christopher consultants

May 16, 2022

Mr. Bryce Barrett
Senior Planner
Prince William County Planning Office
5 County Complex Court, Suite 210
Prince William, VA 22192

RE: 4th Submission of Post-Initiation Materials for Comprehensive Plan Amendment CPA #2021-00004 (PW Digital Gateway Corridor)
christopher #20143

Dear Mr. Barrett:

Please find enclosed the following items:

- Revised and shortened *Special Planning Area Corridor Plan* text (with five (5) map exhibits – including a new map showing Tree Canopy Protection and Afforestation Areas)
- Line of sight/digital massing studies for the Snyder and Ghadban properties, which show that data centers will not be seen from the Battlefield or Heritage Hunt, if appropriate height limitations are imposed.

This proposed plan text continues to propose the following Long-Range Land Use designations for the 2,133 +/- acre corridor:

- 43 +/- acres remain Agriculture/Forestry/Low Density Residential
- 90 +/- acres replanned to POS (in anticipation of the Commonwealth's future expansion of Conway Robinson State Forest and the establishment of a County trailhead park)
- 2,000 +/- acres replanned to TF (to accommodate data centers at an overall intensity of 0.30 FAR, calculated upon the overall gross acreage planned TF – including ER designated land)
- ER is extended along one stream RPA (to coincide with the recent County 2040 Draft LRLU map)

If the Corridor Plan is implemented generally as shown on Exhibit A to the text, 35 percent or more of the gross land area within the corridor will be open space.

Adoption of this proposed Plan Amendment will enable Prince William County to realize these significant public benefits:

1. Increase in public outdoor passive recreation opportunities
2. Increase in the acreage of parkland (local and federal)
3. Increase in the acreage of protected natural resource area open space

4. Increase in acreage of protected riparian forest along major streams within the Occoquan Watershed
5. Increase in the mileage of public pedestrian, bike and equestrian trails
6. Increase in the acreage of State Forest
7. Increase in the commercial tax base

We look forward to continuing to work with you and other County staff. We are available for meetings (Zoom or in person) to answer questions or discuss the CPA application. Thank you for your courtesies in this regard.

Sincerely,

Michael S. Kitchen, P.E.
Vice President

cc: Tony Calabrese
John L. McBride
Mary Ann Ghadban
Chad Baird
Mark Looney
Jonelle Cameron
Nick Blessing
Chris Curtis
Eric Siegel

Enclosures

#5308186v2

christopher consultants

May 16, 2022

Mr. Bryce Barrett
Senior Planner
Prince William County Planning Office
5 County Complex Court, Suite 210
Prince William, VA 22192

RE: 4th Submission of Post-Initiation Materials for Comprehensive Plan Amendment CPA #2021-00004 (PW Digital Gateway Corridor)
christopher #20143

Dear Mr. Barrett:

Please find enclosed the following items:

- Revised and shortened *Special Planning Area Corridor Plan* text (with five (5) map exhibits – including a new map showing Tree Canopy Protection and Afforestation Areas)
- Line of sight/digital massing studies for the Snyder and Ghadban properties, which show that data centers will not be seen from the Battlefield or Heritage Hunt, if appropriate height limitations are imposed.

This proposed plan text continues to propose the following Long-Range Land Use designations for the 2,133 +/- acre corridor:

- 43 +/- acres remain Agriculture/Forestry/Low Density Residential
- 90 +/- acres replanned to POS (in anticipation of the Commonwealth's future expansion of Conway Robinson State Forest and the establishment of a County trailhead park)
- 2,000 +/- acres replanned to TF (to accommodate data centers at an overall intensity of 0.30 FAR, calculated upon the overall gross acreage planned TF – including ER designated land)
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If the Corridor Plan is implemented generally as shown on Exhibit A to the text, 35 percent or more of the gross land area within the corridor will be open space.

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1. Increase in public outdoor passive recreation opportunities
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3. Increase in the acreage of protected natural resource area open space

4. Increase in acreage of protected riparian forest along major streams within the Occoquan Watershed
5. Increase in the mileage of public pedestrian, bike and equestrian trails
6. Increase in the acreage of State Forest
7. Increase in the commercial tax base

We look forward to continuing to work with you and other County staff. We are available for meetings (Zoom or in person) to answer questions or discuss the CPA application. Thank you for your courtesies in this regard.

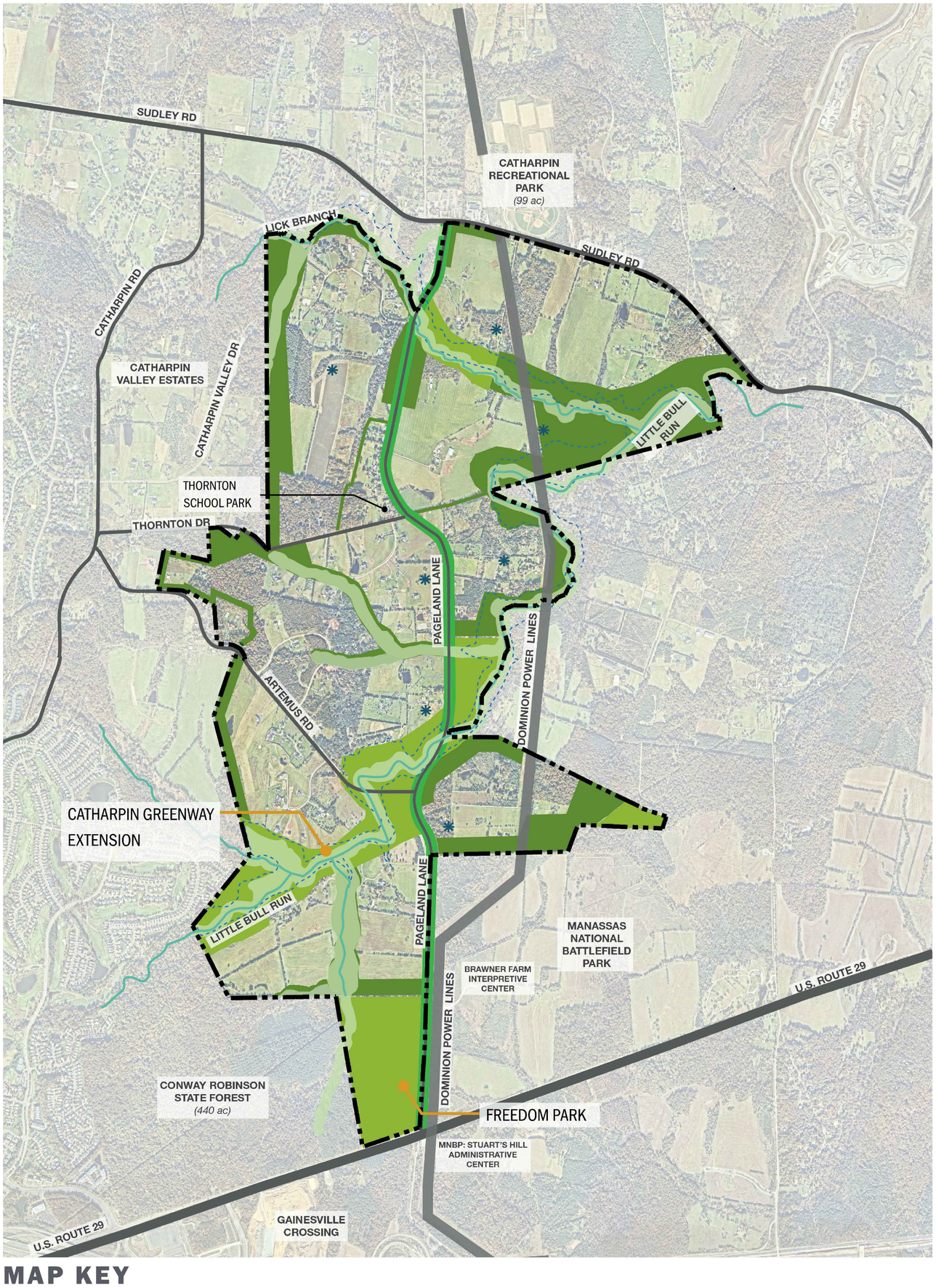
Sincerely,

Michael S. Kitchen, P.E.
Vice President

cc: Tony Calabrese
John L. McBride
Mary Ann Ghadban
Chad Baird
Mark Looney
Jonelle Cameron
Nick Blessing
Chris Curtis
Eric Siegel

Enclosures

#5308186v2



MAP KEY

EXISTING CONDITIONS

- Resource Protection Area
- 100-yr Floodplain
- Cemetery

PROPOSED PWC DG ENHANCEMENTS

- Additional Undeveloped Area
- Public Parkland
- Pageland Lane Enhanced Streetscape

