

January 19, 2022

#### The attached packet is provided for review and comment from the following agencies:

Community Development Manager (DS940)

Conway Robinson State Park

County Archaeologist (DS940)

Crime Prevention Police (MA210)

Fire Marshal's Office (DS920)

Health Department (DS975)

Historical Commission (DS940)

Long Range Planning (DS940)

Manassas National Battlefield Park

Manassas Regional Airport

**PWC Finance** 

Journey Through Hallowed Ground

Parks and Recreation (EA795)

Planning Case Planner

Planning GIS Specialist - JBM (DS940)

Service Authority (SA317)

Transportation Department (DS990) VDOT

Fairfax (MA290)

Watershed Management (DS930)

**RE:** CPA2021-00004, PW Digital Gateway

MAGISTERIAL DISTRICT: 20 - Gainesville

COMPREHENSIVE PLAN AMENDMENT, AMENDMENT WITHOUT REZONING

REQUEST: A Comprehensive Plan Amendment to to change the Long Range Land Use from AE, Agricultural or Estate and ER, Environmental Resource to Technology / Flex (T/F) with a T-3 Transect create a Digital Corridor and 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. The Prince William Board of County Supervisors approved a an amendment to this initiation enhancing the study area to include the entire corridor between Route 29 and Sudley Road in order to review in a holistic manner (traffic, land use, and environmental concerns), look carefully at the areas directly abutting Conway Robinson Memorial State Forest and the Manassas National Battlefield Park, and coordinate the review with the open space corridor concepts of the rural area (native plant buffering and sustainability) to preserve as much of the area as possible.

The parcels are zoned A-1, Agricultural and designated AE, Agriculture or Estate and ER, Environmental Resource in the Comprehensive Plan. Some or all parcels in this application and Study Area are located in the Rural Area Boundary and Airport Safety, Domestic Fowl, 100-year Flood Hazard, and Resources Protection Area Overlay Districts. Additionally, some parcels are located in Cemetery Preservation Areas (Phillips, Civil War Graves) and the Silver Lake Dam inundation Zone.

GPIN(s): 7499-	70-3896 74	99-73-5646	7498-94-1180
7498-84-6051	7499-82-1020	7499-72-	1255
7499-51-0789	7598-13-2096	7498-74-6	800
7498-85-7316	7498-93-7484	7499-81-6	3203
7499-50-2914	7498-85-3325	7499-92-7	7290
7498-51-1835	7499-84-1172	7499-83-4	1804
7498-83-6698	7498-93-5350	7499-62-	5386
7498-94-5907	7498-42-6117	7499-83-9	783
7498-83-1842	7498-83-1869	)	

Your comments should:

- address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Bryce Barrett**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **BBarrett@pwcgov.org**.

Your comments should be directed to **Bryce Barrett** and received no later than **February 21, 2022**. Your cooperation is appreciated.

The attached packet is provided for information only. No comment is necessary from the following:

COMMISSIONER - RICHARD BERRY
BOARD CHAIRMAN - ANN B. WHEELER
COMMISSIONER AT LARGE - DON TAYLOR ACTING
PLANNING DIRECTOR - REBECCA HORNER
COUNTY ATTORNEY



John L. McBride, Esquire john.mcbride@ofplaw.com *Direct:* 703-218-2133

January 7, 2022

Ms. Raquel Montez, Acting Superintendent National Park Service (NPS) Manassas National Battlefield Park (MNBP) 12521 Lee Highway Manassas, VA 20109-2005 VIA Email: Raquel\_Montez@nps.gov Mr. Peter May Associate Regional Director National Park Service Lands and Planning National Capital Region 1100 Ohio Drive SW Washington D.C. 20242 Via Email: pmay@nps.gov

Phone Number: 703, 218,2100

www.ofplaw.com

Facsimile Number: 703.218.2160

Re: Applicant Response to NPS Comments Dated 12/3/2021 Prince William County CPA #2021-00004 PW Digital Gateway

Dear Ms. Montez and Mr. May,

This letter and its attachment are in response to the written comments sent by the former MNBP Superintendent to Mr. Bryce Barrett of Prince William County, regarding the referenced study to change the adopted Comprehensive Plan of Prince William County, Virginia (the "CPA"). We look forward to a continued dialogue with NPS staff as this CPA proposal evolves over the course of its review.

The NPS has been very clear that it has two primary objectives concerning the Manassas National Battlefield Park (MNBP). The first is to greatly reduce non-Park traffic traversing on State Routes 29 and 234 through the Park – in fact the NPS 2008 MNBP General Management Plan goes so far as to recommend the removal from VDOT control of Route 29 and 234 through the Battlefield Park. The second objective is to preserve viewsheds from publicly accessible locations within the Battlefield Park that are important to the public's understanding and interpretation of the historic events that took place there.

Traffic. In furtherance of its objective to greatly reduce non-Park traffic on State Routes 29 and 234 through the Battlefield Park, the NPS has strongly supported, for many years, the establishment of three new state road alignments to divert traffic around MNBP – the North Battlefield By-pass (widen Route 234 from Pageland to Featherbed), the South Battlefield By-pass (a 4 lane road along I-66 extending from Pageland Lane into Fairfax County near Compton Road – which includes removing the existing Route 29 crossing of Bull Run) and the Bi-County Bypass (a 6 lane limited access parkway which generally follows the Pageland Lane alignment northward from I-66 to Northstar Blvd. to Route 50 in Loudoun County). The Park Service's support for these three new roads is more fully described in the attached NPS letter to Sean Connaughton, dated June 8, 2012. Previous to the Bi-County Parkway, the NPS included in the

MNBP 2008 General Master Plan a Battlefield By-Pass proposed new State road network (copy enclosed).

The MNBP 2008 General Master Plan states that these new State roads are needed to "...remove commuter traffic from the portions of U.S. Route 29 and VA Route 234 that run through the park. Until completion of the Battlefield Bypass, the current traffic situation would likely continue to compromise park resources and visitor experience" (p. 46 MNBP 2008 General Management Plan).

Approval of the CPA (and rezonings consistent with it) will implement two<sup>1</sup> of the three road improvements which have been supported vigorously for over a decade by the NPS to divert traffic around the Battlefield Park. Approval will implement over 1/2 of the 2008 Battlefield By-pass road improvements shown on the enclosed exhibit. Why is this now deemed by the NPS to be a detriment? What has changed? What else is needed for the CPA's planned road improvements to be deemed an enhancement to MNBP – i.e., a step toward establishing the Battlefield Bypass shown in the MNBP 2008 General Master Plan (GMP)?

The previous Superintendent's CPA comment letter and personal role in a local community meeting organized by opponents of both the CPA and any road improvements along the Pageland corridor, are being used to portray the NPS as also being opposed to the Bi-County Parkway or the Battlefield By-pass from ever being constructed. Enclosed is a flyer that shows how the NPS Superintendent's involvement is being used to portray a very different NPS position than that contained in the 2008 GMP or in the 2012 letter to the Virginia Secretary of Transportation. This confusion may eliminate any chance of reducing non-park traffic within MNBP.

<u>Viewsheds</u>. Your 12/3/2021 comment letter states "NPS is very concerned about impacts to views from higher locations throughout the Park that have not been identified by the applicants, to include places like the heavily visited Henry Hill Visitor Center. With the CPA application encompassing such a large area, we believe that an analysis should be conducted to determine the potential visibility from many of the high points throughout the Park." We have asked NPS staff to identify all locations within Battlefield Park where viewsheds need to be protected (in addition to the eight locations jointly identified early this year by the applicant and NPS staff). We agree that specific locations that warrant viewshed protection should be identified and text added into the Comprehensive Plan to do so.

We again request that NPS staff identify specific locations where viewsheds are particularly important to a visitor's experience in and interpretation of the MNBP. The 2008 General Management Plan for the Battlefield Park does not help us to define these locations, because it contains two "Alternatives" for the future operation and management of the Battlefield Park, wherein the viewsheds that warrant protection are different for each alternative (as shown on the enclosed maps). The 2008 General Management Plan identifies these two different alternatives as follows:

<sup>&</sup>lt;sup>1</sup> Although the widening of Pageland Lane between Route 29 and Sudley Road does not connect to I-66, as did the Bi-County Parkway and the 2008 Battlefield By-pass, traffic modeling indicates it will relieve cut-through traffic in the Battlefield Park.

"Alternative B proposes a future condition at the park that focuses on interpreting the two battles of Manassas as distinct military events. ...In this alternative, the rehabilitation of the historic landscape would be critical to enable visitors to understand the events and military tactics associated with each battle...Overall visitor experience and safety would be enhanced by the construction of the Manassas National Battlefield Park Bypass."

"Alternative C focuses on the "watershed" events of the battles...Interpretation of these general events, the outcomes of the battles, and the broader story of the Civil War would be emphasized over the detailed military tactics of each battle...In alternative C, the overall reasons and strategy for the Civil War would be presented in a comprehensive way. The importance of the Manassas battles would be presented in the overall context of the Civil War. Other stories, such as the local families and African Americans that were affected by the Manassas battles, could be interpreted in the park...The National Park Service would also establish vegetative buffers and design visitor areas so that adjacent development could not be seen...Overall visitor experience and safety would be enhanced by the construction of the Manassas National Battlefield Park Bypass."

Which of these two different alternatives should we use to determine viewshed locations? In 2008, the NPS preferred option was Alternative B (Military Tactics and History). We suspect that the preferred option may have been updated or changed to Alternative C (Reasons for the Civil War and stories concerning "local families and African Americans") in order to appeal to a broader audience.

NPS staff's lack of familiarity and understanding of local government planning and conditional zoning in the Commonwealth of Virginia is unfortunate, because the replanning and rezonings contemplated by the CPA are a tool that can improve conditions in the Battlefield Park, at no cost to the NPS. For example, the following benefits to the Park could be realized:

- Improving the Brawner Farm access and parking area;
- · Vacation and removal of the Williams Center subdivision "unbuilt" streets and lots;
- Diverting rush hour AM and PM peak hour traffic from Route 29 and Sudley Road within the Battlefield Park;
- Providing a better alternative route for commercial trucks so that Sudley road between Gum Springs Road and Route 29 can be designated "No through commercial trucks" (this alternative route is highlighted in yellow on the attached NPS 2008 GMP exhibit showing the Battlefield By-pass);
- Potential dedication to NPS or to the County of the only land allowed by federal law to be added to MNBP (approximately 9.8 acres);
- · Providing archeological studies, investigations and relics to the County or the NPS;
- Discouraging future large-scale, intense Agritourism "Event Centers" adjacent to the Battlefield Park;
- County Registered Historic Site (CRHS) or Parks and Open Space (P&OS)
  Comprehensive Plan designations added to historic lands outside MNBP owned or placed
  in easement by the CWPT or the County;
- The potential requirement, during the rezoning and special use permit review processes, that Phase I Cultural Resource Surveys search for evidence of pre-contact, civil war and

- minority settlement sites, with Phase II and III evaluation strongly considered on all sites found significant;
- Installing County historical markers and interpretive kiosks in consultation with the PW Historic Commission, the PW Planning Office, the PW Historic Preservation Division and the NPS;
- Establishing forested buffers to supplement the forested "Protection Subzone" areas identified in the NPS 2008 General Management Plan;
- Proffering additional resources to complete the J. Dogan house restoration; and
- Extending the Prince William Catharpin Greenway linear park to connect it with the MNBP.

Responses to seventeen Specific NPS comments are attached. We hope that these responses will serve to guide our discussions going forward. We are confident that this continued dialogue will evolve into a win-win-win. A win for; all residents of Prince William – for Battlefield Park visitors – and for the NPS mission.

Sincerely

John L. McBride, Esq.

On Behalf of CPA#2021-00004 Applicants

Cc: Chair Wheeler Don Taylor Meika Daus Bryce Barrett Mary Ann Ghadban Mike Kitchen, P.E.

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#### NPS Comments and CPA Landowners Responses

1. The historic viewsheds and rural character along the western and northern boundary of the Park have been protected by the County's designation of the Rural Area.

The Rural Area Plan designation does not prevent historic viewsheds in the Battlefield Park from being disrupted in the future by new 10-acre estate lots and small lot "family subdivision" residential development or by future wineries, breweries, and other large agri-tourism "event oriented" facilities. The rural character of the area has not been protected from the steadily increasing traffic backups within the Battlefield Park as well as along the Pageland corridor. This heavy AM and PM peak hour commuter and commercial truck traffic seeks a convenient route from nearby Prince William suburban areas to nearby Loudoun suburban areas. The Rural Area designation and its moratorium on rezonings have done nothing to prevent this worsening situation. The Rural Area designation has not reversed the grandfathered small lot residential and commercial/industrial use along Route 29 between Conway-Robinson Forest Park and Pageland Lane.

To the contrary, approval of this CPA and the proffered rezonings required to implement data center uses <u>will</u> provide permanent protection for specific viewsheds from the Battlefield and will alleviate the stifling traffic. Improving Pageland Lane to four lanes and improving a portion of Sudley Road (designated in the current Comprehensive Plan as the Battlefield bypass – north) will reduce the traffic congestion and backups which impair viewsheds and the historic rural character.

2. The lack of intensive development in these areas has also helped to temper any increase in the already stifling traffic that transits the Park each day.

The Rural Area designation has not prevented the stifling traffic on Route 29, Pageland Lane, Sudley Road or Gum Springs Road. This is because there is nearby intense development to the north, west, south and east of this area. County staff have predicted that, absent approval of the CPA, traffic will still increase along Pageland Lane to 25,000 vehicles per day by 2040. Similar increases will continue to be experienced within the Battlefield Park. With approval of the CPA, road improvements will divert traffic around the Battlefield Park via Pageland Lane and the northern segment of the Battlefield Bypass.

