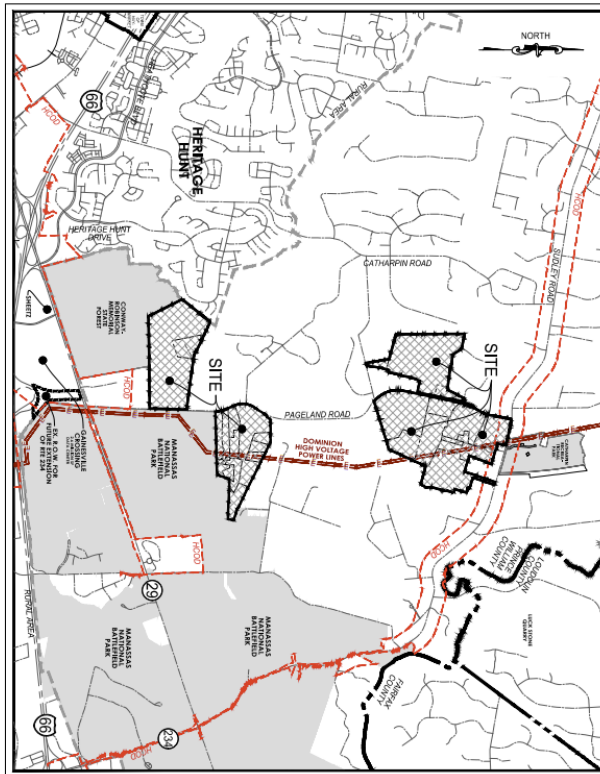
EXISTING A-1 ZONING ESTIMATES

EXISTING ACREAGE:	791.5011	
MINIMUM LOT ACREAGE:	10.0	
POTENTIAL S.F.D. LOTS:	79	
TRIP RATES: ^{4,5}		
9.52 TRIPS PER DWELLING UNIT:	754	TOTAL DAILY TRIPS
0.77 TRIPS PER DWELLING UNIT:	61	A.M. PEAK TRIPS
1.02 TRIPS PER DWELLING UNIT:	81	P.M. PEAK TRIPS

NOTES:

1. THE HIGH G.F.A. CALCULATION USES THE TOTAL LAND AREA WITH NO DEDUCTIONS.
2. THE LOW G.F.A. CALCUALTION DEDUCTS BUFFERS AND LIKELY ENVIRONMENTAL CONSTRAINTS.
3. USING THE ITE MANUAL'S DATA CENTER LAND USE CODE (#160).
4. USING THE ITE MANUAL'S SINGLE FAMILY DETACHED LAND USE CODE (#210)
5. THESE TRIP RATES AND CALCULATIONS DO NOT TAKE INTO CONSIDERATION THAT SOME PROPERTY WILL LIKELY BE DEVELOPED AS FAMILY SUBDIVISIONS, OR OTHER PERMITTED A-1 USES WITH HIGHER TRIP RATES, THEREBY GENERATING MORE TRIPS.

COMPREHENSIVE PLAN MAP AMENDMENT
 CPA #: 2021-0004
PW DIGITAL GATEWAY
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



SHEET #	SHEET INDEX	SHEET TITLE
C000	COVER SHEET	
C100	NOTES & TABULATIONS	
C200	REGIONAL PLAN	
C300	AERIAL PHOTO EXHIBIT	
C400	EXISTING & PROPOSED LONG RANGE LAND USE MAP	
C500	EXISTING & PROPOSED ZONING MAP	

APPLICANTS / PROPERTY OWNERS
 BOBBY J. SURFACE
 ROBERT & RICHARD PAYNE (C/O BEVERLY DAVIS)
 DAVIS ABRAHAM ESTATE
 GARRY D. & MARY E. LAWSON
 FRANK E. & SANDRA H. SURFACE
 PAGELAND LTD. LIABILITY CO.
 BARBARA BROWER
 PHILIP E. HARROVER, TR. & NANCY R. HARROVER, TR.
 ALAJ ABULHUSN, TR. (C/O TOM FISKUS)
 NICOLE SCOLARO BLAND & KENNETH SEAN THOMAS, C. ACKERLY, JR.
 MARY ANN CHABRYAN, TR.
 PAGELAND FARM ASSOCIATES
 PAGE S. SNYDER, TR.
 THOMAS G. UNDERWOOD
 THOMAS F. & PHYLLIS W. THOMPSON, TR.

PROJECT NO. 20210004 DATE SUBMITTED: 11/11/2021 SHEET NO. 000 SHEET TITLE: COVER SHEET DRAWN BY: [blank] CHECKED BY: [blank]	2021-06-15 UPDATE TO APPLICATION AREA	PW DIGITAL GATEWAY COMPREHENSIVE PLAN AMENDMENT CPA # 2021-0004 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA	christopher consultants 9301 Innovation Dr. p 703.393.9887 Suite 150 Manassas, VA 20110 engineering • surveying • land planning
	2021-06-15 [blank]		

Applicant's Plan Submittal for CPA Initiation

NOTES:

1. THE FOLLOWING PROPERTIES ARE SUBJECT TO THIS APPLICATION:

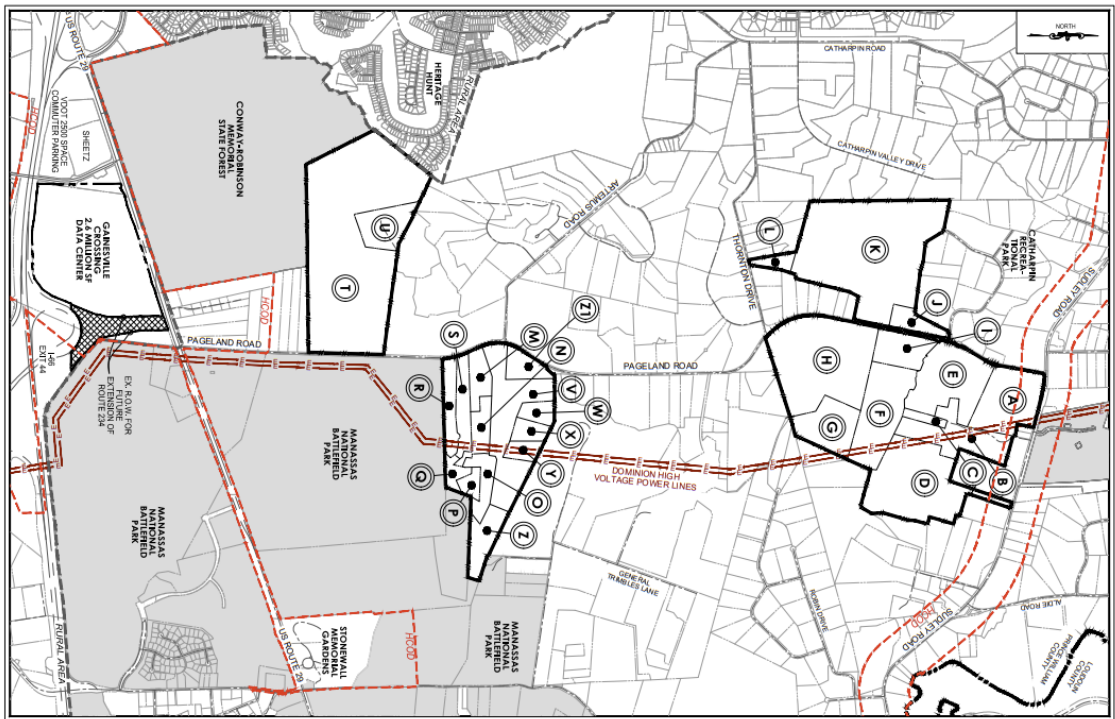
PROPERTY LABEL	OWN	SITE ADDRESS	OWNER	PROPERTY ADDRESS	CURRENT ZONING
A	7486-04-172	34-039	ROBERT J SURFACE	4837 SUDLEY ROAD	M-1
B	7486-04-014	34-030	ROBERT R RICHARD WYNE	4837 SUDLEY ROAD	M-1
C	7486-04-004	33-9	DAVID ABRAHAM ESTEVE	4837 SUDLEY ROAD	M-1
D	7486-04-229	62-979	CURTIS D & WYVY E LAWSON	4837 SUDLEY ROAD	M-1
E	7486-04-244	41-299	FRANK E & SANDRA H SURFACE SRMS	4837 SUDLEY ROAD	M-1
F	7486-04-003	302-79	PROSANO LTD LIABILITY CO.	5271 PAGERLAND LANE	M-1
G	7486-04-023	75-29	PROSANO ENTERPRISE LIABILITY CO.	5271 PAGERLAND LANE	M-1
H	7486-04-088	12-281	PHILIP E HERRINGER TR & MANDY R	5207 PAGERLAND LANE	M-1
I	7486-04-252	9-232	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
J	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
K	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
L	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
M	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
N	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
O	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
P	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
Q	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
R	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
S	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
T	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
U	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
V	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
W	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
X	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
Y	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
Z	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1
21	7486-04-078	124-189	ABRUENSKAL THESTR	5207 PAGERLAND LANE	M-1

NOTE: PROPERTY INFORMATION OBTAINED FROM THE PRINCE WILLIAM COUNTY ASSessor.

1. THE TOTAL PROJECT AREA IS APPROXIMATELY 80.29 ACRES.
2. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE OBTAINED FROM PROXIMATE AERIAL DATA. ADDITIONAL SURVEY DATA MAY BE REQUIRED TO DEFINE THE PROPERTY BOUNDARIES.
3. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE OBTAINED FROM PROXIMATE AERIAL DATA. ADDITIONAL SURVEY DATA MAY BE REQUIRED TO DEFINE THE PROPERTY BOUNDARIES.
4. NO TITLE REPORTS FORWARDED.
5. THE APPLICANT IS REQUESTING THE REDESIGNATION OF THE SUBJECT PROPERTIES FROM THE A-E AGRICULTURAL OR ESTATE APPLICABLE TO THE SUBJECT PROPERTIES TO THE PROPOSED ZONING DISTRICT. THE APPLICANT'S INTENTION AT A FUTURE DATE TO SUBMIT DENIES TO THE APPLICANT IS REQUESTING THE REDESIGNATION OF THE SUBJECT PROPERTIES TO THE PROPOSED ZONING DISTRICT. THE APPLICANT'S INTENTION AT A FUTURE DATE TO SUBMIT DENIES TO THE APPLICANT IS REQUESTING THE REDESIGNATION OF THE SUBJECT PROPERTIES TO THE PROPOSED ZONING DISTRICT.