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

PROJECT
PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
#CPA2021-00004

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

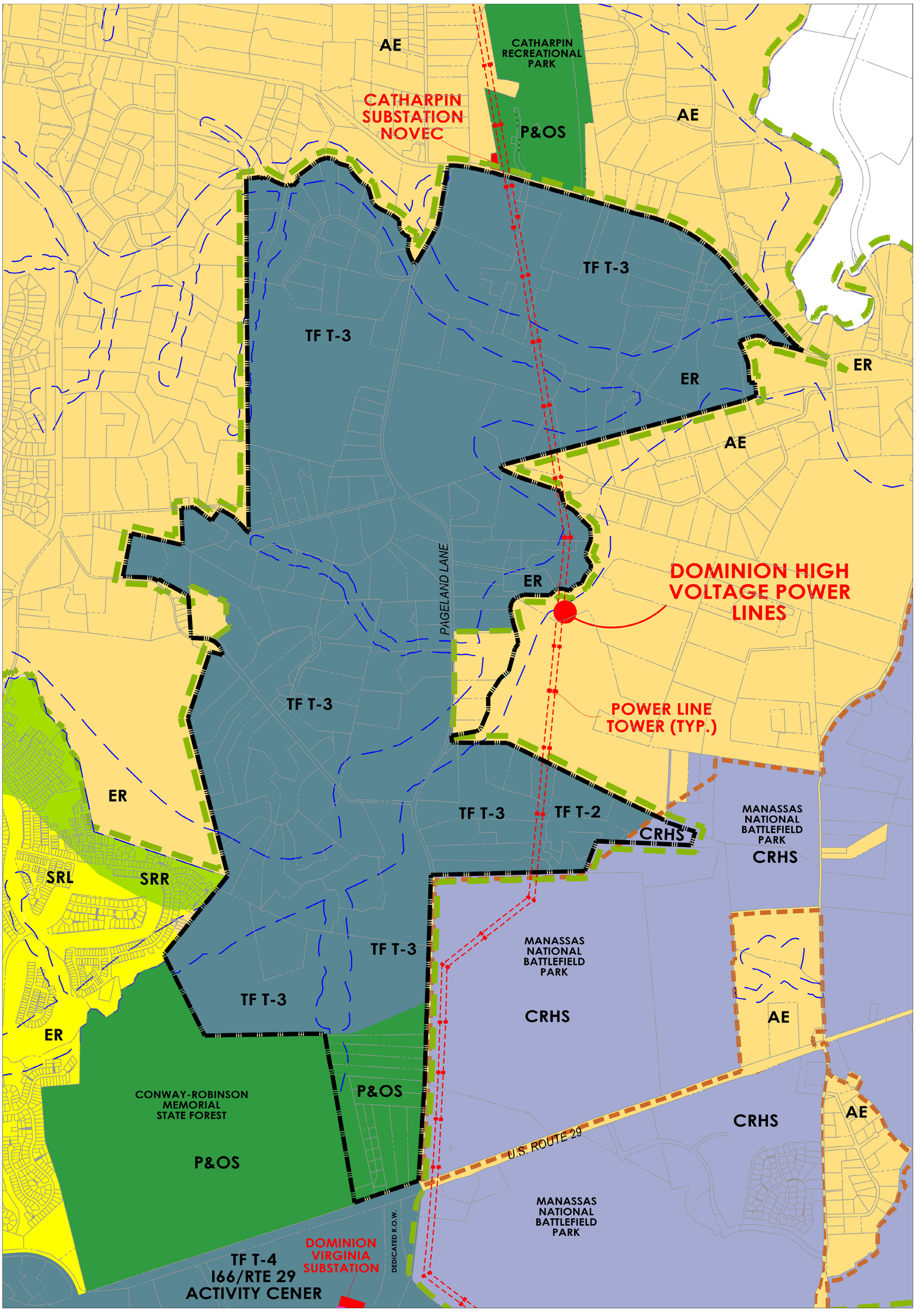
LANDDESIGN PROJECT 2022051

SCALE
VERT: N/A
HORZ: 1"=1000'
0 500' 1000' 2000'

SHEET TITLE
PROTECTED OPEN SPACE

SHEET NUMBER
A

ORIGINAL SHEET SIZE: 24" X 36"



MARK	DATE	DESCRIPTION
	2021-11-02	POST INITIATION SUBMISSION
	2022-01-12	2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.02.00
DRAWING No.: 111099
DATE: 05-07-2021
SCALE: 1" = 500'
DESIGN: SG/CB
DRAWN: SG/CB
CHECKED: MK

SHEET TITLE: PROPOSED LONG RANGE LAND USE

SHEET No. B

PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT
#CPA2021-00004
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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9301 innovation dr
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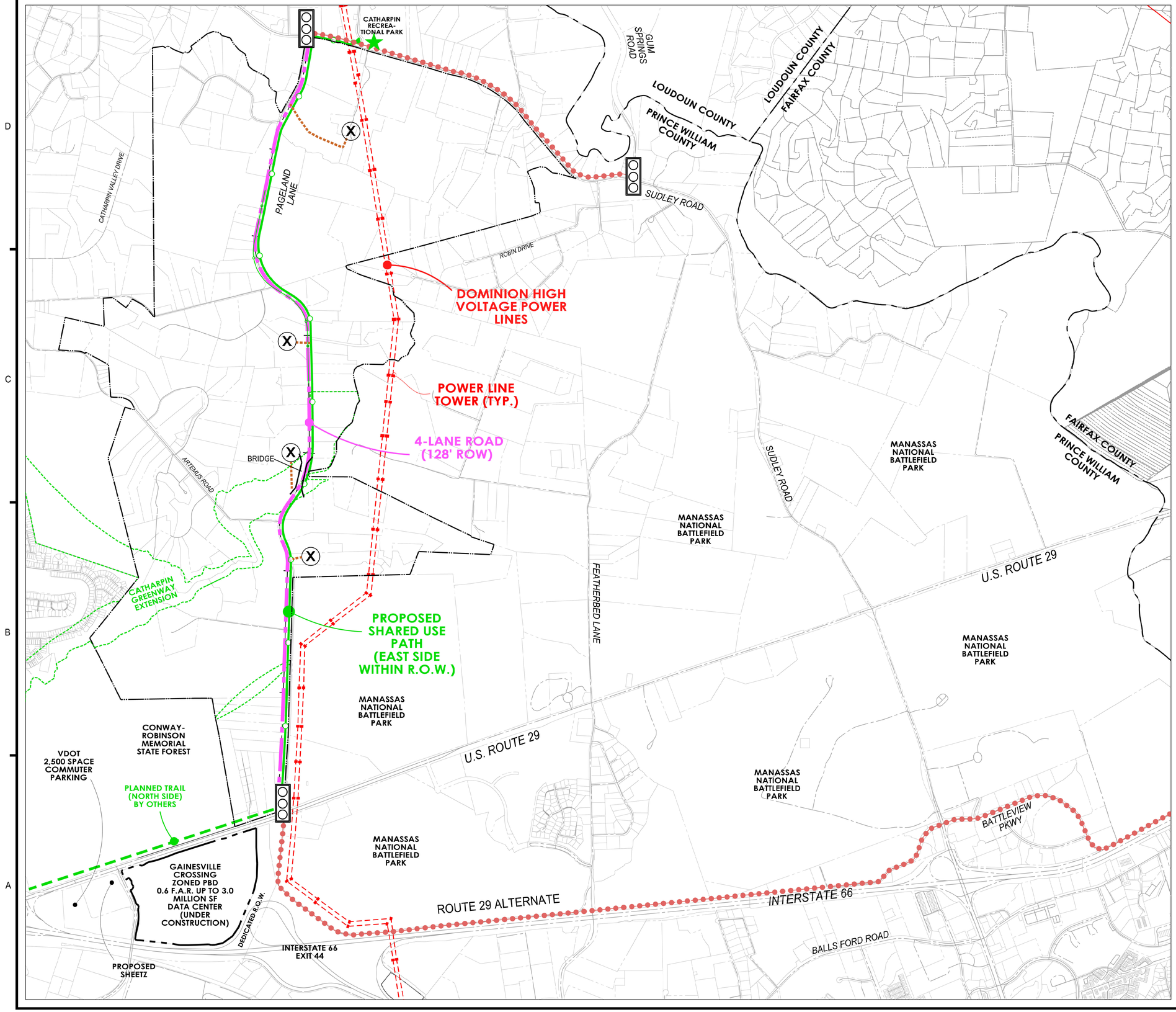
engineering • surveying • land planning



NORTH

LEGEND

- CPA APPLICATION BOUNDARY
- 4-LANE DIVIDED ROAD (MA1) WITH SHARED USE PATH (EAST SIDE)
- MANASSAS BATTLEFIELD BYPASS (4-LANES NORTH AND SOUTH)
- PROPOSED SHARED USE PATH (EAST SIDE WITHIN R.O.W.)
- PLANNED TRAIL (NORTH SIDE) BY OTHERS
- CATHARPIN GREENWAY EXTENSION
- UNFINISHED RAILROAD PARK AND TRAILHEAD
- FINAL LOCATION OF PATHWAY CROSSING OF SUDLEY ROAD TO BE DETERMINED
- TRAILS CONNECTING TO CEMETERIES
- CEMETERY
- TRAFFIC LIGHT
  - A TRAFFIC LIGHT IS CURRENT LOCATED AT THE INTERSECTION OF PAGELAND LANE AND U.S. ROUTE 29.
  - A TRAFFIC LIGHT & RIGHT TURN LANE HAS BEEN APPROVED AND FUNDED FOR THE INTERSECTION OF PAGELAND LANE AND SUDLEY ROAD.
  - A TRAFFIC LIGHT IS CURRENTLY AT THE INTERSECTION OF SUDLEY ROAD AND GUM SPRINGS ROAD.