3. A 10-acre portion of the application area falls within what the United States Congress has designated as part of Manassas National Battlefield Park – lands which can and should be part of a National Park.

This 9.8-acres has remained privately owned despite its location within the congressional legislative boundary of the Battlefield Park. It is the only additional land that can be acquired by NPS and added to the existing Battlefield Park. However, NPS has never offered to purchase this land. Approval of the CPA does not preclude NPS from doing

what it has never done over the past 40 years – offer to buy the land. Why does NPS now seek to take or restrict all beneficial development of the land (without paying fair market value compensation), when approval of the CPA will cause this land to be dedicated to the NPS for free in a rezoning and this landowner compensated by the grant of density credit?

4. Over 100 acres of the land under consideration have been designated by the Congressionally authorized American Battlefield Protection Program as part of the battlefield "core area."

The same American Battlefield Protection Program study also identifies (i) a large part of the Balls Ford Road commercial and industrial areas (including many acres within the existing Data Center Opportunity Zone Overlay District), (ii) the Battlefield Business Park/I-66 commercial corridor, (iii) Interstate I-66, and (iv) the recently rezoned Gainesville Crossing data center campus, as being within the battlefield's "core area." The intense development that exists in this large portion of the "core area" of the battlefields proves that the NPS mission to preserve and honor the sacrifices of the Americans who died in the two Manassas battles can be accomplished without the inclusion of all of the "core" area. Congress recognized this fact, when it decreed that none of this additional "core" area can be included within the federal boundaries of the Battlefield Park under current federal law.

5. The Manassas Battlefield Historic District, which is listed on the National Register of Historic Places, encompasses much of the southern portion of the application area – totaling approximately 390 acres. This includes two historic structures at 6304 and 6312 Pageland Lane, one of which was used as a hospital during and after the battle.

The current Rural Area/Estate designation and its A-1 zoning does nothing to ensure the archeological investigation and, if warranted, relic retrieval and documentation of either of the two structures at 6304 and 6312 Pageland Lane. The NPS can do nothing with or on this land because it lies outside the legislative boundary of the Battlefield Park. The approval of this CPA and requiring a rezoning prior to a change in use to data centers will provide the only opportunity to investigate these structures and determine if their significance warrants further action.

6. While the (High Voltage Electric) towers and lines certainly have a visual impact, the views from the Park still maintain an entirely rural and agricultural feeling, to include distant but distinct views of the Bull Run Mountains.

The high-voltage electric lines and towers do have a major visual impact - much more impactful than the proposed pods of 1-3 floor data centers. The proposed Plan text will ensure that the "distant but distinct views of the Bull Run Mountains" will not be obstructed by the proposed data centers. (We note that the Bull Run Mountains are now protected in perpetuity through the efforts of private citizens and the Bull Run Mountains Conservancy. There was no assistance to preserve these views by the NPS whatsoever.) The CPA will establish action strategies and criteria to ensure the protection of the

natural environment and historic cultural assets. These amendments are intended to ensure that appropriate and context-sensitive: (i) building design, non-reflective colors and materials, limited height and extended setbacks; (ii) berming and other visual screening; and (iii) reforestation & preservation of existing forest open space corridors are utilized in the site-specific conditional rezonings that will be necessary to establish new data center *Targeted Industry* uses within the Corridor.

7. Using existing technology like LIDAR (light detection and ranging) data, combined with basic computer simulations, the application should map topography combined with existing vegetation to determine which areas within the CPA application could be visible from the Park, and at what heights. We have commented previously to the County that too much emphasis is placed on balloon tests alone.

The Applicants and the County are investigating the suggestion to use LIDAR technology, and may add it to the list of computer simulations, specific line-of-sight analyses and balloon testings, which will be used to evaluate specific viewsheds to determine maximum building height limitations and required buffers at the time of the site-specific zoning reviews.

8. The application briefly touches upon five historic cemeteries located within the application corridor, and states that "Proffered Conditions will be voluntarily offered by rezoning applicants in order to document, preserve and protect, as well as mitigate further adverse impacts to cemeteries." If this is voluntary, we fail to understand how this provision is thus enforceable, particularly given the applicant's reference that the cemeteries are not protected under current zoning.

NPS staff's lack of knowledge and understanding regarding Commonwealth of Virginia planning, conditional zoning and property rights law is alarming. The fact is, these five cemeteries have not been studied, protected, or preserved under the existing Rural Area planning and by-right zoning. With the inclusion of appropriate text in the Comprehensive Plan, the County will finally have a tool to ensure (through the conditional rezoning process) that these cemeteries are studied, documented, interpreted and preserved.

9. The application does not recognize an additional documented Civil War burial ground (archeological site 44PW0593) that may still contain soldier remains.

Whether the Civil War Burial Ground "archeological site 44BW0593" still contains human remains is an open question. Records indicate that the remains were reburied elsewhere soon after the war. With appropriate language in the Comprehensive Plan, the County can ensure that this question is investigated and resolved through rezoning proffers.

10. We recommend that the southernmost portion of the application area be removed or otherwise designated as a preservation area, as it currently serves as a connection between the Park and the (Conway-Robinson) Forest Park.

A picture of the southernmost portion of the Corridor along Route 29 is attached. Does this area now serve as a connection between Conway-Robinson Park and the Battlefield Park? There are many small, grandfathered residential lots (some developed and some yet to be developed) in this area. There is also an existing commercial-light industrial use. The existing Plan designation and A-1 zoning does nothing to establish a visual or physical connection. The land can lawfully be completely cleared, fenced and developed. To the contrary, specific Comprehensive Plan text established by the CPA and implemented at rezoning will result in the establishment of a pedestrian trail and visual "connection" that the NPS favors.

11. The development proposed in this CPA would potentially sever any connection from the park to areas to the west.

NPS staff have been clear to us that they <u>do not want</u> any shared use path, trail or vehicular connections to the Park from the west. Please explain this comment to us.

12. The proposed change in land use would mean impacting even more lands, leading to further degradation of Park streams and water quality.

The land draining to this portion of Little Bull Run will be subject to much greater environmental and storm water regulation and protection imposed with the rezoning and site plan approval processes for data centers. In fact, there will be significantly more review, regulation and mitigation to protect sensitive environmental features than under existing agricultural practices and regulations.

13. The application does not speak to the audible impacts of data centers and their associated cooling equipment. Whereas visitors can currently hike miles of park trails along our northwestern boundary with only the faint whir of interstate traffic in the background, we are concerned that the constant buzzing of mechanical equipment will not only impact the visitor experience, but park wildlife as well.

There will be acres of forested buffer setback and natural topographical mitigations. New technology in HVAC and other building systems has resulted in noise levels much lower than those in data centers 10-15 years ago. There will be less noise added then what would have been generated by the high speed, high traffic volume Bi-County Parkway alignment across Brawner Farm within the MNBP, which the NPS strongly supports.

14. If the preservation of environmental resources and historic resources are indeed a high priority for the applicant, why are certain sensitive areas included in the application?

The land draining to this portion of Little Bull Run will be subject to much greater environmental and storm water regulation and protection imposed with the rezoning and site development approval processes for data centers. In fact, there will be significantly more review, regulation, and mitigation to protect sensitive environmental and historic features than under the existing A-1 zoning regulations.

#### 15. The Park is visited by over 600,000 people every year.

Please provide some background regarding this visitation number. Is it a count or only an estimate? How was this data generated – sign in at the visitor center and Park HQ, vehicle counts at certain locations? Are there any breakdowns as to how many out of town visitors/local visitors? This information will be helpful to review the current Comprehensive Plan policies regarding tourism in Prince William.

#### 16. The (CPA) package contains numerous inaccuracies (and) omissions.

Please specifically identify these inaccurate or omitted facts. NPS staff have not identified any in its 12/03/2021 Comment Letter or at the 11/29/2021 meeting with Applicant representatives. We agree that accurate and relevant information is crucial to the review of this land use proposal.

#5135611v1





### United States Department of the Interior

#### NATIONAL PARK SERVICE

Manassas National Battlefield Park 12521 Lee Highway Manassas, Virginia 20109-2005

June 8, 2012

Mr. Sean Connaughton Secretary of Transportation 1111 East Broad Street Richmond, Virginia 23229

Dear Secretary Connaughton:

Thank you for taking the time to meet with Jim Lighthizer and Nicholas Redding of the Civil War Trust (CWT) and me about the Tri-County Parkway (TCP) and the Manassas Battlefield Bypass. These projects will serve the transportation needs of the region and could be a net benefit to Manassas National Battlefield Park. With the various conditions that are reflected in the draft programmatic agreement, we were already very close to a final agreement when we met.

As we discussed at our meeting, the only two remaining items of concern were the assurance that Route 234 would be relinquished to the National Park Service (NPS) upon the completion of the TCP, and that meaningful preservation measures along the TCP in the vicinity of the park would be funded by the Virginia Department of Transportation. I appreciate your willingness to pursue an administrative closure of Route 234 while supporting our legislative approach, which settles that concern. Additionally, your offer of \$3million to fund preservation easements and land acquisition along the TCP alleviates the concerns of the NPS and like-minded preservation groups. With these items out of the way and settled, I have met with the NPS Director's office to formally communicate the entirety of our conversations. I want to convey to you that the NPS Directorate is supportive of the provisions of the programmatic agreement and will allow us to bring the document to execution.

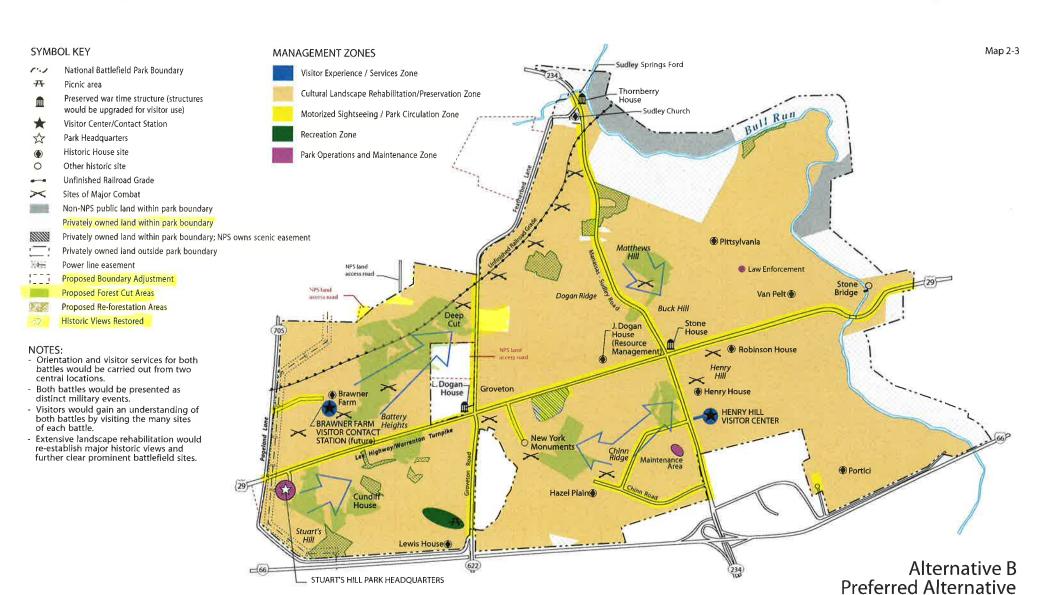
Without your leadership, our programmatic agreement would never have been possible and this opportunity to solve transportation issues while improving the conditions on the Battlefield would have been lost. We have the ability to fundamentally improve the visitor experience and heritage tourism opportunities while addressing important regional transportation needs. Rarely does such an opportunity for a win-win exist.

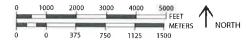
Both as the Chairman of the Prince William County Board of Supervisors and as Virginia Secretary of Transportation, your commitment to battlefield preservation has been strong and unwavering. Thanks to your tireless work and dedication, current and future generations of visitors will be better enabled to experience Virginia's rich history. I appreciate the opportunity to work with you on such an important endeavor.