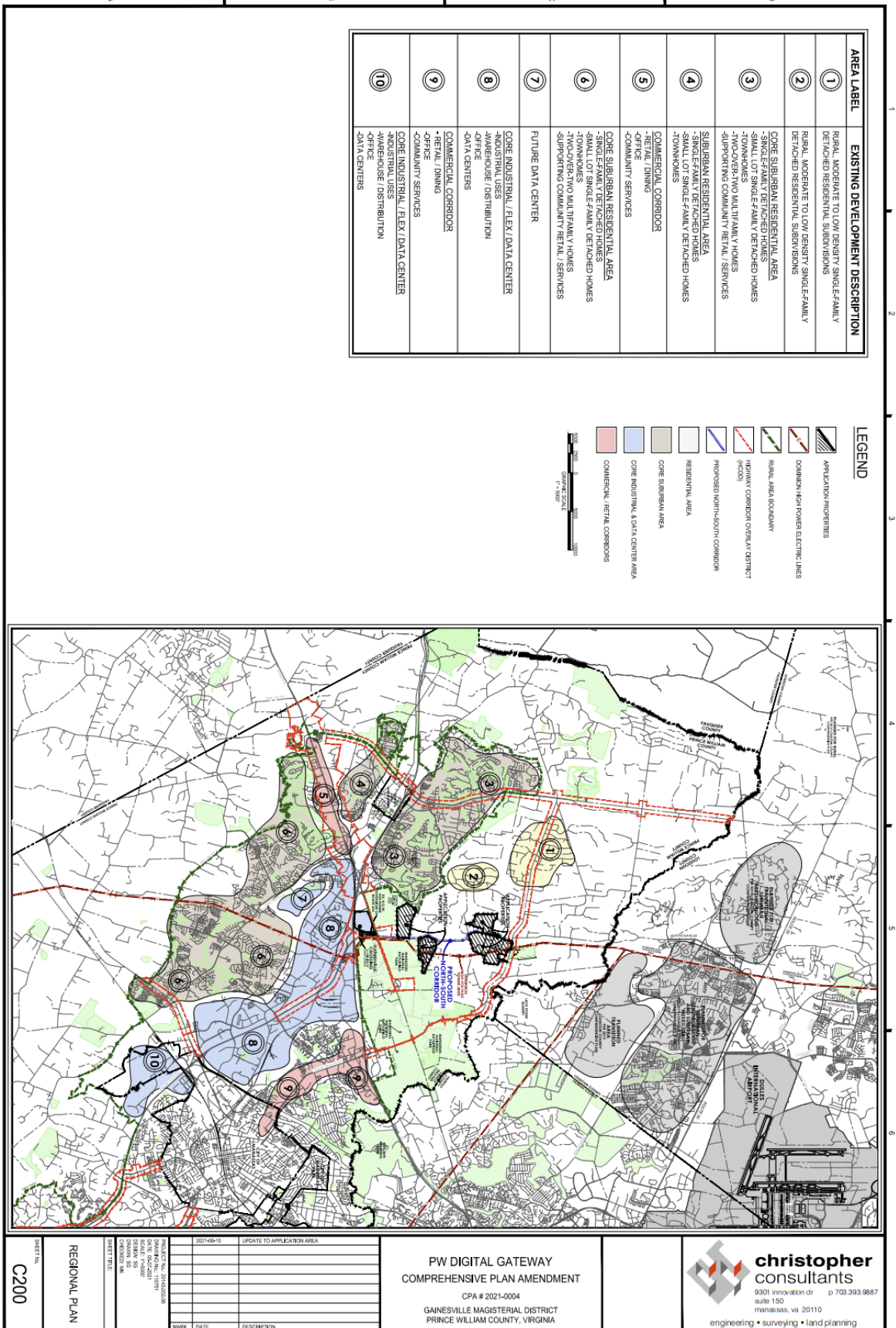
LEGEND:

- BOUNDARY OF APPLICATION PROPERTIES
- PROPERTY LABEL
- EXISTING HIGH-VOLTAGE ELECTRIC LINES
- RURAL LAND BOUNDARY
- HEAVY CORRIDOR OVERLAY DISTRICT (HCO)