1000 500 0 1000 2000
GRAPHIC SCALE
1" = 1000'

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PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

#CPA2021-00004

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	2021-11-02	POST INITIATION SUBMISSION
	2022-01-12	2nd POST INITIATION SUBMISSION

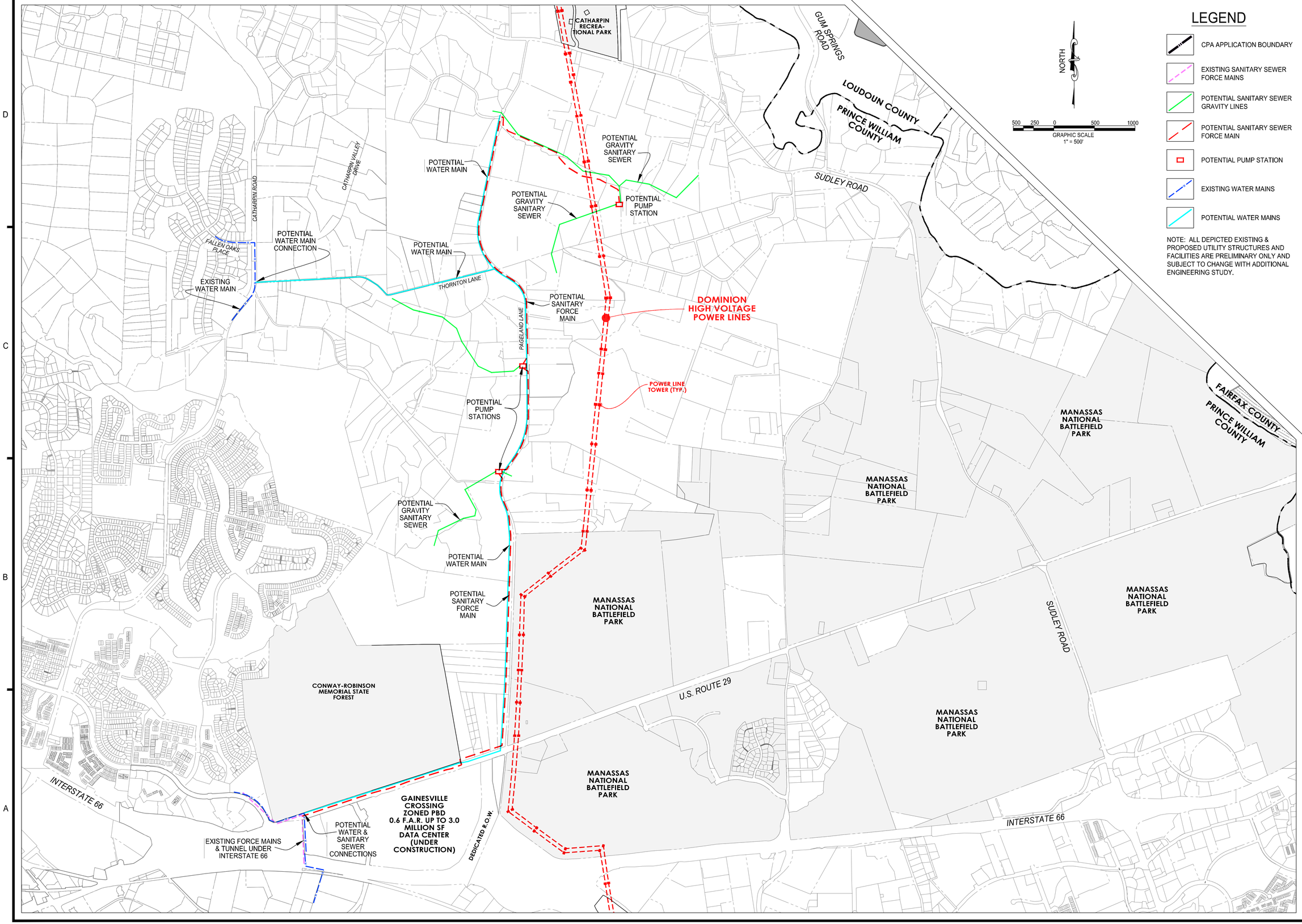
PROJECT No.: 20143.002.00
DRAWING No.: 111099
DATE: 05-07-2021
SCALE: 1"=1000'
DESIGN: SG
DRAWN: SG
CHECKED: MK

SHEET TITLE:

MOBILITY NETWORK

SHEET No.

C



LEGEND

- CPA APPLICATION BOUNDARY
- EXISTING SANITARY SEWER FORCE MAINS
- POTENTIAL SANITARY SEWER GRAVITY LINES
- POTENTIAL SANITARY SEWER FORCE MAIN
- POTENTIAL PUMP STATION
- EXISTING WATER MAINS
- POTENTIAL WATER MAINS

NOTE: ALL DEPICTED EXISTING & PROPOSED UTILITY STRUCTURES AND FACILITIES ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE WITH ADDITIONAL ENGINEERING STUDY.

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PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

#CPA2021-00004

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

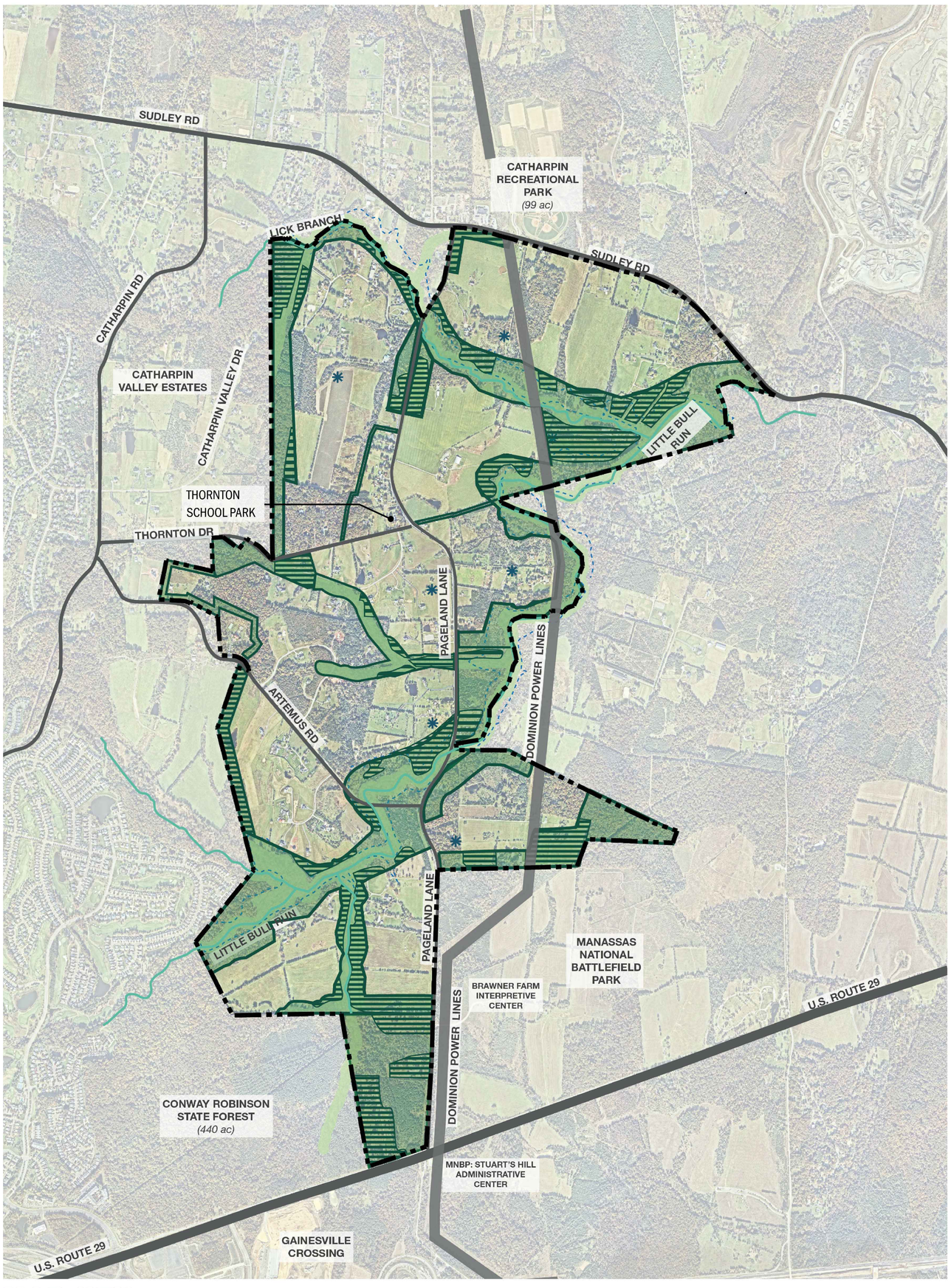
PROJECT No.: 20143.002.00
DRAWING No.: 111099
DATE: 2022-01-12
SCALE: 1"=500'
DESIGN: SG
DRAWN: SG
CHECKED: MK

SHEET TITLE:

WATER AND SEWER INFRASTRUCTURE MAP

SHEET No.