Sincerely,

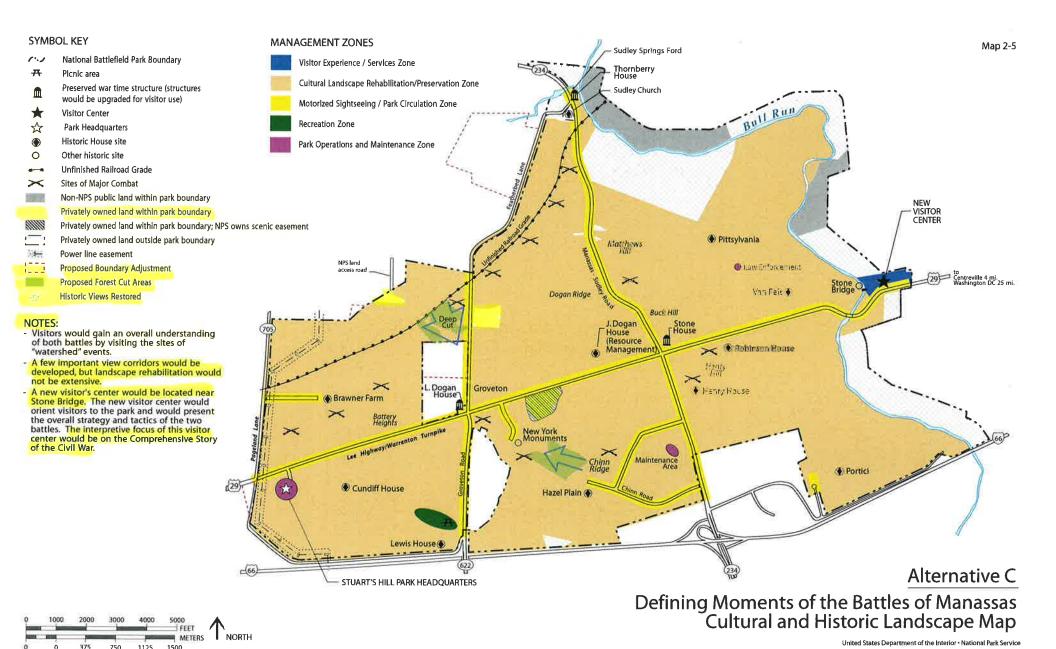
Edward W. Clark, III

Superintendent

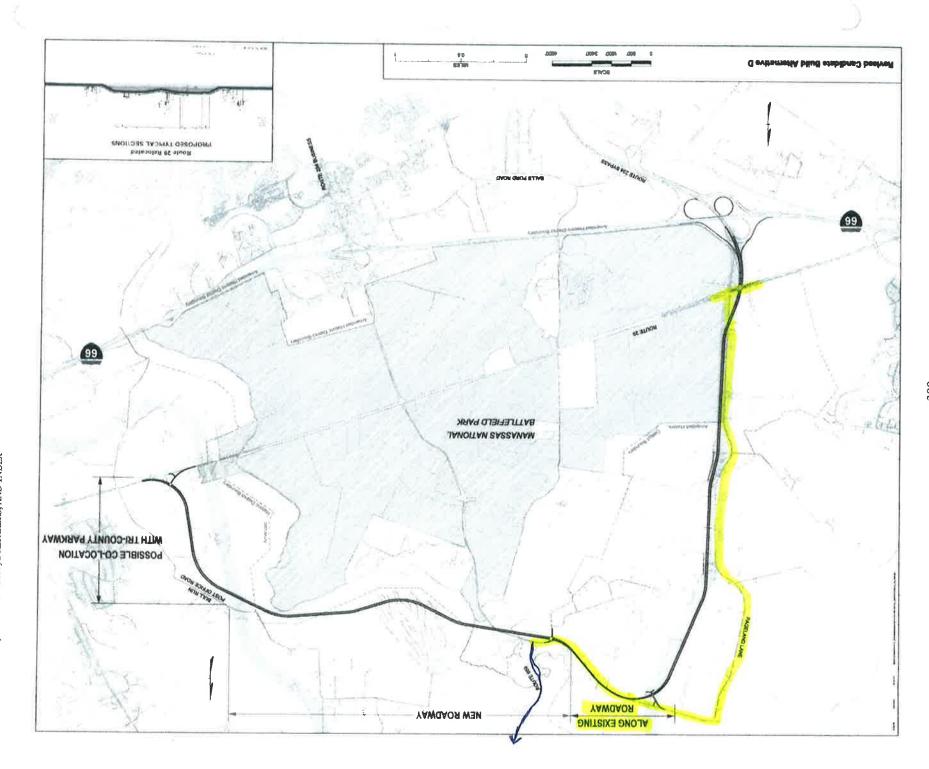




The Two Battles of Manassas Cultural and Historic Landscape Map



DSC • November 2006 • 379•20130







Community Report, January 5, 2022
Read online <u>here</u>. Your support makes our
work possible! Please consider <u>donating today</u>.

### Smart Growth Protects What We Have! A discussion on Data Centers... from the Rural Crescent to the Occoquan Reservoir

Thursday, January 6, 7:00pm Webinar, Register <u>HERE</u>
More information, contact PWCA at <u>alliance@pwconserve.org</u>, 703.490.5200

Please join us to learn more about the ongoing Digital Gateway proposal for new data centers. Significant from environmental, historic, and land use perspectives, this plan would cover more than 2,000 acres in the Rural Crescent, which currently protects farms, historic resources, streams and wetlands, and a beautiful countryside with 40 miles of Virginia Scenic Byways.

The proposed plan borders Conway Robinson State Forest and Manassas National Battlefield Park, which is listed on the National Register of Historic Places. In his December 14 comments, the <u>County Archeologist</u> states that sites listed on the National Register of Historic Places should be preserved in place. He recommends that much of the land in the southern area remain as Rural Crescent.

This land also lies within the Occoquan Reservoir watershed, which supplies clean drinking water to over 40% of the region's 2M population. In their December 10 comments, County Environmental Services staff recognized that approval of this plan would allow a "dramatic change to the land use with associate far reaching impact to natural resources" and recommend that the Comprehensive Plan remain unchanged.

In addition to staff comments, the former superintendent of Manassas
Battlefield has called this proposal "the single greatest threat to Manassas
National Battlefield Park in nearly three decades." Increasingly, we are

seeing that smart growth protects what we have and puts data centers where they belong.

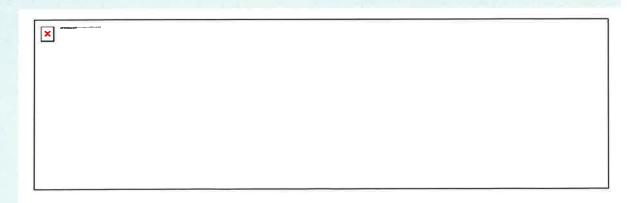
#### **SPEAKERS**:

Dr. Jack Kooyoomjian, ret. US EPA and LOCCA, shares information on storm water runoff and sedimentation, which historically is responsible for the loss of one billion gallons of water storage in the Occoquan Reservoir. Learn why retention of the Rural Crescent is a significant land-use strategy and key in protecting both our ground water and surface drinking water supplies.

Julie Bolthouse, Piedmont Environmental Council, discusses the land use changes being proposed, from data centers to warehouses. She explains how the proposal would impact the Rural Crescent, Manassas National Battlefield Park, and Conway Robinson State Forest, places that have irreplaceable scenic, historic, tourism, and economic value.

Stewart Schwartz, Coalition for Smarter Growth, highlights the impact of a Bi-County Parkway as part of long-controversial Outer Beltway proposals, which would impact communities from Dumfries to eastern Loudoun. By protecting the Rural Crescent the county will avoid generating thousands of additional vehicle trips, and save hundreds of millions in tax dollars for roads and other infrastructure.

Sponsored by Prince William Conservation Alliance with the Piedmont Environmental Council, National Parks Conservation Association, Sierra Club Great Falls Group





#### Conformance with the 2021-2024 Strategic Plan

#### **GOAL 3: RESILIENT ECONOMY**

GOAL DESCRIPTION: A resilient economy for Prince William County improves the economic well-being of the community, creates and maintains jobs, expands the commercial tax base, and enhances the quality of life for residents.

OBJECTIVE RE-2 Continue efforts to preserve and expand the commercial tax revenue base. KEY PERFORMANCE INDICATORS (KPIS)

- 1. Increase commercial tax base
- 3. Increase positive brand awareness for PWC
- 6. Decrease percentage of the County's workforce that are employed and travel outside the county for work

An expansion in the total gross floor area of data centers is a significant economic initiative that will result in Prince William becoming known as a high-tech County. Prince William will rival Loudoun County in the number of new local high tech jobs, the amount of private high tech investment dollars spent, and in the amount of commercial tax revenues generated by its economy.

#### **GOAL 5: ENVIRONMENTAL CONSERVATION**

GOAL STATEMENT: Promote and expand the preservation and protection of natural resources and processes, and promote environmental justice.

OBJECTIVE EC-1 Encourage the preservation and expansion of protected tree cover for carbon uptake and for general human welfare benefits.

Action Strategies:

- EC1: A. Prioritize minimizing land disturbance during construction and leaving natural terrain in a natural state. When not feasible, evaluate alternatives such as tree-banking programs.
- EC1: C. Promote reforestation and meadow development with native plants on county land and on private land.

OBJECTIVE EC-2 Improve protections for streams, for other water bodies, and for drinking water quality.

• EC2: B. Preserve and replace vegetated stream buffers on perennial and intermittent streams.

Adding these three objectives to the CPA Plan text would result in a priority to address these important issues during data center conditional rezoning review. The Applicants have proposed that these objectives be added to the new Plan text.

OBJECTIVE EC-4 Reinforce and expand the Comprehensive Plan strategy for the acquisition and protection of green open space and parkland.

**Action Strategies:** 

EC4: B. Develop a funding source for acquisition of park space and green open space that is independent of the development process.

- EC4: E. Implement a funded Purchase of Development Rights program.
- EC4: F. Maintain, protect, and expand wildlife corridors and map existing corridors.
- EC4: G. Consider creating a Natural Resources Manager position within the Office of Sustainability

The implementation of these action strategies County-wide will require a significant increase in the commercial tax base for Prince William. The current over-reliance on residential taxpayers cannot generate enough revenue to pursue these actions. This CPA is the most significant economic development initiative PWC has ever considered. One of the public benefits of this initiative is for the County to finally be able to attain its longstanding goal of a 35% commercial tax revenue base. This would not only reduce the County's current reliance on residential tax payers (enabling tax relief), it would provide additional tax revenues to fund PWC priorities that have not been able to be funded, such as Park bonds and an open space acquisition program (including a Purchase of Development Rights – PDR-program). Historically, there has not been sufficient funds left for residential tax relief or these priorities, after funding the primary governmental functions of public safety, criminal justice, education, health and transportation. Parks and recreation bonds were approved by the voters years ago, but have not yet been funded so they can be sold. Parks and Recreation programs throughout the County would be enhanced by the additional revenue these data centers would generate. The anticipated increase in commercial tax revenue and jobs growth from this economic initiative are currently being calculated by County Staff.

The CPA extends the Catharpin Greenway and protects stream valley wildlife corridors, resulting in the perpetual preservation of additional publicly accessible natural open space.

Key Performance Indicators (KPIs):

4. Increase number of acres protected by a third-party Conservation Easement.

Adding this sentence to the new CPA Plan text would result in a priority for the data center rezoning applicants and the County (DPRT) to protect sensitive natural areas along Little Bull Run, Catharpin Creek and Licks Branch with third-party conservation easements.

#### **GOAL 6: SUSTAINABLE GROWTH**

GOAL STATEMENT: Establish Prince William County as a leader in promoting sustainable growth that ensures the social, economic, and environmental health of the County.

OBJECTIVE SG-1: Promote a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents.

#### Action Strategies:

- SG1: D. Encourage and increase opportunities to improve access to affordable housing throughout the county.
- SG2: D. Implement incorporation of environmentally sustainable vehicles, such as hybrid and/or electric vehicles, into the county's fleet, and encourage the installation of vehicle recharge stations.

Key Performance Indicators (KPIs):

Project Date Page 3

5. Increase number of electric/hybrid and decrease number of fossil fuel vehicles in the County's fleet.

These two action strategies require a significant increase in the commercial tax base for Prince William. The current over-reliance on residential taxpayers cannot generate enough revenue to pursue these actions. This CPA is the most significant economic development initiative PWC has ever considered. One of the public benefits of this initiative is for the County to attain its longstanding goal of a 35% commercial tax revenue base. This would not only reduce the County's current reliance on residential tax payers (enabling tax relief), it would provide additional tax revenues to fund PWC priorities that have not been able to be funded – affordable housing programs, purchasing electric vehicles and building charging stations for the County and Schools fleets. Historically, there has not been sufficient funds left for these priorities, after funding the primary governmental functions of public safety, criminal justice, education, health and transportation. The anticipated increase in commercial tax revenue and jobs growth from this economic initiative are currently being calculated by County Staff.

#### **GOAL 7: TRANSPORTATION & MOBILITY**

OBJECTIVE TM-2 Improve multi-modal options Action Strategies:

 TM2: A. Improve connectivity of sidewalks and trails (paved and unpaved) for pedestrians and cyclists.

This CPA proposes to extend the Catharpin Greenway Park and Trail network along Little Bull Run a distance of over one mile, to connect it to a major north-south shared use path from Sudley Road to the Route 29 trail. This connection can also provide additional pedestrian, bicycle and equestrian connections to the Manassas National Battlefield Park and to the Conway-Robinson State Forest.

- TM2: B. Improve intra-county bus system connecting activity centers.
- TM2: C. Explore adding bus service to metro on weekends.

OBJECTIVE TM-3 Increase public transportation utilization.

Action Strategies:

 TM3: A. Increase access to public transportation by providing subsidies to residents in need of financial assistance.

These three action strategies require a significant increase in the commercial tax base for Prince William. The current over-reliance on residential taxpayers cannot generate enough revenue to pursue these actions. The CPA is the most significant economic development initiative PWC has ever considered. One of the public benefits of this initiative is for the County to attain its longstanding goal of a 35% commercial tax revenue base. This would not only reduce the County's current reliance on residential tax payers, it would provide additional tax revenues to fund these new Action Strategies.

Project Date Page 4

• TM4: D. Prioritize critical infrastructure projects that expand roadway capacity through the construction of new roadways or widenings, and new interchanges that support both local and regional mobility and sustainable growth.

Improvements to Pageland Lane and Sudley Road are consistent with the National Park Services plan for a "Battlefield By-pass" to relieve commuter and commercial truck cut-through traffic in the Manassas National Battlefield Park. These improvements are also consistent with County objectives to provide better north-south access to the Gainesville and Innovation employment centers, without overburdening Route 15 and local collector roads located to the west.