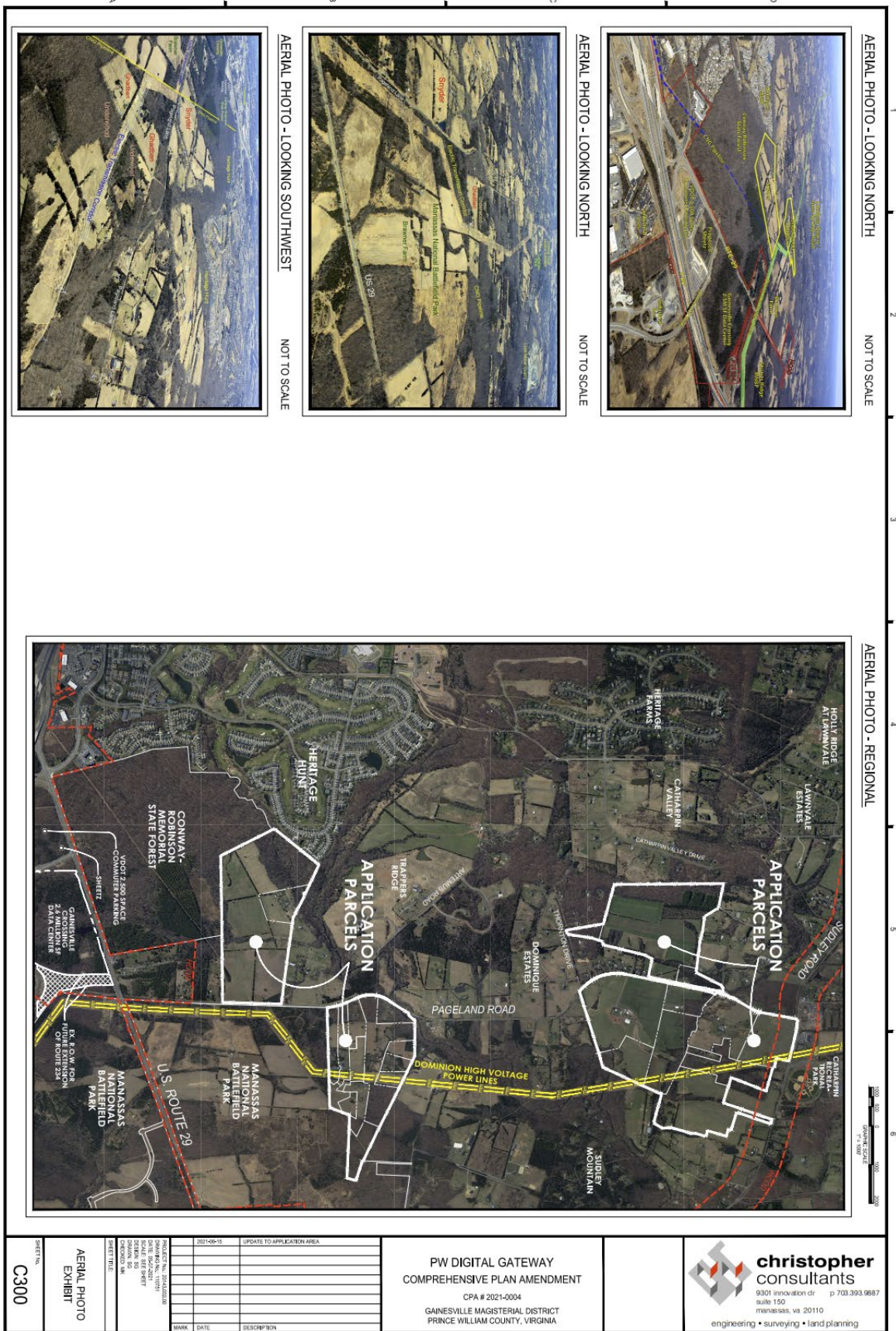


SHEET NO. C100	NOTES & TABULATIONS	2021-04-15 UPDATE TO APPLICATION AREA
		2021-04-15 UPDATE TO APPLICATION AREA
PW DIGITAL GATEWAY COMPREHENSIVE PLAN AMENDMENT		CPA # 2021-0004 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA
christopher consultants 9301 innovation dr p. 703.393.9887 suite 150 78101 richmond va 20110 engineering • surveying • land planning		

Applicant's Plan Submittal for CPA Initiation



Applicant's Plan Submittal for CPA Initiation



MARK	DATE	DESCRIPTION
	2021-09-15	UPDATE TO APPLICATION AREA

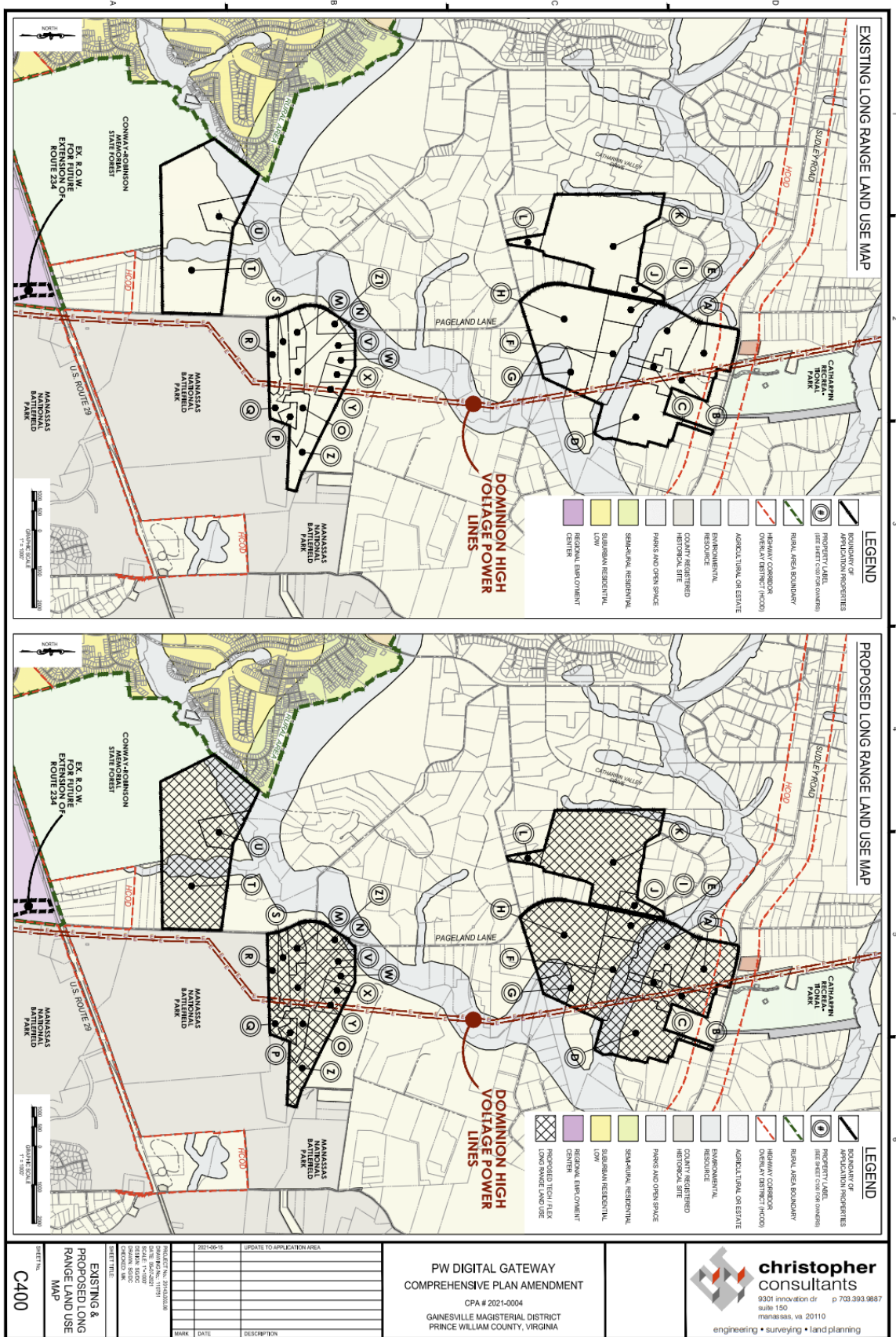
PW DIGITAL GATEWAY
 COMPREHENSIVE PLAN AMENDMENT
 CPA # 2021-0004
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



christopher consultants
 9301 innovation dr p 703.393.9887
 suite 150
 manassas, va 20110
 engineering • surveying • land planning