D



MAP KEY

EXISTING CONDITIONS

- Resource Protection Area
- 100-yr Floodplain
- Cemetery

PROPOSED PWC DG ENHANCEMENTS

- Preserved Tree Canopy Cover
- Potential Afforestation Area

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

PROJECT
PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

#CPA2021-00004
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

LANDDESIGN PROJECT 2022051

SCALE VERT: N/A HORZ: 1"=1000'
0 500' 1000' 2000'

SHEET TITLE
TREE CANOPY PRESERVATION AND AFFORESTATION

SHEET NUMBER
E

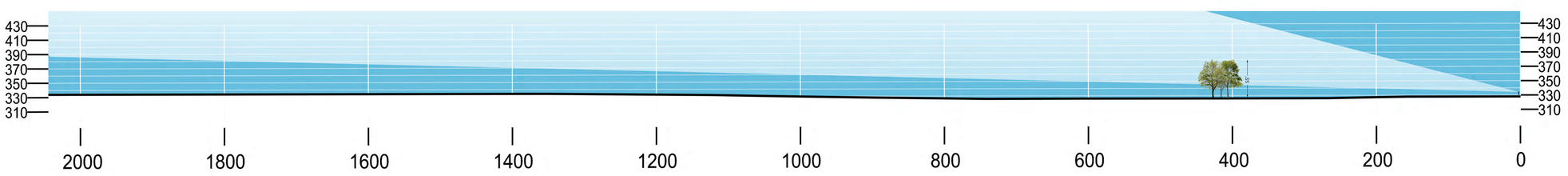
ORIGINAL SHEET SIZE: 24" X 36"

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

300 150 0 300 600
GRAPHIC SCALE
1" = 300'

NORTH



ELEVATION

SIGHTLINE DISTANCE (FEET)

SITE SECTION

60 30 0 60 120
GRAPHIC SCALE
1" = 60'

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GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.

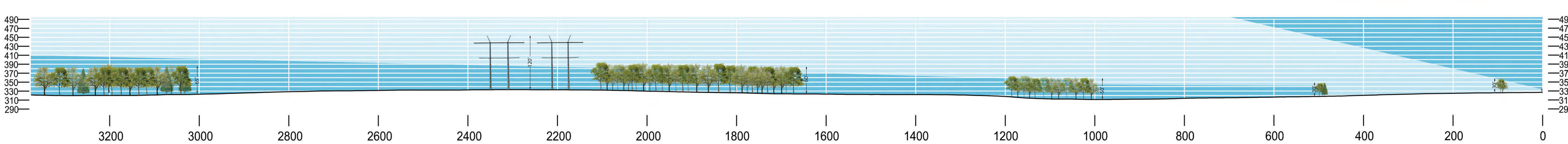
1

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE
1" = 400'

NORTH



ELEVATION

SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE
1" = 100'

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p 703.393.9887
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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 04/28/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

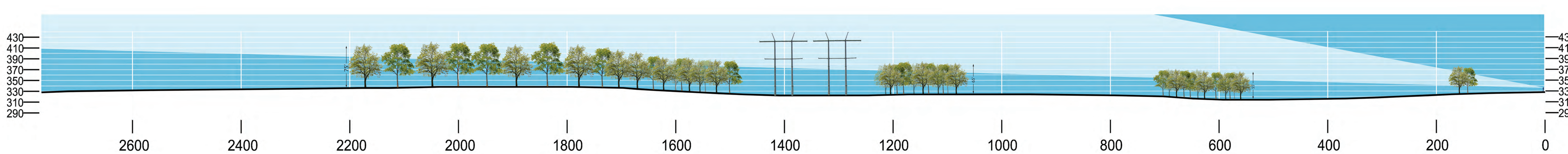
SIGHTLINE EXHIBIT

SHEET No.
2

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

300 150 0 300 600
GRAPHIC SCALE
1" = 300'
NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

75 37.5 0 75 150
GRAPHIC SCALE
1" = 80'

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GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK | DATE | DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

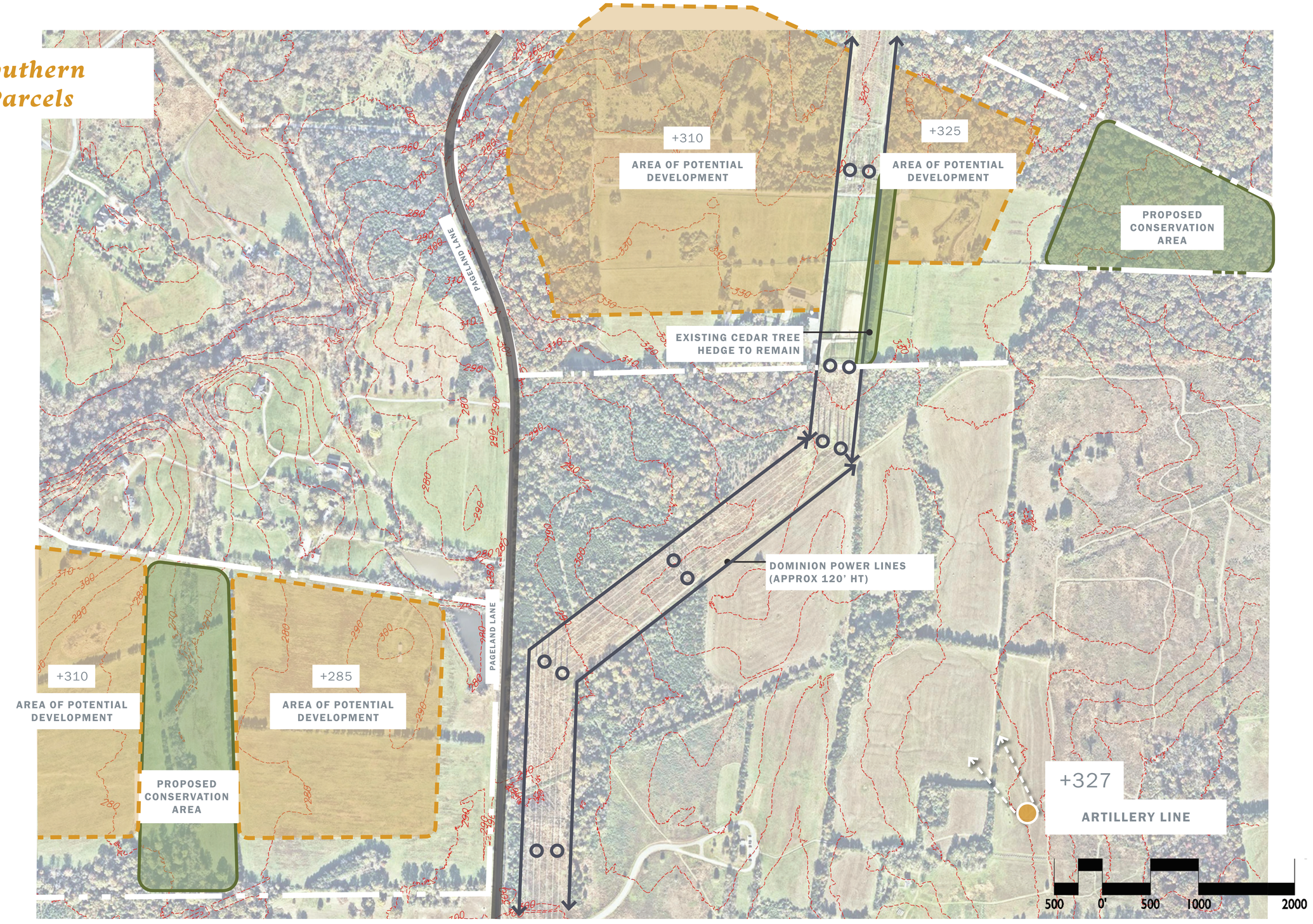
SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.

3

Southern Parcels



VISUAL IMPACT STUDY - BRAWNER HOUSE - ARTILLERY LINE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House - Artillery Line

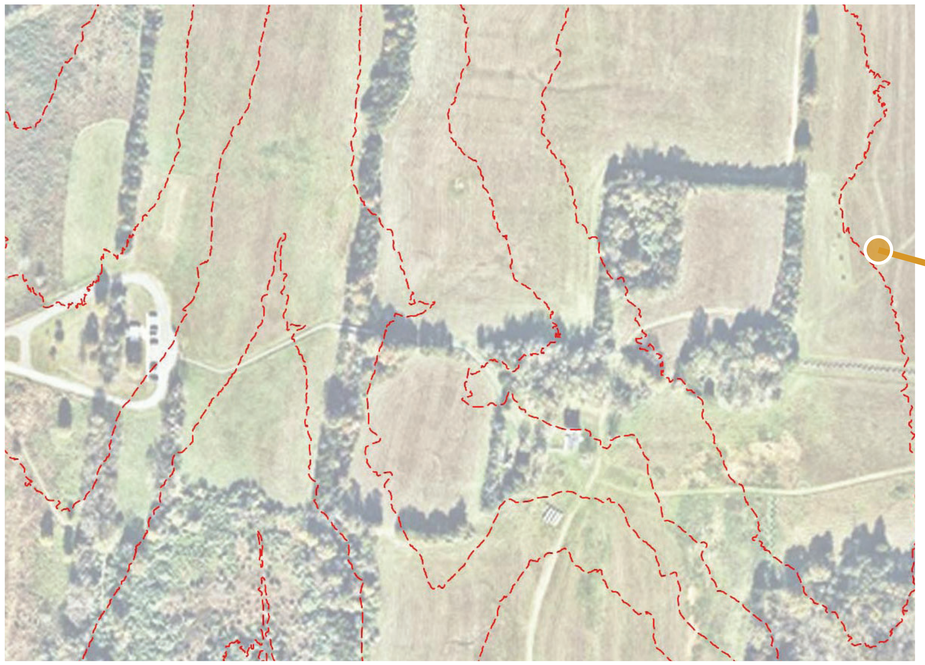


PHOTO TAKEN 3/29/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ARTILLERY LINE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House - Artillery Line