#5149037v1 091267/000001 PWC 2021-2024 Strategic Plan Excerpts



## Water and Sewer Narrative PW Digital Gateway (CPA#2021-0004)

The PW Digital Gateway corridor will be served with public water and sewer to be extended from existing facilities along Route 29 as follows:

- Water will be extended north along Pageland Lane from an existing main along Route 29. If determined necessary by PWCSA, the waterline may be looped back into the existing system via a connection to the existing waterline along Catharpin Road. No wells or other groundwater sources will be used to provide water service to data center facilities.
- Sewer will be provided to the corridor through use of gravity sewer that will be connected to a proposed pump station or stations within the corridor. The pump stations will be connected to the existing sewer system via a proposed force main running south along Pageland Lane to connect to the existing force main(s) at the intersection of Route 29 and Heathcote Boulevard, where they cross Interstate 66 within an existing tunnel. As an alternative to the gravity sewer/pump station/force main concept, a low pressure force main system may be considered if such a system can provide the necessary capacity. No drainfields will be used to serve data center development.

Legacy data centers typically used "open loop" cooling systems that required cooling towers and large amounts of water; this type of design has become outmoded based on cost and environmental impact. Most data centers are migrating to "closed loop" or zero water cooling systems. In such cases, only domestic water usage is required (i.e. - sinks and toilets.) If refrigerant is used, it is maintained in a separated, sealed line and only opened for a controlled recycling process. For a typical 300,000 sf data center that uses such a system, the domestic water demand is approximately 2550 gpd.



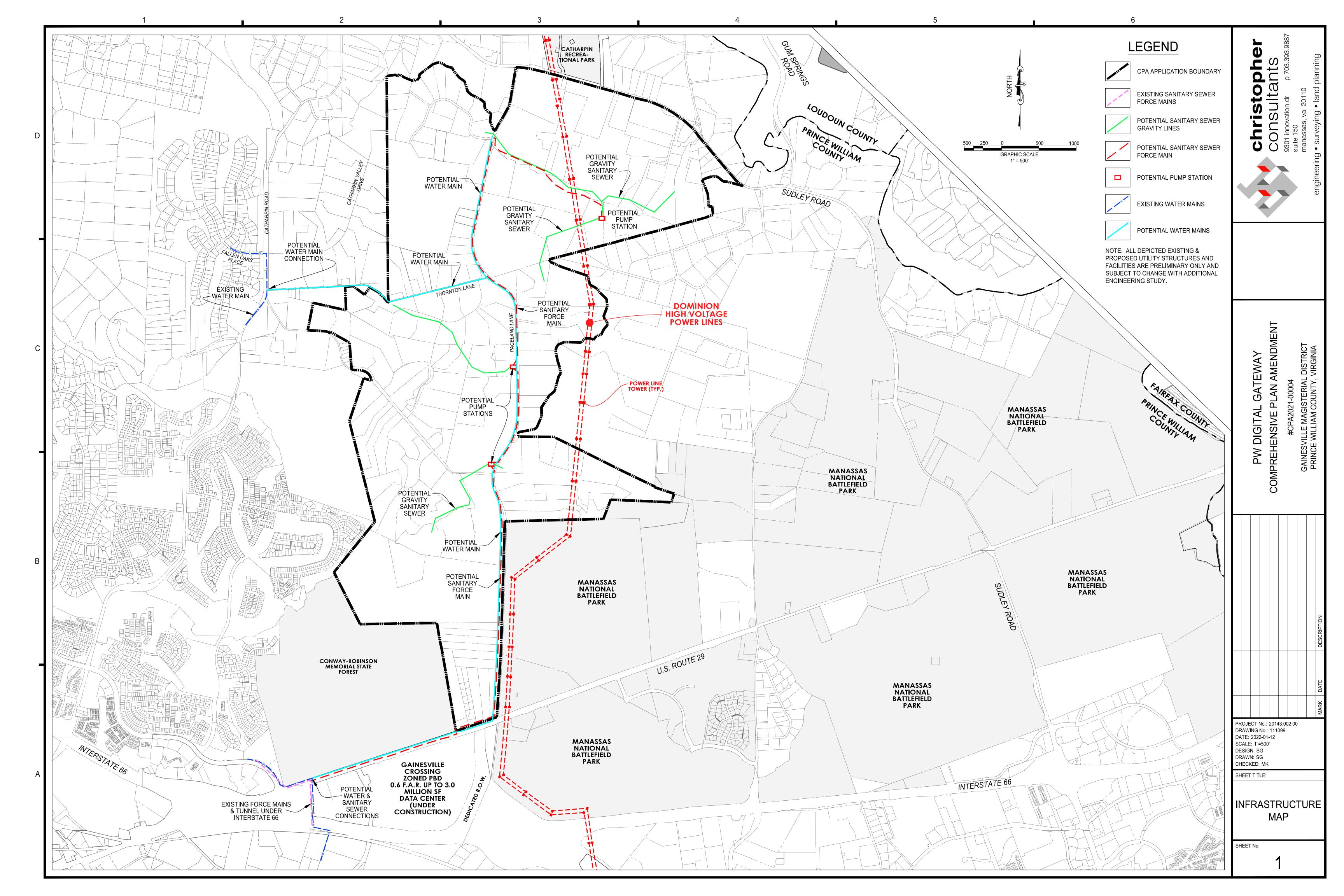


## Proposed Plan Text PW Digital Gateway (CPA#2021-0004) Environmental Protections; Parks and Recreation; Mobility

The Pageland Landowner/Applicants recommend that the Comprehensive Plan Amendment text include such measures as the following:

- a. Make a priority the establishment of substantial protected open space (natural open space, Environmental Resource, and habitat corridors) along the Little Bull Run, Lick Branch and Catharpin Creek stream valleys (and their adjoining bluffs, contiguous steep slopes with highly erodible soils, and connected wetlands).
- b. Make a priority the restoration of Environmental Resource (ER) areas within protected open space areas, where such have previously been disrupted or impaired.
- c. Make a priority the perimeter buffering of existing RPAs and flood plains of Little Bull Run, Lick Branch and Catharpin Creek, beyond what current standards require.
- d. Maintain and protect wildlife corridors along the Little Bull Run, Catharpin Creek and Lick Branch streams.
- e. Utilize third-party conservation easements to protect public and private natural open space areas.
- f. Provide an extension of the County's planned Catharpin Greenway linear natural habitat park and trail network, from the western perimeter of the Corridor at Heritage Hunt, along Little Bull Run to the eastern perimeter of the Corridor, connecting to a new planned north-south major trail connection and to the Manassas National Battlefield Park.
- g. Establish a 10 foot wide-shared Use Path as a major north-south trail connection from Sudfey Road to Route 29, within the east side of the Pageland Lane Right of Way.
- h. Increase the convenience and number of pedestrian, bicycle and equestrian connections to Manassas National Battlefield Park.
- i. Create a trail network within the Corridor which provides connections and greater access to the Conway-Robinson Forest, the Manassas National Battlefield Park, and the Catharpin Greenway.
- j. Minimize stormwater runoff through the use of Low Impact Design and other methodologies recommended in current state and local stormwater ordinances.
- k. Minimize land erosion and siltation during construction by providing enhanced erosion control measures in environmentally sensitive areas, such as along stream valleys, wetlands, and steep slopes.

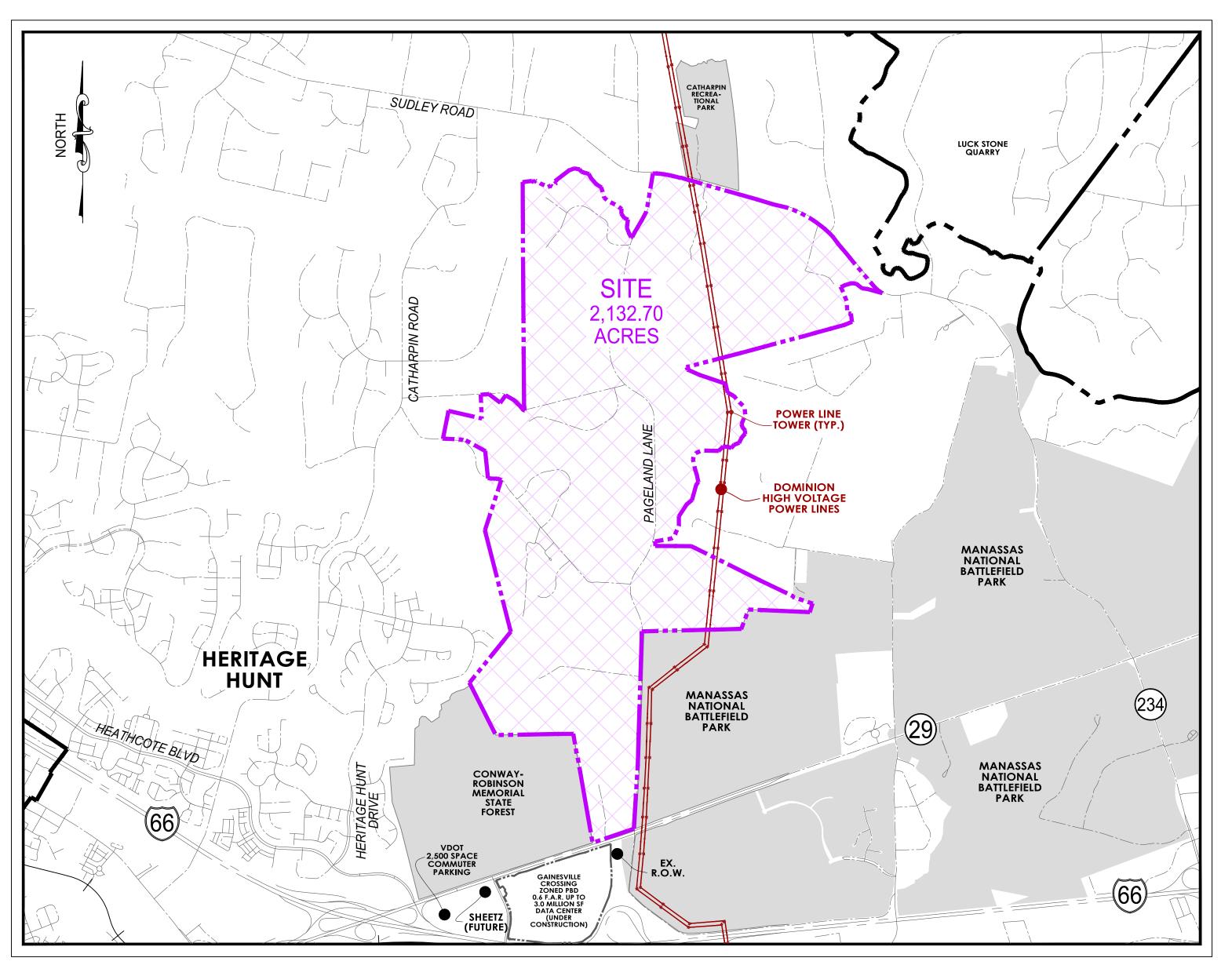
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# COMPREHENSIVE PLAN MAP AMENDMENT #CPA2021-00004

## PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA



## VICINITY MAP SCALE: 1" = 2000'

	SHEET INDEX
SHEET#	SHEET TITLE
1	COVER SHEET
2	PROPERTY OWNER EXPRESSED INTEREST MAP
3	APPROVED NEARBY DEVELOPMENT
4	AERIAL PHOTO EXHIBIT
5	AERIAL PHOTO EXHIBIT
6	MOBILITY NETWORK
7	ENVIRONMENTAL CONDITIONS MAP
8	EXISTING & PROPOSED LONG RANGE LAND USE MAP
9	CULTURAL RESOURCES MAP
10	CULTURAL RESOURCES MAP (DETAILED VIEW)
11	EXISTING ZONING & LAND USES