SHEET NO.
C300
 AERIAL PHOTO EXHIBIT

Applicant's Plan Submittal for CPA Initiation



PROJECT NO.	C400
PROJECT TITLE	EXISTING & PROPOSED LONG RANGE LAND USE MAP
DATE	2021-06-15
DESCRIPTION	UPDATE TO APPLICATION AREA
MARK	
DATE	
DESCRIPTION	

PW DIGITAL GATEWAY
 COMPREHENSIVE PLAN AMENDMENT
 CPA # 2021-0004
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

christopher consultants
 9301 Innovation Dr p 703.993.9887
 suite 150
 manassas, va 20110
 engineering • surveying • land planning

List of Attachments Provided

NOTE: All Materials submitted by Applicant with this request may be found:
<https://egcss.pwcgov.org/SelfService#/plan/3ab68e66-cf4d-4240-84df-15aa8a9f2453?tab=attachments>

Attachments to Application

1. PW Digital Gateway -Pageland Lane PPP April, 2021
2. Fiber Report July 2020; Feb. 2021 InterGlobix
3. Power/Data Center Feasibility Study
4. Christopher Consultants sketches
5. Dominion Transmission Easement plats
6. Aerial photos
7. Cultural Studies
8. MNBP Letter regarding Gainesville Crossing Sept. 2019
9. June 2012 ltr from Manassas Battlefield Park – thanking Secretary of Transportation for getting BCP accomplished and taking our lands as conservation easement.
10. FOIA 4210 Ghadban – stating objection to road due to the “taking” of our property rights.
11. **Buchanan /Gainesville Crossing Rt.234/BCP Dedication of Right of Way**
12. **Gainesville Crossing Rt.234/BCP Dedication Plat for Right of Way**
13. **VDOT traffic counts?**
14. [4.pdf \(virginia.gov\)](#)
15. [Microsoft PowerPoint - Tyeryar FINAL North-South Corridor Master Plan Study April CTB.pptx \(virginia.gov\)](#)

List of Targeted Industries for New and Expanding Companies

MOTION: ANGRY

**August 4, 2020
Regular Meeting
Res. No. 20-587**

SECOND: BAILEY

RE: AMEND THE LIST OF TARGETED INDUSTRIES FOR NEW AND EXPANDING COMPANIES TO INCLUDE RETAIL REUSE AND COVID-19 RECOVERY TARGETED FAST TRACK PERMITTING

ACTION: APPROVED

WHEREAS, the Prince William Board of County Supervisors adopted, as part of its Strategic Plan, a list of targeted industries for its economic development efforts; and

WHEREAS, these targeted industries reflect the investment and employment goals of the County's economic development program; and

WHEREAS, the Department of Economic Development uses these targeted industries to develop specific marketing efforts; and

WHEREAS, this list of targeted industries was developed in 1995; and amended in 1999, 2014, and 2019; and

WHEREAS, the County's marketing initiatives should reflect the impacts of the COVID-19 pandemic in changing the economy of the Northern Virginia and Metropolitan Washington area and emerging new technologies; and

WHEREAS, changing market conditions and the rise of e-commerce may result in vacant retail space that can negatively impact surrounding businesses and neighborhoods; and

WHEREAS, the County's Robust Economy Strategic Plan has goals of increasing investment in redevelopment areas and increasing the commercial tax base; and

WHEREAS, the County may provide incentives to assist locating targeted industries in the County; and

WHEREAS, the Director of Economic Development makes the determination of whether a company meets the criteria of targeted industries;

NOW THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby amends the list of targeted industries for new and expanding companies to include Retail Reuse and COVID-19 Recovery Targeted Fast Track Permitting.

List of Targeted Industries for New and Expanding Companies

August 4, 2020
Regular Meeting
Res. No. 20-587
Page Two

ATTACHMENT: List of Targeted Industries Amended for Retail Reuse and COVID-19 Recovery Targeted Fast Track Permitting.

Votes:

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

Nays: None


Absent from Vote: None

Absent from Meeting: None

For Information:

Department of Economic Development

ATTEST:



Clerk to the Board

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
August 4, 2020
Res. No. 20-587
Page 1 of 4

Prince William County, Virginia

List of Targeted Industries New or Expanding Companies August 4, 2020

Information Communication Technology

- Software design, production and testing
- Equipment design, production and testing (telecom, computers, internet service equipment)
- Satellite design, production, testing and servicing
- Communication providers (ISP's)
- Data Centers
- Computer Game Design
- IT and Cyber Security
- Modeling/Simulation
- Data Analytics
- Computer-aided design and controls
- Internet of Things design and production

Life Sciences

- Pharmaceutical-research, drug development and manufacturing
- Contract research organization
- Contract manufacturing organization
- Biomedical-research, development, testing, manufacturing, clinical trials
- Medical and diagnostic devices
- Manufacturing of biological materials
- Personalized Medicine
- Bioinformatics
- Proteomics
- Nanotechnology related to life sciences and health care

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
August 4, 2020
Res. No. 20-587
Page 2 of 4

Medical Networks

- Medical Networks
- Sports and preventive medical practices and other large specialty practices
- Laboratory testing facilities with no on-site patients
- Healthcare providers that partner with a research university; or, involved in product development or clinical trials.

Federal Government Contracting

- Biosecurity
- Cybersecurity
- Forensics
- Information Communications Technology

Corporate Facilities

- Headquarters – global, national, regional and divisional
- Technical/operations centers and training facilities
- Back Office Facilities

Logistics and Supply Chain

- E-Commerce Fulfillment or Distribution Centers
- Last-Mile Fulfillment or Distribution Centers
- Retail Distribution Centers
- Wholesale Distribution Centers (except those with on-site retail operations)
- Food and Beverage Distribution Centers

Advanced Manufacturing

- Advanced Manufacturing is defined as companies and organizations that are engaged in the manufacturing of goods with an advanced technological component or support the

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
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Page 3 of 4

manufacturing process through research and development and technological advances, to help advance manufacturing processes and produced goods.