PHOTO TAKEN 3/29/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ARTILLERY LINE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

VISUAL IMPACT STUDY - BOUNDARY TREE SITE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Boundary Tree

PHOTO TAKEN 3/29/2022

VISUAL IMPACT STUDY - BOUNDARY TREE SITE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Boundary Tree

PHOTO TAKEN 3/29/2022

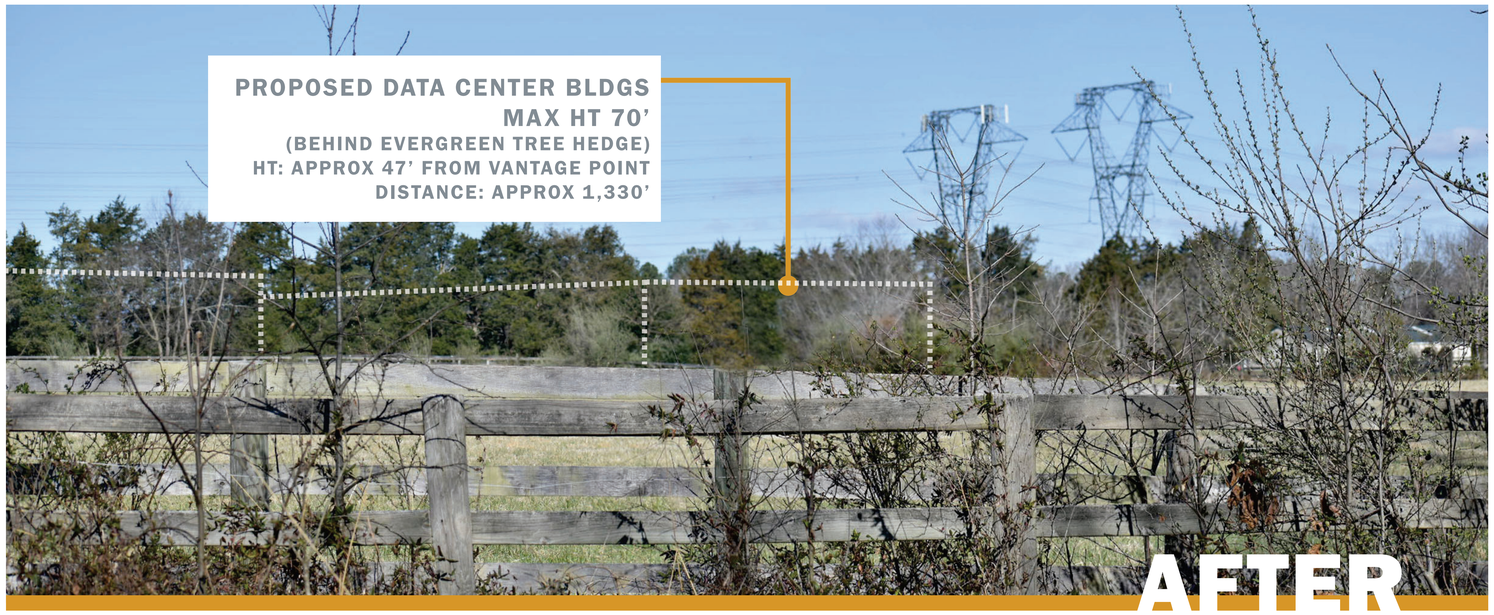
VISUAL IMPACT STUDY - BOUNDARY TREE SITE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Boundary Tree

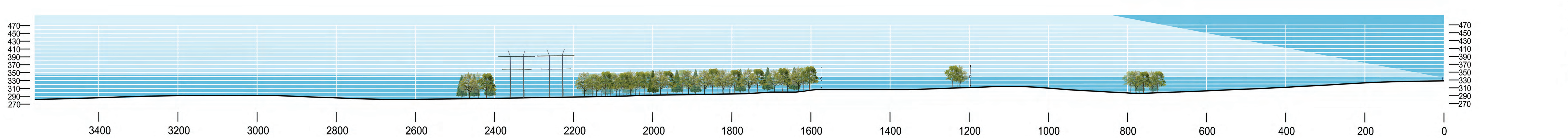


AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE 1" = 300'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE 1" = 100'

christopher consultants
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manassas, va 20110
p 703.393.9887
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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK | DATE | DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

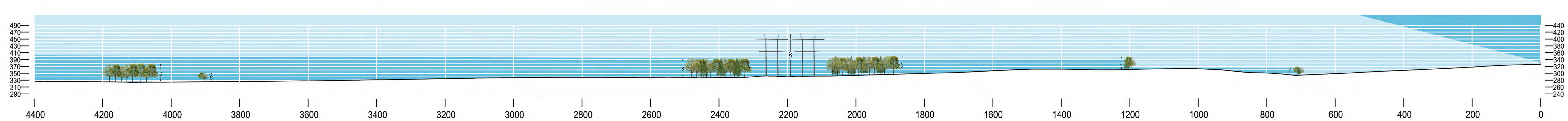
SHEET No.

11

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE 1" = 400'



SITE SECTION

GRAPHIC SCALE 1" = 120'

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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 04/28/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

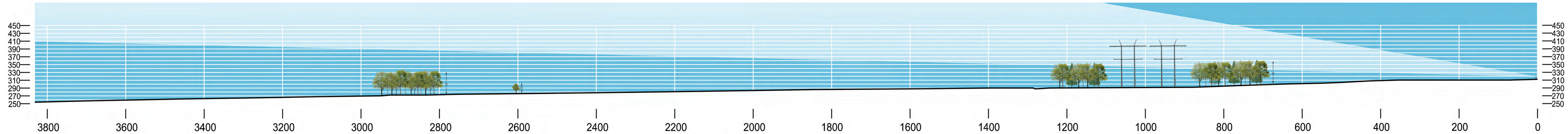
SIGHTLINE EXHIBIT

SHEET No. 12

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE 1" = 300'



SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE

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manassas, va 20110
p 703.393.9887
engineering • surveying • land planning

PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.

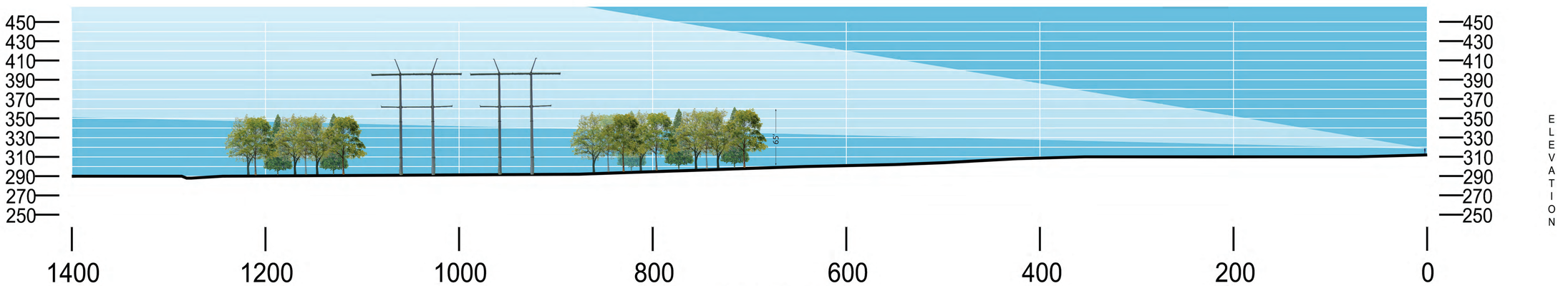
13

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

300 150 0 300 600
GRAPHIC SCALE
1" = 300'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

50 25 0 50 100
GRAPHIC SCALE

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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.
14

VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House

PHOTO TAKEN 4/25/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House

PHOTO TAKEN 4/25/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House

PHOTO TAKEN 4/25/2022

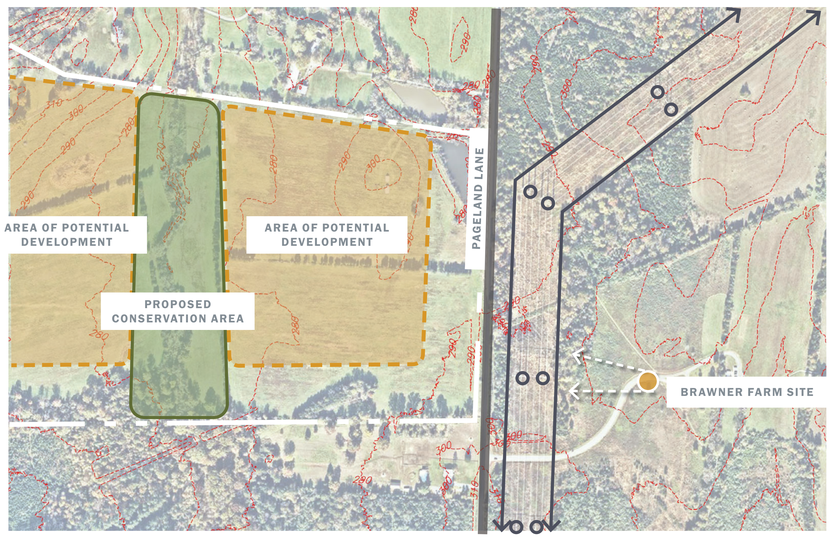
VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House