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

COMPREHENSIVE PLAN AMENDMI
#CPA2021-00004
GAINESVILLE MAGISTERIAL DISTRICT

	2nd POST INITIATION SUBMISSION					DESCRIPTION
50511105	2022-01-12					DATE
						MARK DATE
PROJECT No.: 20143.002.00						

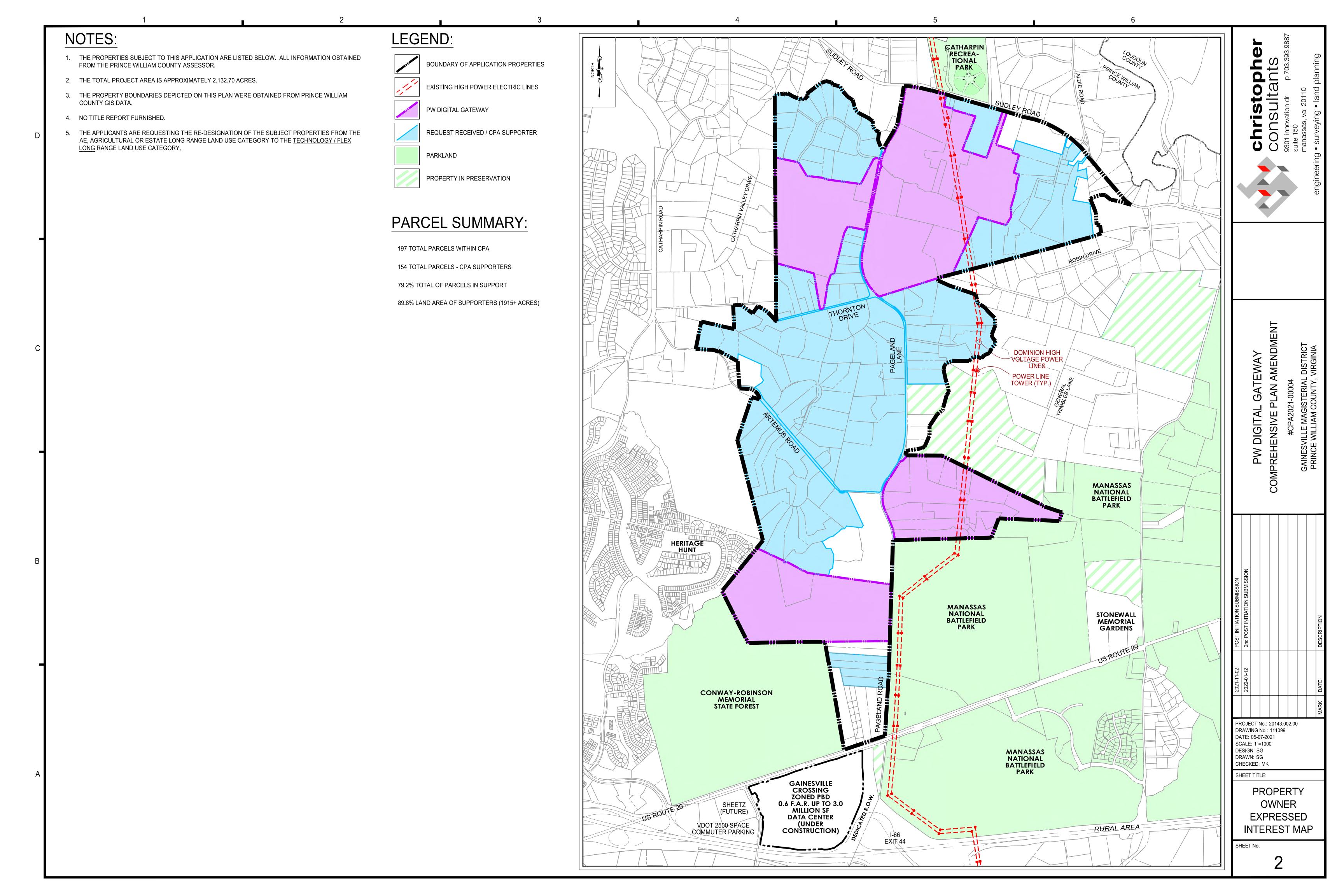
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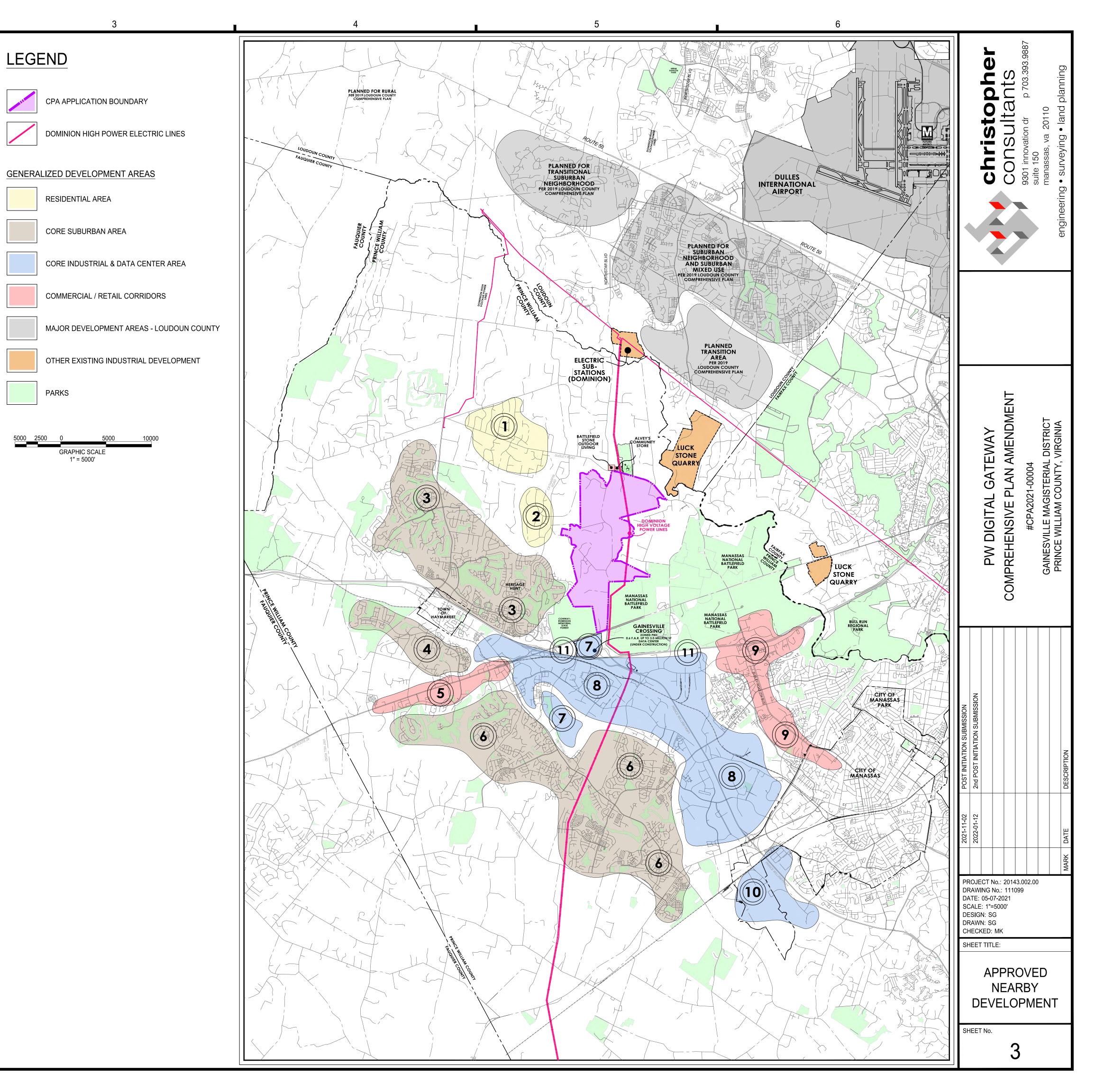
COVER SHEET

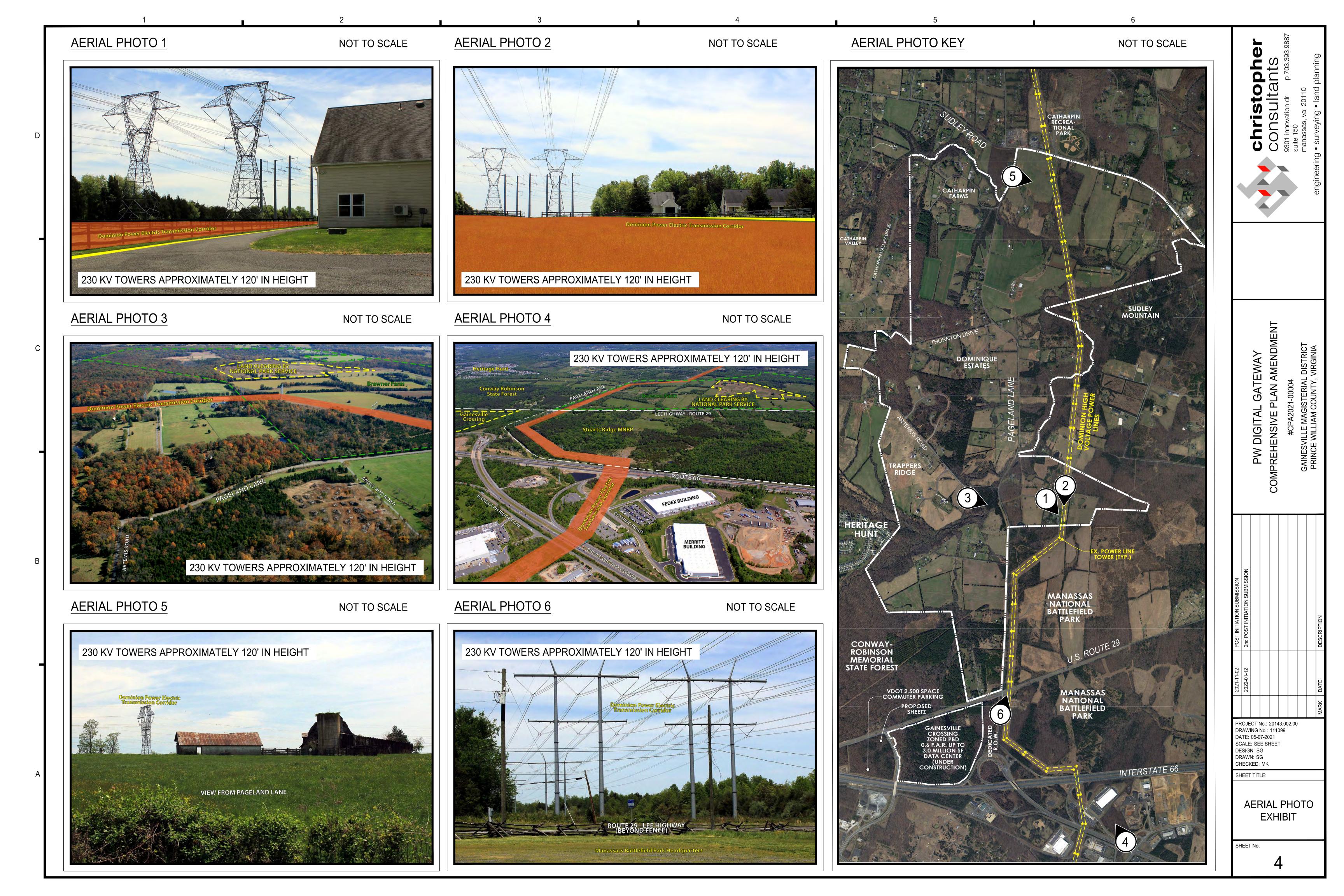
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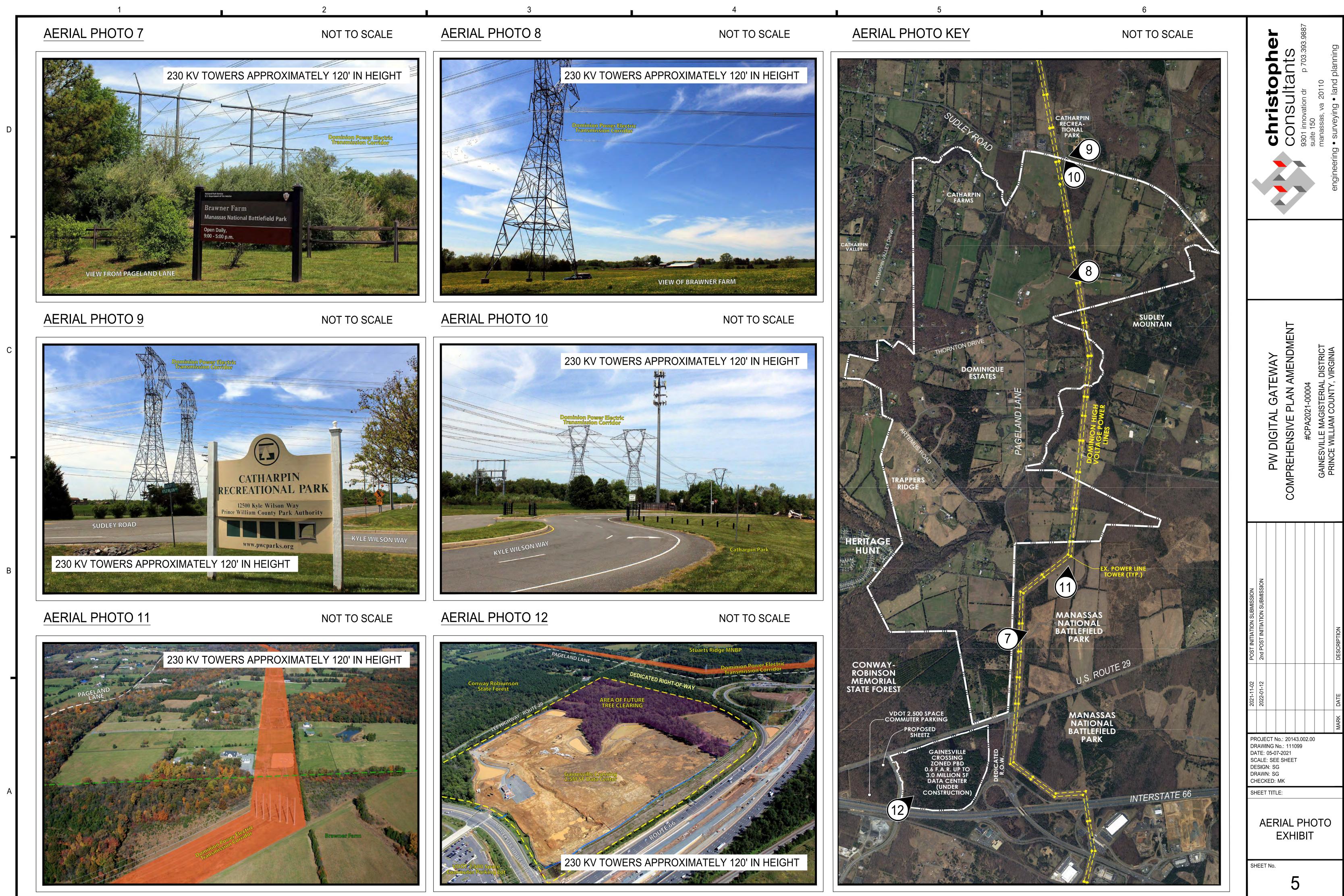
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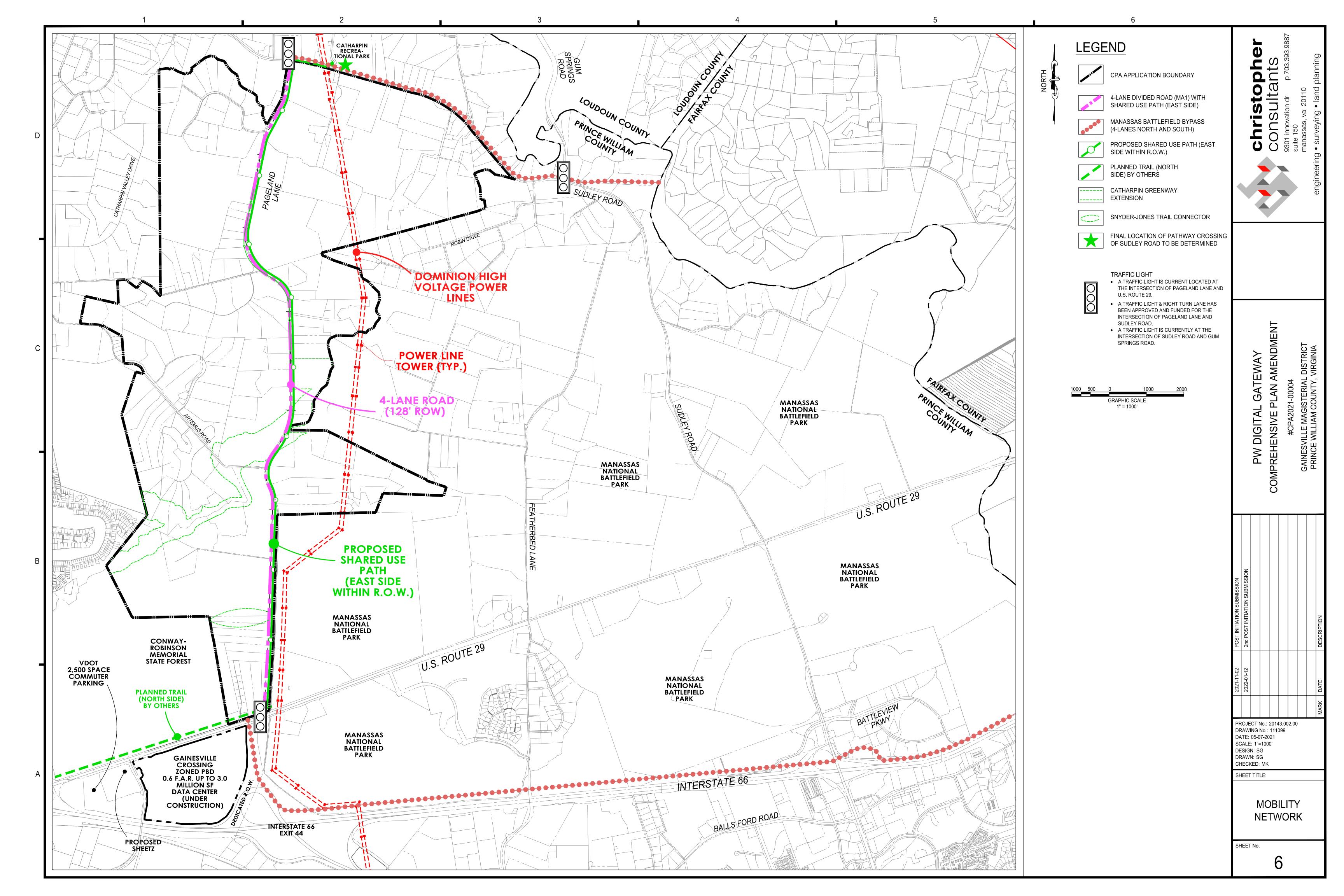