Destination based revenue positive tourism-related projects

- Including distilleries, wineries and breweries that provide a customer venue in a commercial space for tastings, sales and/or restaurant services.

Retail Reuse

- Unique and/or innovative anchor retail tenant opportunities in Small Area Plans, Opportunity Zones, redevelopment geographies and blighted areas, or that fill and/or reuse vacant retail space that assists in revitalizing an area.

COVID-19 Recovery Targeted Fast Track Permitting

- The temporary condition will be in effect for 1 year, from August 4, 2020 through August 3, 2021.
The Department of Economic Development Executive Director may designate any commercial project not already included in a category on the Targeted Industry List as Targeted, to receive expediting permitting and associated fee reduction if it can be clearly demonstrated that the project will create jobs or stimulate economic development in this COVID-19 recovery.

Other Companies and Opportunity Zone locations:

Companies that do not meet the definition of one of the industries listed above may be deemed by the Prince William County Board of County Supervisors, upon recommendation of the Department of Economic Development, as appropriate to merit as a targeted industry if the company meets at least two of the following criteria:

- A company that plans to create 50 net new full-time jobs because of a new business location, or 25 net new full-time jobs as a result of an existing business expansion; or
- A company whose average wage is 125% of Prince William County's average annual wage; or

List of Targeted Industries for New and Expanding Companies

ATTACHMENT
August 4, 2020
Res. No. 20-587
Page 4 of 4

- A company investing at least \$5,000,000 (new business) \$2,500,000 (existing business expansion) in manufacturing equipment, computer or processing equipment, building or capitalized lease value; and/or business equipment, furniture, and fixtures as a result of a new business location or business expansion.
- Or, the company is locating in an Opportunity Zone or designated redevelopment area.

Any project deemed by the Board of County Supervisors, upon recommendation of the Department of Economic Development, as appropriate to merit such designation as being in accordance with the County's Economic Development Strategic Plan.



PRINCE WILLIAM
COUNTY

Comprehensive Plan Amendment #CPA2021-00004 PW Digital Gateway

Gainesville Magisterial District

Meika Daus, AICP

Parag Agrawal, AICP

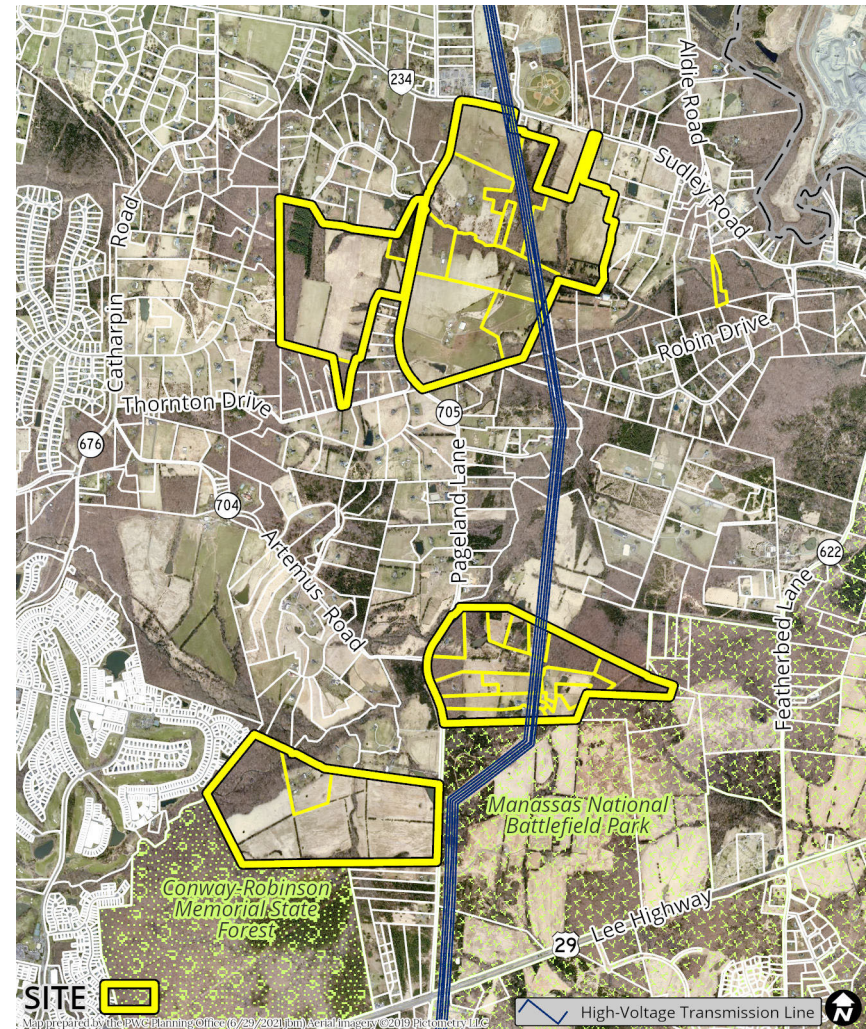
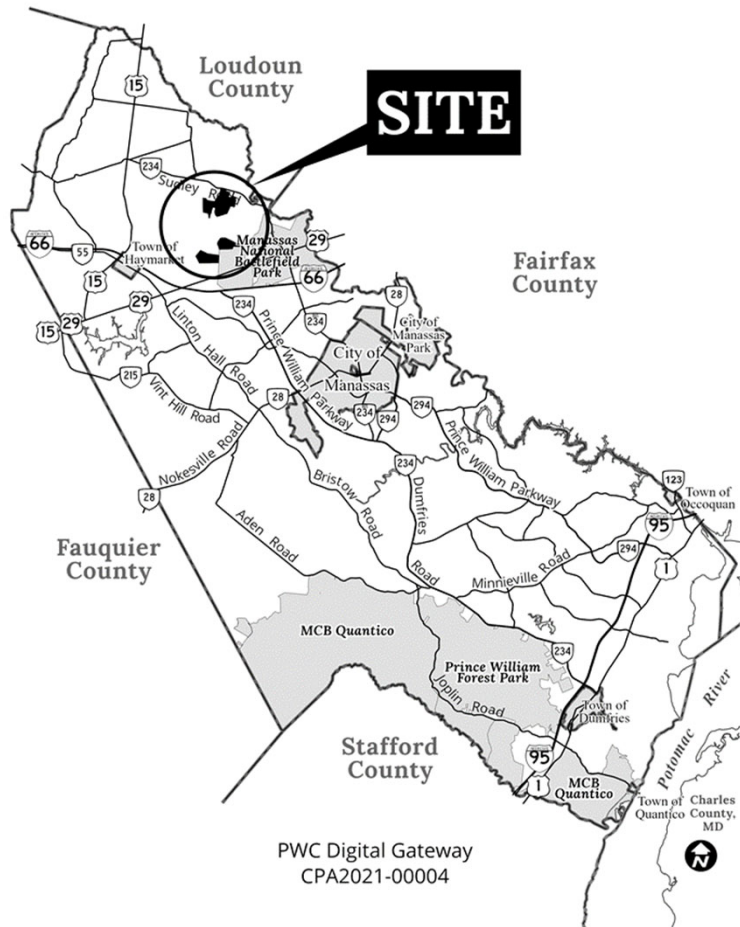
Planning Office