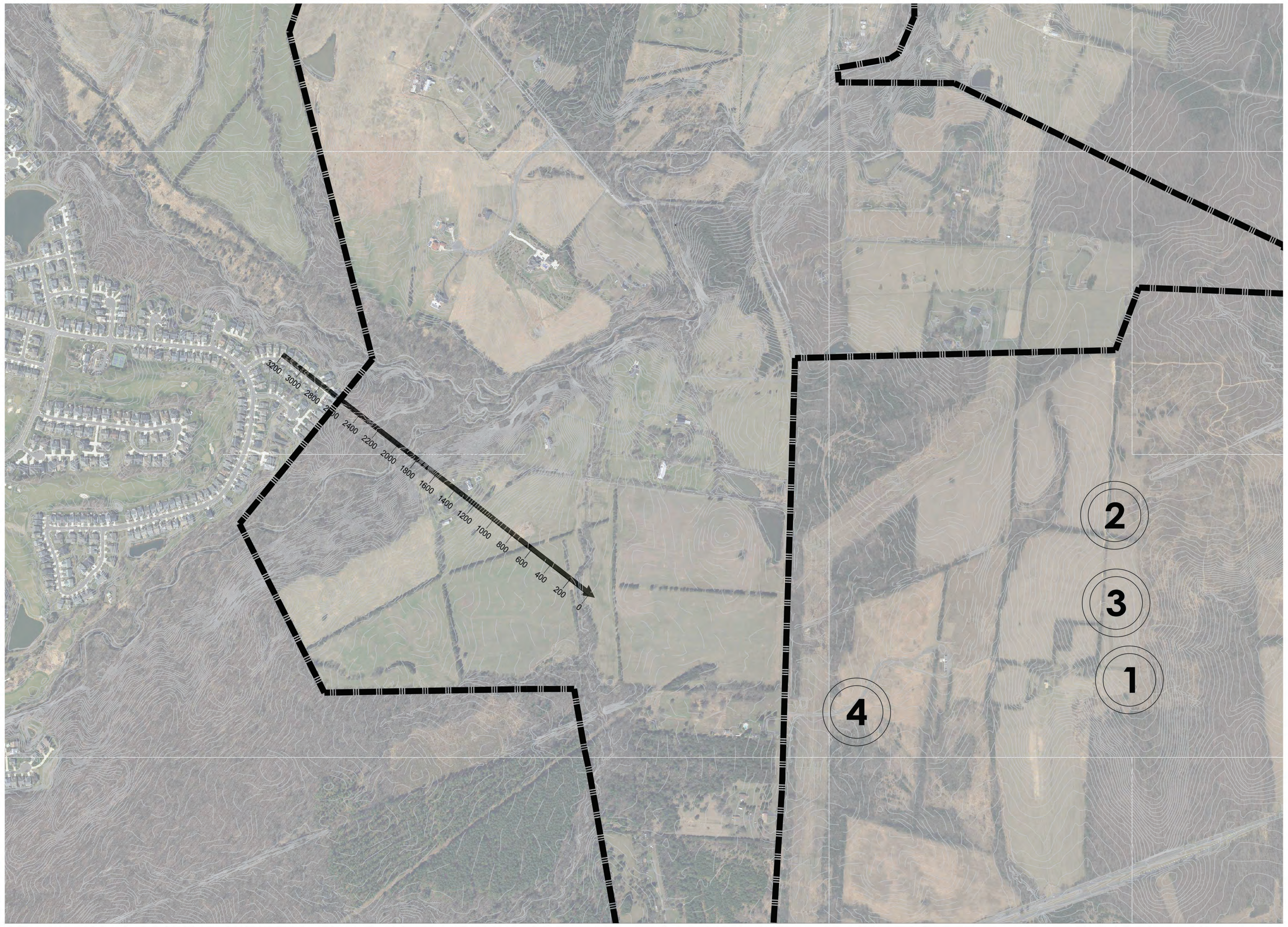
VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

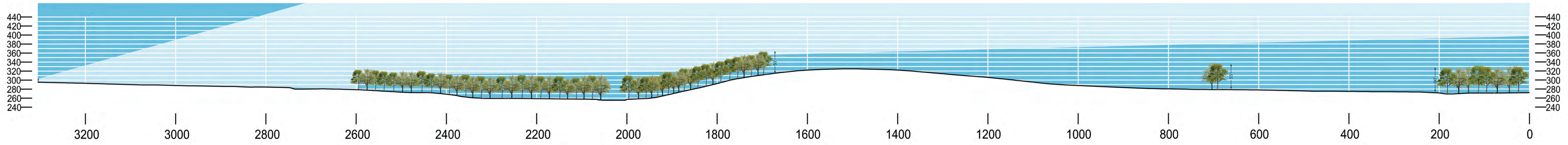
VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET



CONTEXT PLAN



ELEVATION

SIGHTLINE DISTANCE (FEET)

SITE SECTION

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

PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 04/28/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

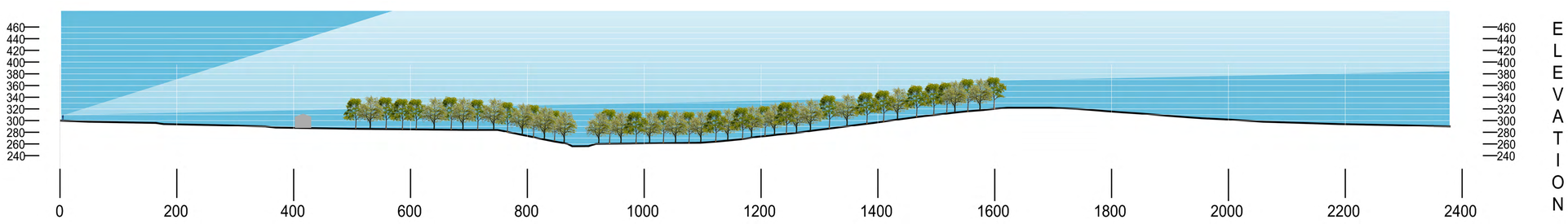
SHEET No.
20

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

300 150 0 300 600
GRAPHIC SCALE
1" = 300'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

75 37.5 0 75 150
GRAPHIC SCALE
1" = 75'

This plan is preliminary in nature and is subject to change based on site surveying and final site engineering.

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9301 innovation dr
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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111430
DATE: 03/20/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No
21

Prince William Digital Gateway
Special Planning Area
Corridor Plan
5/16/2022

Purpose and Vision

This addition of land to be reserved for Targeted Industry employment use in the Gainesville Regional Activity Center (through an extension of the I-66/Route 29 Activity Center) is primarily an economic development initiative that will enable the County to both sustain a 35% sustainable, diversified commercial tax base as well as enhance the overall local economy. Allocating additional land for new data centers is critical to ensure future economic growth and financial health for Prince William. This will allow the County to compete on a national and regional basis for new high-tech investment, jobs and facilities. Being viewed as a "high-tech County" will not only enhance the local economy and create jobs, it will benefit George Mason University, Northern Virginia Community College and the *Science and Technology Employment Center @ Innovation*.

The Corridor is uniquely suitable for Data Centers. Sites located within one mile of existing high-voltage electric transmission and fiber optic corridors are considered optimal for data centers, because less new infrastructure is needed. The Corridor has large undeveloped parcels with great potential redevelopment to clustered data center campuses, building upon the other nearby data center campuses within the adjacent I-66/Route 29 Activity Center. Data centers, compared to other types of commercial uses, result in fewer vehicle trips, lower lighting levels and less outdoor noise.

Reserving the Corridor for data center use will take pressure off commercially-zoned properties elsewhere, encouraging their use by other important Targeted Industry employment uses – such as life sciences industry, bio-medical research, industrial flex, industrial and specialized logistics/supply chain facilities. This diminishes the chance of a "data center only" economy. Allowing data centers here will also relieve the pressure for data centers elsewhere in less suitable locations.

This Corridor Plan is intended to create a more balanced mix of employment, retail and residential uses in the overall Gainesville Regional Activity Center, in a manner which emphasizes the preservation of abundant natural open space, the establishment of new public outdoor recreation areas, and the context-sensitive siting of data centers at a transitional overall gross land area intensity of not more than 0.30 FAR. Substantial contiguous acreage available for redevelopment, a close proximity to Dominion Virginia Power's high voltage major transmission corridor, and on-site multiple fiber optic availability combine to provide a unique opportunity to achieve long-term County objectives related to economic development and the Strategic Plan , while protecting, preserving, and enhancing the natural ecosystem. This Corridor Plan seeks to shape a new *high-tech* identity for Prince William and to establish a unique *sense of place* in Gainesville, one which harmonizes the importance of both nature and technology.

Without this plan guidance and its associated implementation, many of the environmental and cultural resources within the Corridor will continue to degrade over time. It is unlikely the current development pattern will continue.