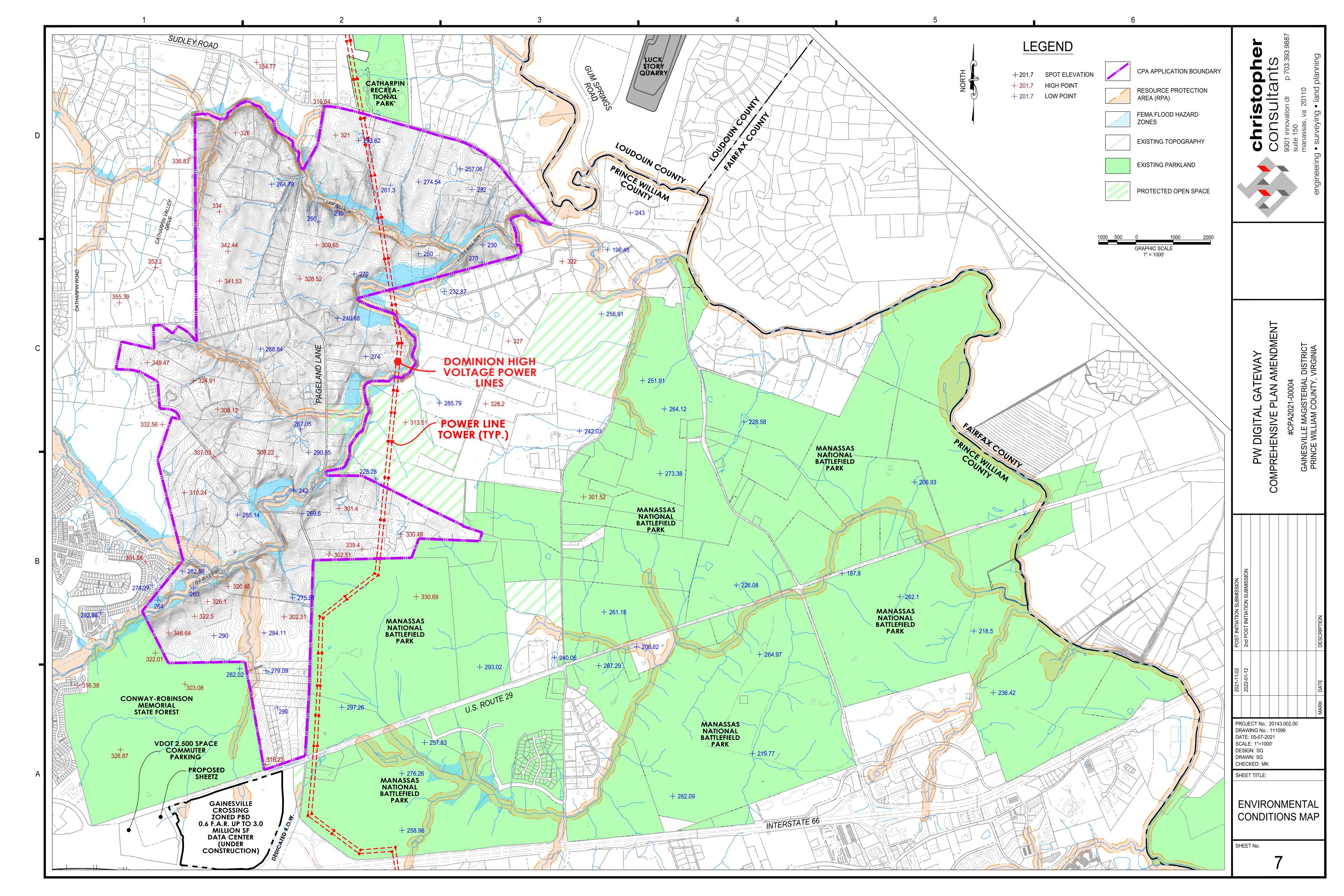
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1	MODERATE TO LOW DENSITY SINGLE-FAMILY DETACHE RESIDENTIAL SUBDIVISIONS		
2	MODERATE TO LOW DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISIONS		
3	CORE SUBURBAN RESIDENTIAL AREA - MEDIUM TO HIGH DENSITY RESIDENTIAL - SINGLE-FAMILY DETACHED HOMES -SMALL LOT SINGLE-FAMILY DETACHED HOMES -TOWNHOMES / TWO-OVER-TWO MULTIFAMILY HOMES -SUPPORTING COMMUNITY RETAIL / SERVICES		
4	SUBURBAN RESIDENTIAL AREA - SINGLE-FAMILY DETACHED HOMES -SMALL LOT SINGLE-FAMILY DETACHED HOMES -TOWNHOMES		
5	COMMERCIAL CORRIDOR - RETAIL / DINING - OFFICE - COMMUNITY SERVICES		
6	CORE SUBURBAN RESIDENTIAL AREA - SINGLE-FAMILY DETACHED HOMES -SMALL LOT SINGLE-FAMILY DETACHED HOMES -TOWNHOMES -TWO-OVER-TWO MULTIFAMILY HOMES -SUPPORTING COMMUNITY RETAIL / SERVICES		
7	FUTURE DATA CENTER -UP TO 3.0 MILLION SQ. FT. UNDER CONSTRUCTION		
8	CORE INDUSTRIAL / FLEX / DATA CENTER -INDUSTRIAL USES -WAREHOUSE / DISTRIBUTION -OFFICE -DATA CENTERS (ADS & FUTURE JOHN MARSHALL TECH PARK)		
9	COMMERCIAL CORRIDOR - RETAIL / DINING - OFFICE - COMMUNITY SERVICES		
10	CORE INDUSTRIAL / FLEX / DATA CENTER -INDUSTRIAL USES -WAREHOUSE / DISTRIBUTION -OFFICE -DATA CENTERS		
	VDOT COMMUTER LOTS -UNIVERSITY BOULEVARD PARK & RIDE (2,500 SPACES) -MANASSAS PARK & RIDE (1,175 SPACES) -CONNECTIONS TO MULTIMODAL NETWORKS		