Background



- Comprehensive Plan Amendments (CPAs) are accepted annually on the first Friday of the year.
- Applications for targeted industry developments are exempt from this due date requirement.
- Board has discretion whether to:
 - Initiate
 - Initiate with a different study area and/or different land use designation
 - Do not initiate

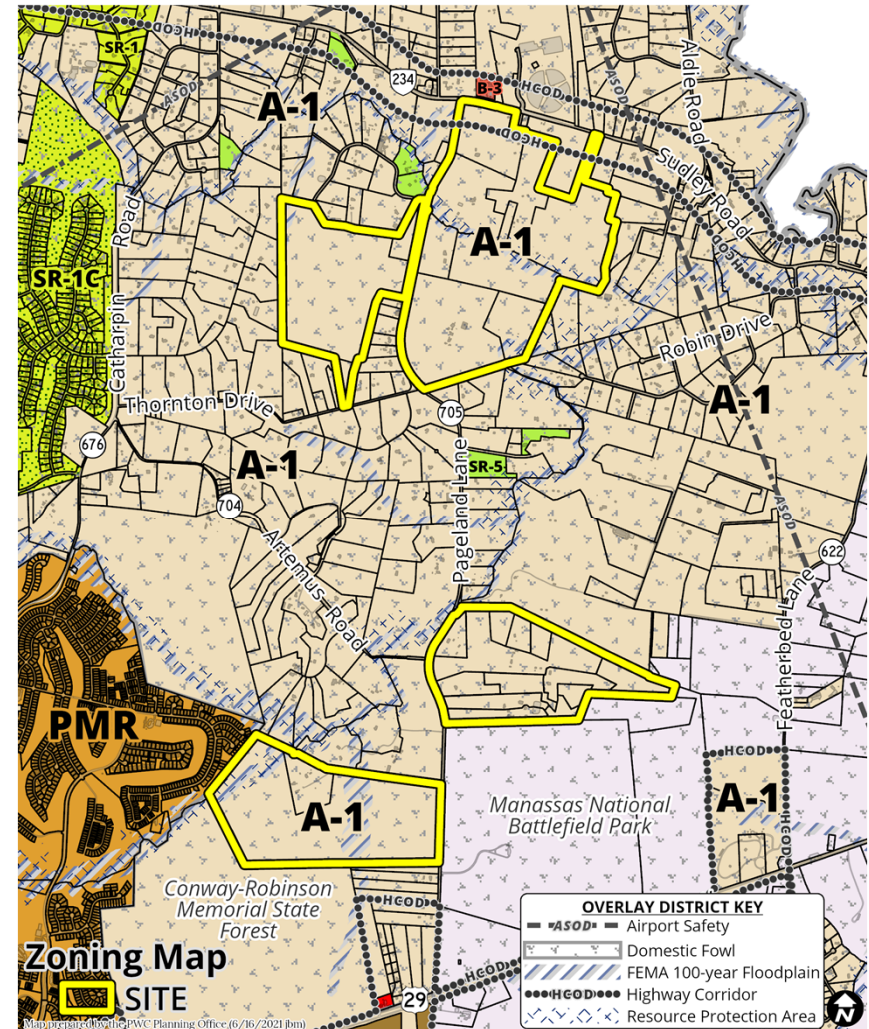
Location Map - Digital Gateway



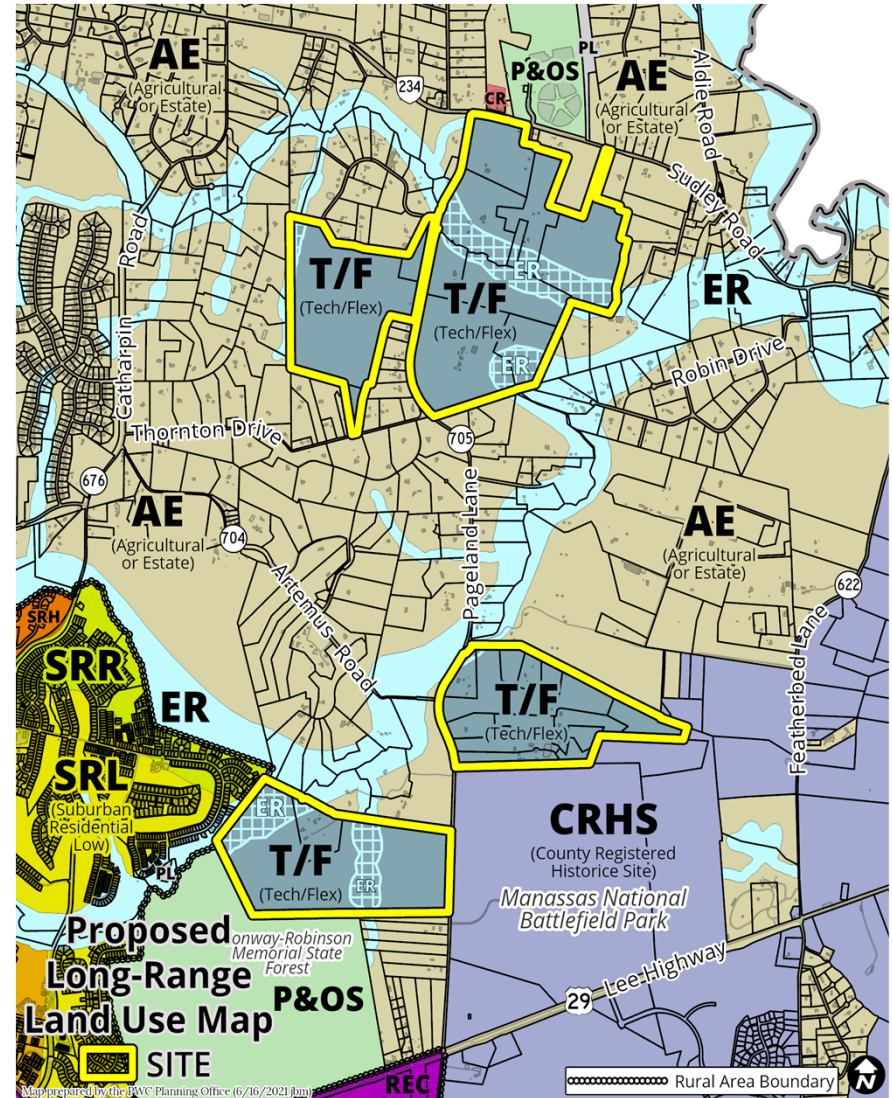
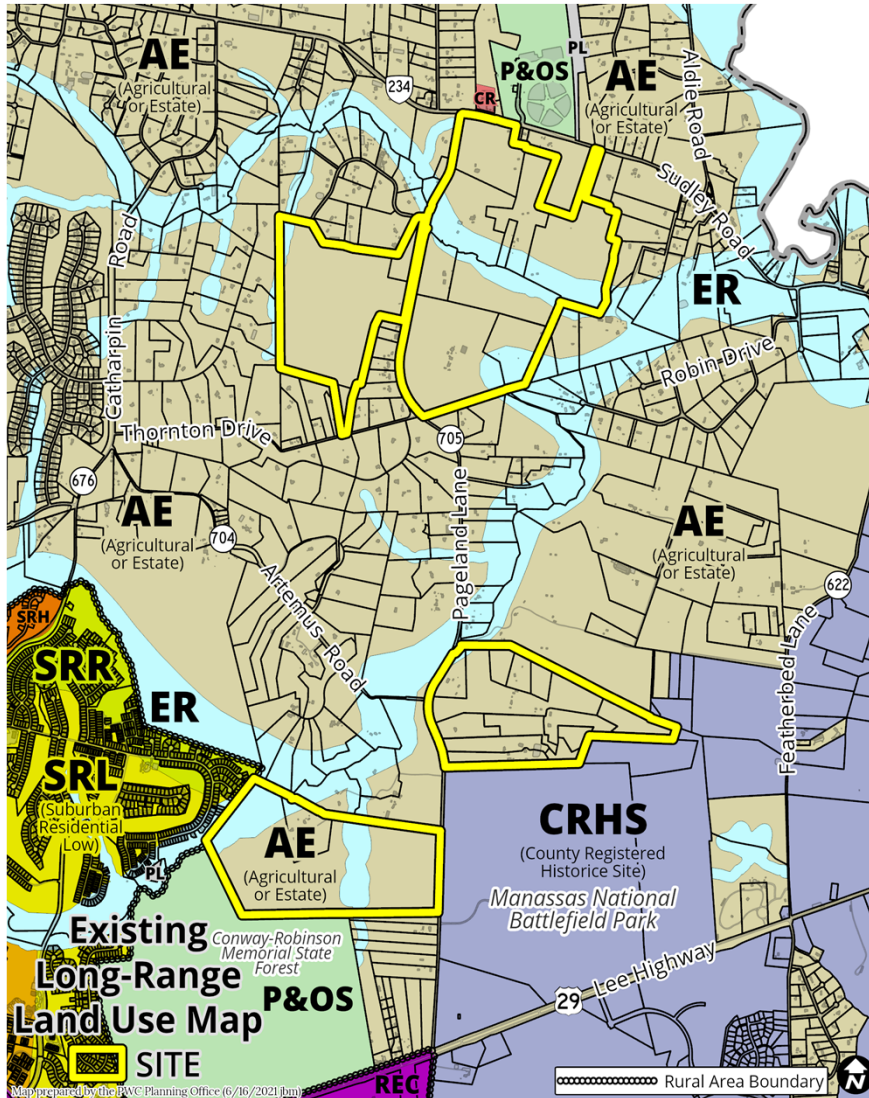
Digital Gateway Existing Zoning

Adjacent Uses:

- Single Family detached
- Agricultural
- Vacant
- Parkland and Protected Open Space
- Dominion Power Line



Digital Gateway Land Use



Staff Recommendation- CPA2021-00004



Staff Recommendation – Initiate Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway, for the following reasons:

- Allows for a more detailed analysis of requested land use and impacts.
- Initiation is for a targeted industry use.
- Additional evaluation would complement the Board's initiation of the Data Center Opportunity Zone Overlay District.