Implementation of the Corridor Plan recommendations will establish an interconnected hierarchy of greenway parks, local history-oriented community parks, multi-use trails, trail head parking areas, and private open space, which is intended to preserve and enhance the significant environmental and cultural assets found within the Corridor – such as Little Bull Run, Catharpin Creek, Lick Branch, Conway-Robinson State Forest and the Manassas National Battlefield Park. New public parks will connect and highlight a variety of cultural and natural resources that are protected, researched, interpreted and opened to the public. An extensive multi-use public trail network (accommodating bicycle, pedestrian, orienteering, and equestrian uses) will connect and provide access to new cultural and natural resource parks, generally as shown on Exhibits A (Protected Open Space) and C (Mobility Network).

New non-public uses in the Corridor shall be limited to data centers, at a maximum overall gross land area intensity of 0.30 FAR for the entire Corridor. This lower transitional level of development is approximately 1/3 of that allowed in the Data Center Opportunity Zone Overlay District and 1/2 of that established in the adjacent Gainesville Crossing data center campus (which is located across Route 29 and abuts the Manassas National Battlefield Park). A transition to a lower intensity of development within the Corridor is appropriate, given the close proximity of the Manassas National Battlefield Park, Conway-Robinson State Forest and three major tributaries of Bull Run. This lower intensity and the "enhanced practices" recommended herein, are intended to result in (i) lower building heights where warranted to protect important viewsheds, (ii) appropriately-sized natural area setbacks from properties abutting the perimeter of the Corridor, and (iii) the preservation of protected public and private open space in natural area corridors and on important historic interpretative sites. This protected open space includes an extension of the Catharpin Greenway Linear Park; an enlargement of the Manassas National Battlefield Park, the establishment of a community park highlighting the minority community history of the "Settlement" and the Thornton Schoolhouse, and an expansion of Conway-Robinson Forest.

The design of data centers in the Corridor should be context-sensitive and responsive to adjacent uses and activities. Building heights for individual data centers should be established based on the site's existing and/or proposed topography and vegetation (informed by detailed viewshed studies performed with each site-specific zoning review). Screening techniques such as berming, afforestation and preservation of existing tree canopies should be employed in areas where there are viewshed impacts from Manassas National Battlefield Park (to the east), as well as Heritage Hunt and Catharpin Valley (to the west). Where appropriate, height suitability to protect specific viewsheds should be evaluated during rezoning, using LIDAR (Light Detection and Ranging) technology-assisted line-of-sight analyses, drone vertical horizon visual testing, Augmented Reality, massing digital imaging, or other similar techniques and technologies.

This purpose and vision can only be accomplished if certain key land use and development "enhanced practices" are utilized. These recommended objectives and standards are intended to be

in addition to (and not a replacement of) other applicable Comprehensive Plan recommendations and County Ordinance Standards.

Proposed rezoning applications which implement this Corridor Plan are encouraged to be creative and will be reviewed for enhanced implementation, proffers and impact mitigation strategies. A heightened emphasis on environmentally sensitive design, including the use of indigenous plants and the preservation of environmental resources is appropriate, in order to ensure that the data centers blend into their natural surroundings. Innovative ways to deploy energy and water saving technologies is encouraged.

Long-Range Land Use

The Long-Range Land Use Map implements a unique purpose and vision for the 2,133 acre Prince William Digital Gateway Special Planning Area. See Exhibit B (Proposed LRLU Map). The Environmental Resource ("ER") designated area is extended along one stream RPA. The ER designation will be instrumental in establishing, through conditional rezoning, specific public and private protected natural open spaces. Most of the land within the Corridor (approximately 2,000 acres) is planned Technology/Flex ("TF"), with low intensity levels that are commensurate with the integration of natural and cultural resources. Approximately 43 acres remain planned Agricultural Estate (AE) and approximately 90 acres is planned Parks and Open Space (POS), to establish a new local park (Freedom Park, shown on Exhibit A) and to recognize state, local and private efforts to expand Conway Robinson State Forest.

New non-public uses within the Corridor will be limited to data centers, at a maximum overall gross land area intensity of no more than 0.30 FAR for the entire Corridor. This includes a limitation of secondary office use to ten percent of overall building floor area. Stand-alone office uses are prohibited, although office uses supportive of and accessory or secondary to data centers are permitted when located within a data center building. Transects T-3 and T-2 are intended to shape the transition of intensities within the Corridor to be compatible with nearby natural and cultural resources. The specific location, size and boundaries of public parks and private open space will be determined during the site-specific conditional zoning process. However, the location, scope and extent of parks, trails and open spaces that are determined at rezoning should be in substantial conformance with Exhibits A (Protected Open Space) and C (Mobility Network). If implemented generally as shown on Exhibit A, this Plan will result in at least 35 percent of the gross land area within the Corridor being Open Space.

Key Policies and Recommendations

- **Mobility Connections**
    - Upgrade Pageland Lane within the Corridor to a MA-1 (128 ft. ROW) 4 lane cross section, intersecting Sudley Road in a manner which will enhance safe vehicular and pedestrian access to Catharpin Park. Improvements to Pageland Lane and Sudley Road, as well as the construction by others of the Route 29 Alternate, are consistent with the National Park Service plan for a "Battlefield By-Pass," to relieve commuter and commercial truck cut-through traffic in the Manassas National Battlefield Park. These local road improvements are also consistent with County objectives to provide better

local north-south local access to relieve the overburdening of nearby rural local collector roads. See Exhibit C (Mobility Network).

- Prohibit Commercial Truck Traffic – consideration should be given to prohibiting through commercial truck traffic on that portion of Sudley Road between Gum Springs Road and the Route 29 Alternate, as well as on that portion of Route 29 within the Manassas National Battlefield Park. Through commercial truck traffic should continue to be prohibited within the Manassas National Battlefield Park on Groveton Road and Featherbed Lane.
- Enhance Multimodal Connectivity – enhance cultural and environmental assets through the creation of a linear park and multi-purpose trail network, providing connections between and greater access to: Conway-Robinson State Forest, the Manassas National Battlefield Park, the Catharpin Greenway and Catharpin Park. (Exhibits A and C.)
- Major Shared Use Path – establish a 10-foot wide-shared Use Path as a major north-south trail connection from Catharpin Park on Sudley Road to Route 29 (within the east side of the Pageland Lane Right of Way) in order to provide new non-motorized transportation options. (See Exhibit C.)
- Connections to MNBP – enhance the convenience and number of pedestrian and equestrian connections to the Manassas National Battlefield Park in coordination with the National Park Service.
- Trail Improvements and Safety – improve safety and visitor experience along recreational trails through appropriate and consistent trail routes and distance markings and incorporate technology such as Quick Response (QR) codes to provide trail maps, contact information and user guides.
- Uniform Resource Locator – provide or facilitate the installation of information codes, such as Uniform Resource Locator (URL) addresses or Quick Response codes (QR), so that information on recreational and active mobility trails can be translated into any language with a smart phone.
- Multi-Modal Options – create a variety of accessible recreational trail experiences (bicycle, equestrian, nature trails, orienteering, etc.) for a diverse mix of populations (i.e., various age groups, level of mobility, etc.) in a manner that creates new community amenities.
- Expand equestrian and bicycle trail opportunities – include the development of trailhead parking areas to improve bicycle and equestrian trail use/access. A preferred location for trailhead parking is to expand the proposed Unfinished Railroad Park southward, to encompass some of the land between Conway-Robinson Forest and Pageland Lane, labeled Freedom Park on Exhibit A.

- **Cultural Resources/Preserving Local and National History**
  - Detailed Viewshed Analyses – use detailed topographic analyses, LIDAR-assisted line of sight analyses, digital imaging, drone visual horizon tests, Augmented Reality, massing imaging or other techniques and technologies during zoning review to evaluate potential impacts of data center buildings on important interpretive and trail viewsheds from within the Manassas National Battlefield Park. A variety of means to mitigate viewshed impacts should be considered, including but not limited to: proffered maximum elevations above mean sea level for data center buildings (including rooftop equipment, screens and parapets) and parking lot lighting fixtures; berming; and

afforestation/reforestation/vegetation screens. Berms visible from the National Battlefield Park should be contoured in a natural form that does not require mowing and contains an organic arrangement of native plants.

- Acknowledgment of historic significance – historical markers and interpretive kiosks should be used to highlight local history, such as the "Settlement" minority community, the Thornton School, the Pageland II farmhouse (c. 1865), the Honeywood Homestead and historic cemeteries.
- Cultural Resource Inventories should be performed prior to the commencement of development and donated to the County.
- Add the Manassas National Battlefield Park legislative boundary to the Long-Range Land Use plan map.
- Honeywood Homestead (c. 1830) – document and memorialize the antebellum dwelling known as Honeywood, which is located on the original Pageland landholdings of the Marsteller family. If warranted and feasible, preservation of the original antebellum portion of the residence and any remaining historically intact farm buildings should be considered by the County as an addition to the Catharpin Greenway park.

- **Public Open Space/Parks**
  - Catharpin Greenway – provide an extension of the County's planned Catharpin Greenway linear natural habitat park and multi-use (biking, hiking and equestrian) trail network, from the western perimeter of the Corridor at Heritage Hunt, following Little Bull Run to the eastern perimeter of the Corridor, connecting (underneath the Pageland Lane bridge) to a new north-south major trail connection along Pageland Lane and to the lands owned by the Civil War Battlefield Trust. See Exhibits A and C.
  - Encourage an "adopt-a-trail" program be established by data center owners, which would provide a maintenance fund, clean up and advocacy for County recreational trails with the Corridor.
  - Manassas National Battlefield Park – encourage the expansion of the Manassas National Battlefield Park to its current legislative boundary.
  - The "Settlement" Community and Thornton School – establish a community level park to highlight this minority community's history.
  - State Forest Expansion and the Unfinished Railroad Trailhead and Orienteering Park (Freedom Park) – establish local park facilities and an enlargement of Conway-Robinson State Forest at the southern entrance to the Corridor, as shown on Exhibit A. Encourage tree preservation and active forest management as a unifying feature of this area.