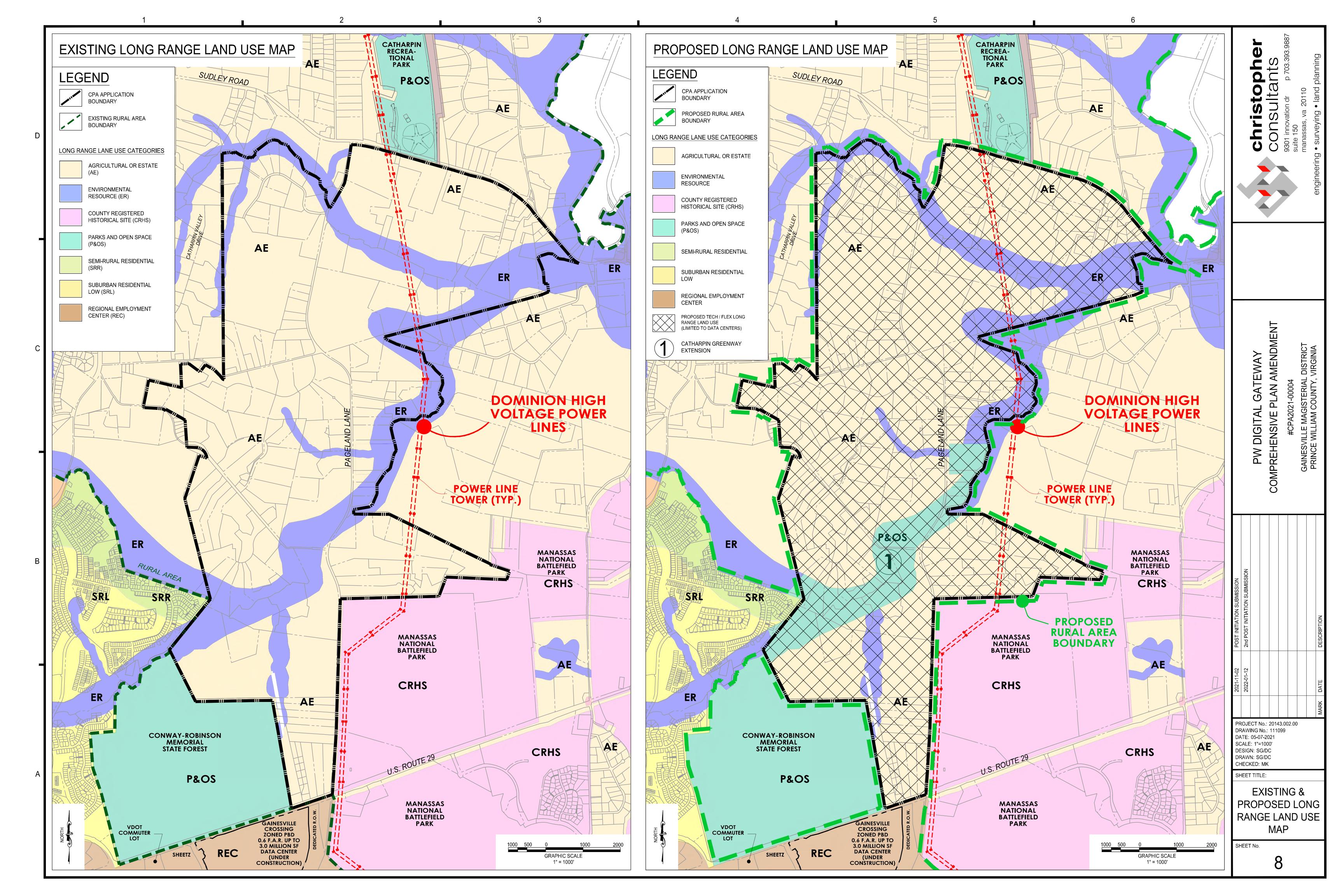


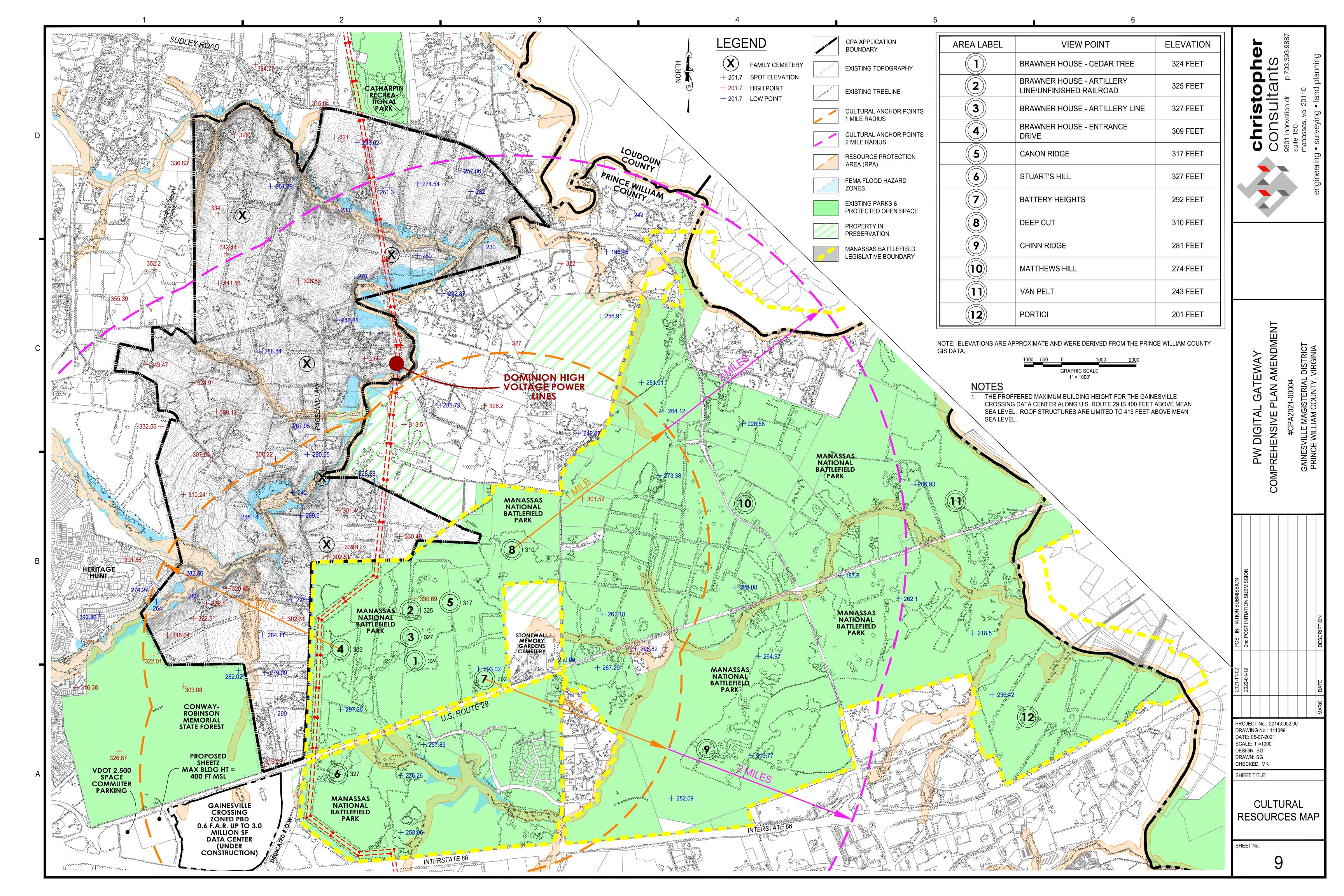


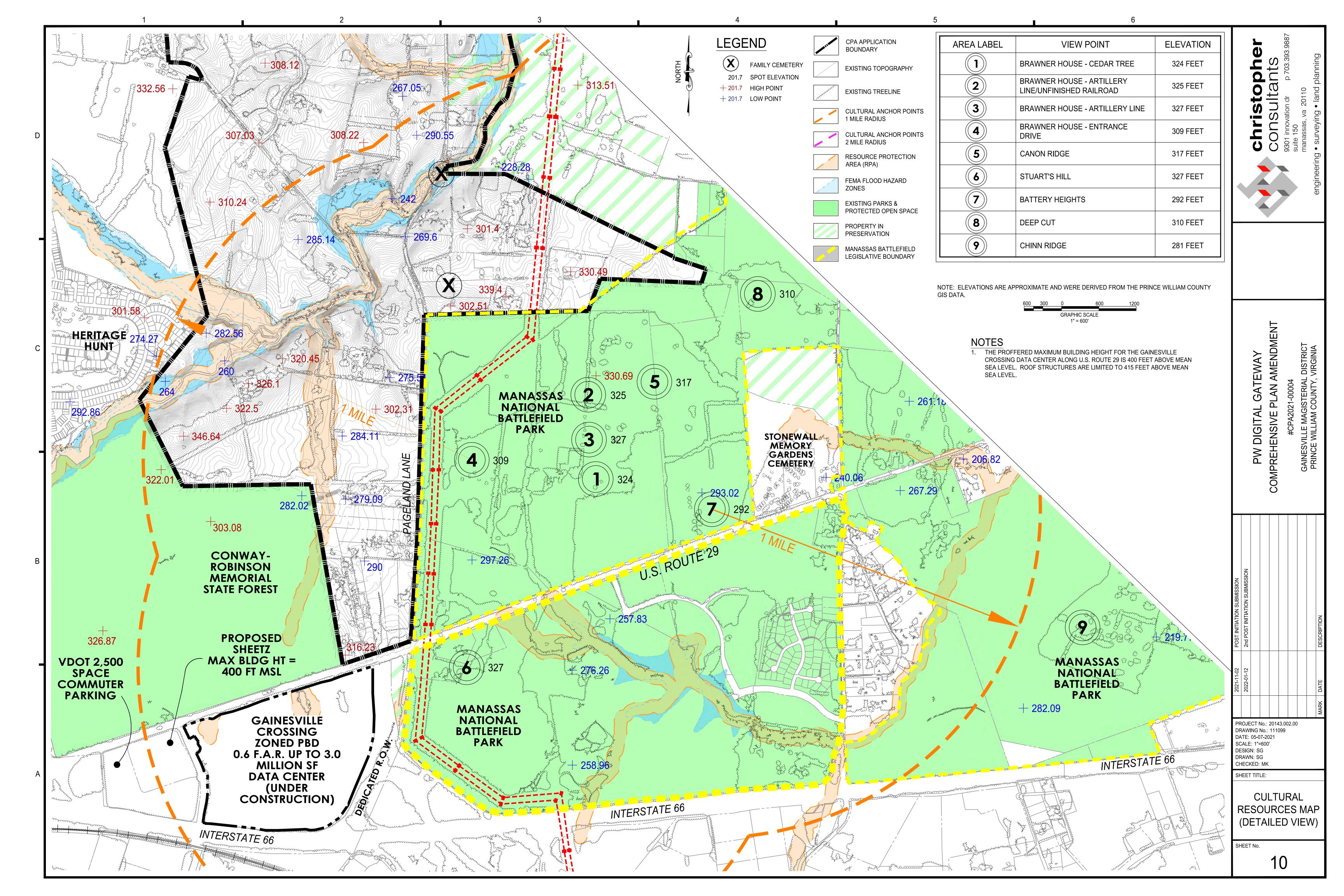


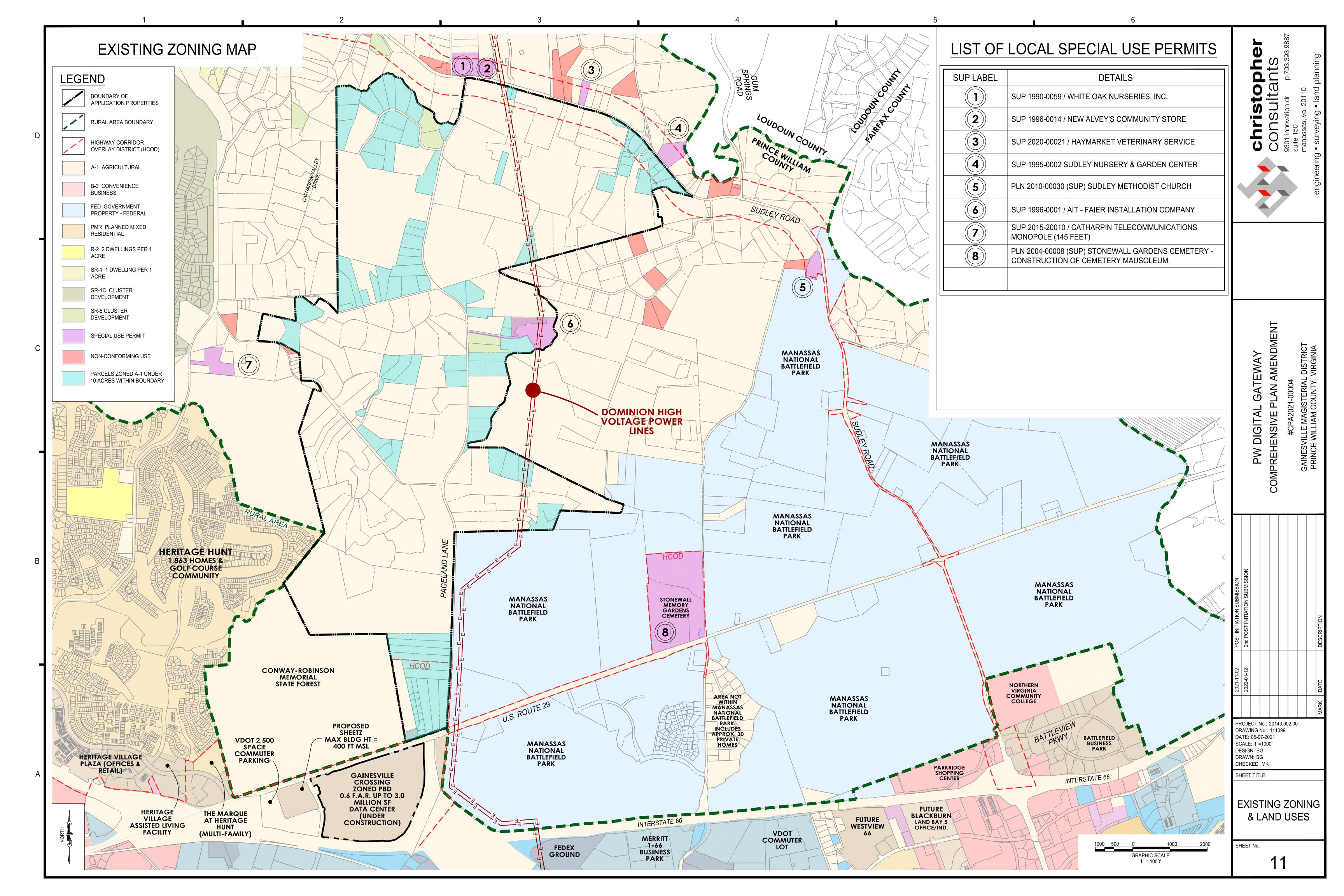


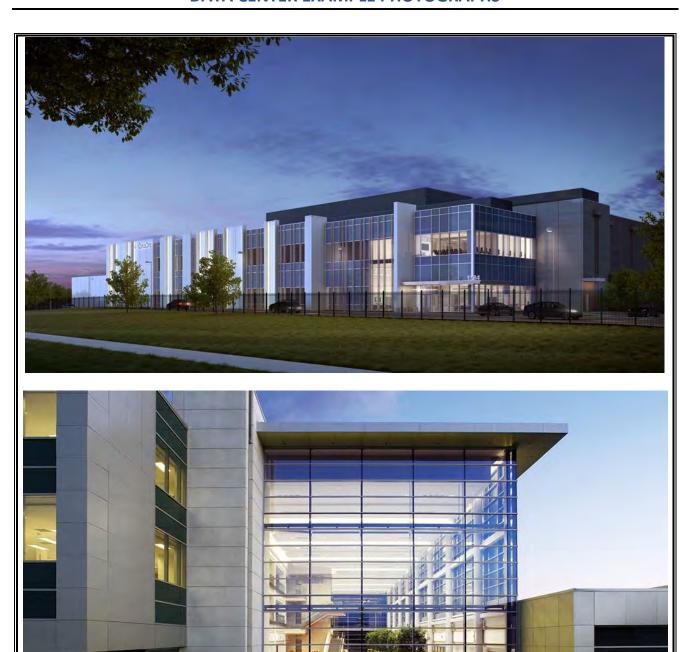


























### Planning History of Land within the Corridor

The planning history for the Pageland Corridor is unlike any other land in the Rural Area.

Prior to 1998, all of the land within the CPA corridor was designated Semi-Rural Residential (SRR) in the adopted Comprehensive Plan. This designation envisioned 1-5 acre residential lots, it did not envision large farms or estates. A-1 and SR-5 zoning of the time allowed 1 to 5 acre residences that are now grandfathered. None of the land was deemed prime agricultural or forested land. It was not redesignated Agricultural (AE) until the County-wide residential growth management (sometimes referred to as the "Pause Growth") initiative was adopted in 1998.

By 2008, the National Park Service (NPS) had coordinated with Dominion Power to consolidate and upgrade its existing north-south high voltage lines into one 250 foot wide major transmission corridor on the western edge of Manassas National Battlefield Park along Pageland Lane. That same year, NPS adopted a General Management Plan (GMP) for the Battlefield Park. A major element of this GMP was the establishment of a "Battlefield By-Pass" to reduce the non-park traffic on Routes 29 and 234 through the Park. This "Battlefield By-Pass" upgraded Pageland Lane and portions of Sudley Road to four (4) lanes.

In 2011-2012, Prince William County, Loudoun County, VDOT and the NPS jointly established the alignment of a "Bi-County Parkway" in Prince William and Loudoun. This high volume, high speed, limited access roadway created a 200 foot-wide major transportation corridor along Pageland Lane and adjacent to the Dominion Power transmission line corridor. VDOT designated this major transportation corridor a "Corridor of Statewide Significance". Prince William County removed the Bi-County Parkway from its Comprehensive Plan in 2016, but the NPS "Battlefield By-Pass" and the VDOT "Corridor of Statewide" Significance" plan designations remain.

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### PW Digital Gateway FAQs

#### Revised 1/12/2022

Will new electric substations benefit only the data centers?

No. Dominion Virginia Power representatives explained at a December 15 Planning Commission worksession that the new power infrastructure would serve to improve the quality and reliability of the overall interconnected power grid. Power customers throughout the area benefit - not just the nearby data centers. Electric facilities in one location are used to help resolve a power disruption in another location.

2. Don't Data Centers require intense security perimeters and a mix of human and sophisticated electronic surveillance, with bright lights on all night around the buildings and grounds?

While data centers do maintain perimeters, these lines are often setback from the property line boundary. Data centers employee various types of security personnel; however, most security measures reside within the building. Externally, perimeter fencing and security cameras are typically sufficient. Facilities employ the minimum required lighting to be able to utilize lowlight security cameras and facilitate the safe ingress/egress of any employee, customer, or contractor remaining on site. In order to reduce lighting glare, facilities do have the ability to vary bulbs, use full cut-off lighting fixtures, directionally focus lighting, and implement motion lighting. The ultimate application and mix of these strategies determined by facility and enduser requirements as well as community standards.

3. Will the amount of Data Center building and paving send polluted run-off into streams and County drinking water supplies? Don't Data centers also use huge amounts of chemicals for cooling water and cleaning, which will infiltrate the local environment?

No. Data Centers comply with local and state stormwater management programs and regulations that do not allow accelerated runoff from the site. Before construction occurs, stormwater and erosion controls are put into place. Data Centers also regularly use detention ponds to mitigate water displacement and erosion.

No. While legacy "open loop" cooling designs formerly used large amounts of water, this design has become outmoded based on cost and impact. Most data centers are migrating to closed loop or zero water cooling systems. In either case, only domestic water usage is required (i.e. – sinks and toilets.) If refrigerant is used, it is maintained in a separated, sealed line and only opened for a controlled recycling process.

4. If the Rural Area is exclusionary and continues an economic barrier to many, how does this CPA help people afford to live in Prince William?

The CPA is the most significant economic development initiative PWC has ever considered. One of the public benefits of this initiative is for the County to attain its longstanding goal of a 35%

commercial tax revenue base. This would not only reduce the County's current reliance on residential tax payers (enabling tax reductions), it would provide additional tax revenues to fund PWC priorities that have not been able to be funded – affordable housing programs and affordable transportation. Historically, there has not been sufficient funds left for residential tax reductions and these priorities, after funding the primary governmental functions of public safety, criminal justice, education, health and transportation. Affordable housing and broader transit programs throughout the County would be enhanced by the additional revenue. The anticipated increase in commercial tax revenue and jobs growth from this economic initiative are currently being calculated by County Staff.

5. Why pursue this Digital Gateway Corridor if we already have 10,000 acres of land still available in the Overlay District for data centers? Besides, isn't the need for data centers subsiding, so there is no reason to plan for data center growth in our County?

A recent County study reveals that there are only about 600 acres remaining that is available in the 8,700 acre data center overlay district that meet data center requirements. Much of this acreage is broken up into many smaller parcels. Indicative of the strength and vitality of the Data Center market, even with some 25+ million square feet of operating data centers, Loudoun County and its EDA (Economic Development Authority) are actively evaluating lands within Loudoun County to consider for additional "data center overlay" areas. Prince William must identify more suitable and available land in order to compete within this incredibly positive market. Data center operators want to continue their growth options in Prince William and view the PW Gateway location as ideally suited for their billions of dollars of investment. The Data Center Market Study prepared by the County's consultant (base urban economics) confirms the strong market demand for additional data centers, stating:

- Northern Virginia has the largest data center market in the U.S. Data centers in Northern Virginia make up 48 percent of the primary market inventory of data centers in the U.S.
- Real estate researchers predict continued market strength for the Northern Virginia data center market going forward. Experts say there is a practically unlimited demand in Northern Virginia for data centers. The high rate of growth in the sector will continue and be abated only by the lack of land availability.
- Data centers prioritize six key factors when selecting new sites for development: fiber connectivity, environment, access, access to electrical power, access to water, a skilled workforce, and incentives. Of these, the most critical is access to high bandwidth connectivity.
- By proximity to Loudoun County, but also in its own right, Prince William County provides companies and data center operators convenient access to the most interconnected network in the world.
- The primary drivers for data center real estate site selection are availability of power and access to fiber.

The following articles discuss a tremendous, ongoing need for data centers to serve our county's (the world's) insatiable demand:

- https://www.gray.com/insights/the-data-center-industry-is-booming/
- https://datacenterfrontier.com/the-outlook-for-enterprise-data-center-demand-in-the-pandemic-recovery/
- https://www.enterprisenetworkingplanet.com/data-center/data-center-trends/
- https://www.forbes.com/sites/bernardmarr/2021/10/25/the-5-biggest-cloudcomputing-trends-in-2022/
- 6. Pageland Lane is rural is it the right area for data centers?

Pageland Lane was rural 20 years ago but is no longer because of high volume of commuter and commercial truck traffic to and from Loudoun, the massive 250 ft wide Dominion Energy major transmission corridor, Luck Stone Quarry to the north, the 3 million sq ft Gainesville Crossing Data Center Campus across Route 29 to the south and the nearby suburban development to the west, along Heathcote Blvd. The family farming that has occurred for generations in our area is quickly becoming unsustainable. The electric power and data fiber corridors along Pageland Lane that already exist there now make this the most suitable area in all of Prince William for data centers. The County's traffic projections for 2040 WITHOUT THIS CPA predict 25,000 vehicle per day, which could trigger the same 4 lane road improvements proposed in the CPA (especially since the commuter vehicle trips are very concentrated to am and pm peak hours, and not spread out over a longer period).

7. Will the PW Digital Gateway proposal will allow undesirable, heavy industrial and warehouses throughout the corridor and into our "backyards"?

No. Specific language in the Comprehensive Plan Text proposed by the applicants will limit redevelopment in the Corridor to Data Centers only. See link to the submitted materials: <a href="https://eservice.pwcgov.org/planning/documents/CPA/Planning-1st\_Submission-CPA2021-00004-PW\_Digital\_Gateway-2021\_0311.pdf">https://eservice.pwcgov.org/planning/documents/CPA/Planning-1st\_Submission-CPA2021-00004-PW\_Digital\_Gateway-2021\_0311.pdf</a>

8. Will data centers lower the value of Heritage Hunt homes?

No. There will be no adverse effect on property values within Heritage Hunt. To the contrary, residential property values of every type in Loudoun proximate to the high-paying, low impact, data center corridors have soared. \$1.0+ million homes in Loudoun in the middle of Loudoun's data center corridor have tripled in value - here are a few Zillow examples of the Regency Neighborhood in Ashburn, which is surrounded by data centers:

43908 Loganwood Ct, Ashburn, VA 20147 | MLS #VALO435682 43999 Cobham Ct, Ashburn, VA 20147 | Zillow 43950 Vendome Ct, Ashburn, VA 20147 | Zillow 9. Will Heritage Hunt Residents or Battlefield visitors hear the humming of the data centers?

No. There will be acres of tree buffer setback and natural topographical mitigations. New technology in HVAC and other building systems has resulted in noise levels much lower than those in data centers 10-15 years ago.

10. Does this data center proposal offer a public benefit to PWC taxpayers?

Yes. PW Digital Gateway will be the greatest economic development initiative in PWC History. \$30 Billion in capital investment, thousands of constructions jobs, 3,000 permanent, high-paying tech jobs, and an estimated \$700 million in annual tax revenue to our County. This will result in lessening the burden on residential taxpayers, better schools, parks and County services. More than 80 percent of the County's current tax revenue comes from residential real estate taxes - that is not fair to those on fixed incomes, not balanced and not sustainable. This economic initiative will reduce this percentage to less than 70 percent.

MOSTLY DUE TO ITS SUCCESS WITH DATA CENTERS, LOUDOUN'S RESIDENTIAL REAL ESTATE TAX RATE IS 0.98 CENTS VS PWC'S \$1.05 - 20% LOWER. Loudoun County now collects \$600 Million from its data centers annually; in fact, Loudoun data centers rely on the very same Dominion Energy transmission lines that run along Pageland Lane. Prince William and Pageland are providing the essential power/backbone for data centers in LOUDOUN, not Prince William. Loudoun County currently has 25 million sq. ft. of data centers in operation. Despite that already robust presence, the Loudoun County Economic Development Authority is currently and aggressively pursuing significantly more lands within Loudoun to try and retain its market dominance of this precious, clean, fiscally positive, high tax-generating industry.

11. Will new unsightly transmission line corridors be needed to serve the proposed Data Centers in this PW Gateway Corridor?

No. The <u>existing</u> 250 ft wide corridor of High Voltage Dominion Transmission Towers in this Digital Gateway Corridor are sufficient.

12. Won't these Data Centers be hulking 4-7 floor structures towering over the landscape, Heritage Hunt, other surrounding homes, the Manassas Battlefield and Conway Robinson State Forest?

No. The data center buildings will typically be 1-2 floors (no greater than 3 floors) and will be context sensitive to adjacent uses as well as viewsheds from Manassas National Battlefield Park and Heritage Hunt. Balloon tests, extensive topographic and line-of-site studies will be required during rezoning and shared with the public. These will be used to determine the required site-specific building heights and forested buffers.

- 13. Will the PW Digital Gateway proposal allow other industrial uses beyond data centers in the corridor, such as warehouses, gas stations, landscape businesses, recycling plants, asphalt plants, supply chain fulfillment centers and other undesirable truck and traffic-driven industries?
  - No. The carefully drafted, specific Comprehensive Plan restrictions that have been proposed specifically preclude new uses other than data centers.
- 14. Do the new data centers require "grey water" from sewer treatment plants? There is no infrastructure in Prince William to provide it.
  - No. "Grey water" (partially treated and non-potable water) is not used by any data centers in Prince William County and the new data centers in PW Digital Gateway are not planning to use "grey water".
- 15. Will the forests along Pageland Lane will be destroyed?
  - No. The vast majority of land within the Corridor consists of open, long-farmed fields and residence yards, not forests; however, the Comprehensive Plan text will require forested buffers (through preservation or reforestation) along the perimeters of individual data center sites (pods).
- 16. Why are we building roads in rural Prince William County where we don't want them?
  - New roads are not proposed by the Landowners. Instead, segments of existing Pageland Lane and Old Sudley Road will be widened and made safer.
- 17. Why are we putting water and sewer lines out to data centers in rural Prince William County where we don't need them? It's extremely expensive and will be paid for by the citizens.
  - The private data centers will pay the costs necessary to extend public water and sewer infrastructure that now exists on adjacent properties. The Service Authority confirms that this will be done without subsidy by or financial impact to its existing customers. These lines will not leapfrog other across/rural lands to serve the data centers.
- 18. Don't data centers use massive amounts of water which will affect residential water usage?
  - No. Water will be supplied by the Service Authority, with no impact on existing customer usage. Specific Comprehensive Plan text is proposed ensuring that data center water-cooling systems are "closed loop". These state-of-the-art systems internally recycle water, reducing dramatically the use of public water and sewer service.

19. Little Bull Run is a tributary to the Occoquan Reservoir (a source of drinking water for much of Northern Virginia) and data center development in this area will cause terrible water impacts.

The land draining to this portion of Little Bull Run will be subject to much greater environmental and storm water regulation and protection imposed with the rezoning and development processes for data centers. In fact, there will be significantly more review and regulation designed to protect our sensitive environmental features, water and drinking water than under existing agricultural and farming practices/regulations.

20. Will Industrial uses in the area will dramatically increase the amount of stormwater and pollution runoff into nearby waterways?

No. There will be no new traditional industrial uses allowed - data centers only. Federal, State and local regulations will ensure that increased stormwater runoff does not occur to our sensitive water ways and our precious water resources.

21. Will Data Centers cause water shortages in the groundwater and local wells - including the Heritage Hunt Golf Course irrigation system?

No. Data Centers will not use ground water from the local aquifers and will have no impact on nearby wells or the golf course irrigation system. The farms and homes along Pageland Lane that now, and in the future, will use wells will be replaced by data centers that do not use wells that draw groundwater. This will have a positive effect on the local aquifer, groundwater and wells.

22. Has the Rural Area designation along Pageland Lane helped to temper any increase in the already stifling traffic that transits the Manassas Battlefield Park each day?

No. The Rural Area designation has not prevented the stifling traffic on Route 29 in the Battlefield Park, Pageland Lane, Old Sudley Road and Gum Springs Road. County staff have predicted that, absent approval of the CPA, traffic will still increase along Pageland Lane to 25,000 vehicles per day by 2040. Similar increases will be experienced within the Battlefield Park. However, with approval of the CPA, road improvements will divert traffic around the Battlefield Park via Pageland Lane and the northern segment of the planned Battlefield Bypass (Sudley Road from Pageland to Gum Springs). These road improvements are almost identical to one half of the road improvements shown in the official 2008 Battlefield Park General Master Plan.

PW Digital Gateway FAQ's January 12, 2022 Page 7

For more objective, fact-based information, please see:

Link to County Website – Planning-Ist Submission-CPA202I-00004-PW Digital Gateway-2021 0311.pdf (pwcgov.org)

Link to PW Digital Gateway - <a href="https://www.pwdigitalgateway.com/">https://www.pwdigitalgateway.com/</a>

### Link to Pageland Lane video -

 $\underline{\text{https://www.dropbox.com/s/cvf3ioi648jpxgx?Final\%20Damage\%20Continues\%20on\%20Pageland.mp4?} \\ \underline{\text{dl=0}}$ 

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