- **Protect the Environment**
  - Protected Open Spaces – prioritize the establishment of a substantial amount of public and private protected open space (containing forest and other natural areas, sensitive Environmental Resources and habitat corridors) primarily along the Little Bull Run, Lick Branch and Catharpin Creek stream valleys (which may include adjoining bluffs, contiguous steep slopes with highly erodible soils, connected wetlands and riparian forests); as generally shown on Exhibit A (Protected Open Space).
  - Prioritize the restoration of Environmental Resource ("ER") and riparian forested areas during development within protected open space areas, such as those disrupted or impaired by the establishment of three nearby large golf course communities that

outfall to Little Bull Run, as shown conceptually on Exhibit E. Development should utilize or coordinate with County or State reforestation programs wherever practical.

- Primary RPA, Floodplain, Creeks, Streams – make a priority the perimeter buffering of existing RPAs and flood plains of Little Bull Run, Lick Branch and Catharpin Creek, beyond what current Ordinance standards require.
- Native Plantings along Roadways – where appropriate, utilize, to the extent possible, native plant species in landscaping along Pageland Lane, Sudley Road and Route 29 to create a natural streetscape and reduce adverse environmental impacts of roadway improvements.
- Maintain and protect wildlife corridors along the portions of Little Bull Run, Catharpin Creek and Lick Branch that are within the Corridor. The Little Bull Run wildlife corridor should extend under a new Pageland Lane bridge.
- Virginia Conservation Easement Act – utilize qualified third-party Virginia Conservation Easement Act conservation easements to permanently protect public and private natural open space areas.
- Minimize stormwater runoff – use Low Impact Development ("LID") design, wet ponds, and other methodologies recommended in current state and local stormwater ordinances. Address water quality through the use of enhanced Low Impact Development practices, such as cisterns, permeable pavement, rain gardens and riparian forest restoration and afforestation. Low Impact Development, BMPs and other measures which significantly reduce pre-development agricultural and residential phosphorous off-site pollutant loads are encouraged.
- Minimize land erosion and siltation during construction – provide enhanced erosion control measures beyond what current standards require (in areas close to environmentally sensitive areas).
- Energy Efficiency – encourage data center buildings to meet energy efficiency design and operation standards, such as the Design PUE (Power Utilization Effectiveness) or Green Globes. Individual data center buildings are encouraged to attain LEED-Core and Shell or other, similar program certifications related to building design and construction techniques.
- Provide electric vehicle ("EV") charging stations in data center employee parking areas to encourage EV use.
- DCSM requirements for canopy coverage and internal parking lot landscaping should be met, except that plantings may be concentrated to further enhance buffer and viewshed protection areas.
- Natural Open Space – wherever it is possible and practical, encourage the preservation of existing forest cover and other natural resources where they exist and the restoration of forest cover or afforestation where it does not exist.
- Protect the local aquifer – in order to reduce impact to the aquifer, new development should remove or abandon existing wells and septic systems, per Health Department requirements.
- Stream Monitoring – new long-term stream monitoring sites along Little Bull Run and Licks Branch should be established by the County in consultation with third party Conservation Easement holders and the Occoquan Watershed Monitoring Laboratory ("OWML").

- **Water and Sewer**

- The Corridor will be served by public water and sewer, as generally shown on Exhibit D (Water and Sewer Infrastructure):
    - No wells or other groundwater sources should be used to provide water service to data center facilities. Existing wells within the Corridor should be removed or abandoned per Health Department requirements.
    - No private septic systems will be used to serve data center development. All existing septic systems should be removed or abandoned per Health Department requirements.
    - To reduce public water and sewer consumption, the use of closed-loop, air-cooled or other hybrid cooling systems that minimize water consumption are strongly encouraged. If refrigerant or water is used for cooling in radiator type systems, it should be maintained in a separated, sealed line and only opened for a controlled recycling process.

- **Community Design**
    - Encourage unified design and planting guidelines for indigenous landscaping, reforestation, signage and architectural standards for those portions of data center sites visible from Pageland Lane. These guidelines should recognize, complement and reflect the nearby historic and natural resources in a manner which creates a unique *sense of place*.
    - Building façades facing Manassas National Battlefield Park should be non-reflective and earth tone, dark green or dark brown in color. The Planning Director may approve other colors provided a rezoning Applicant demonstrates the other color(s) will facilitate the ability for the building façade to blend into the horizon or tree line or will be screened by other topography or other buildings. Alternative paint colors or patterns may be utilized on rooftop screening or parapets facing Manassas National Battlefield Park in order to better blend into the horizon.
    - Screening – in order to minimize visibility from adjacent public roads and adjacent properties, all rooftop mechanical equipment should be screened. Ground level mechanical equipment not screened by a principal building, topography or vegetation should be screened by a visually solid fence, screen wall or panel, or other visually solid screen that is constructed with materials and colors compatible with those used in the exterior construction of the principal building.
    - Architectural treatments – the use of architectural treatments such as variations in building materials, patterns, and texture, and other design elements are recommended to provide visual interest. These treatments are not recommended for portions of buildings facing the Manassas National Battlefield Park.
    - Building roofs should be non-reflective and a color that will help the roof to blend into the horizon or landscape.
    - Lighting – strict conformance with outdoor lighting standards, especially the use of "full cut-off fixtures" for all parking lot and building mounted lighting, is encouraged.

EXHIBITS

A. Protected Open Space
B. Proposed Long-Range Land Use
C. Mobility Network
D. Water and Sewer Infrastructure
E. Tree Canopy Preservation and Afforestation

#5307350v2

Prince William Digital Gateway
Special Planning Area
Corridor Plan
5/16/2022

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Key Policies and Recommendations

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- Expand equestrian and bicycle trail opportunities – include the development of trailhead parking areas to improve bicycle and equestrian trail use/access. A preferred location for trailhead parking is to expand the proposed Unfinished Railroad Park southward, to encompass some of the land between Conway-Robinson Forest and Pageland Lane, labeled Freedom Park on Exhibit A.

- **Cultural Resources/Preserving Local and National History**
  - Detailed Viewshed Analyses – use detailed topographic analyses, LIDAR-assisted line of sight analyses, digital imaging, drone visual horizon tests, Augmented Reality, massing imaging or other techniques and technologies during zoning review to evaluate potential impacts of data center buildings on important interpretive and trail viewsheds from within the Manassas National Battlefield Park. A variety of means to mitigate viewshed impacts should be considered, including but not limited to: proffered maximum elevations above mean sea level for data center buildings (including rooftop equipment, screens and parapets) and parking lot lighting fixtures; berming; and

afforestation/reforestation/vegetation screens. Berms visible from the National Battlefield Park should be contoured in a natural form that does not require mowing and contains an organic arrangement of native plants.

- Acknowledgment of historic significance – historical markers and interpretive kiosks should be used to highlight local history, such as the "Settlement" minority community, the Thornton School, the Pageland II farmhouse (c. 1865), the Honeywood Homestead and historic cemeteries.
- Cultural Resource Inventories should be performed prior to the commencement of development and donated to the County.
- Add the Manassas National Battlefield Park legislative boundary to the Long-Range Land Use plan map.
- Honeywood Homestead (c. 1830) – document and memorialize the antebellum dwelling known as Honeywood, which is located on the original Pageland landholdings of the Marsteller family. If warranted and feasible, preservation of the original antebellum portion of the residence and any remaining historically intact farm buildings should be considered by the County as an addition to the Catharpin Greenway park.

- **Public Open Space/Parks**
  - Catharpin Greenway – provide an extension of the County's planned Catharpin Greenway linear natural habitat park and multi-use (biking, hiking and equestrian) trail network, from the western perimeter of the Corridor at Heritage Hunt, following Little Bull Run to the eastern perimeter of the Corridor, connecting (underneath the Pageland Lane bridge) to a new north-south major trail connection along Pageland Lane and to the lands owned by the Civil War Battlefield Trust. See Exhibits A and C.
  - Encourage an "adopt-a-trail" program be established by data center owners, which would provide a maintenance fund, clean up and advocacy for County recreational trails with the Corridor.
  - Manassas National Battlefield Park – encourage the expansion of the Manassas National Battlefield Park to its current legislative boundary.
  - The "Settlement" Community and Thornton School – establish a community level park to highlight this minority community's history.
  - State Forest Expansion and the Unfinished Railroad Trailhead and Orienteering Park (Freedom Park) – establish local park facilities and an enlargement of Conway-Robinson State Forest at the southern entrance to the Corridor, as shown on Exhibit A. Encourage tree preservation and active forest management as a unifying feature of this area.

- **Protect the Environment**
  - Protected Open Spaces – prioritize the establishment of a substantial amount of public and private protected open space (containing forest and other natural areas, sensitive Environmental Resources and habitat corridors) primarily along the Little Bull Run, Lick Branch and Catharpin Creek stream valleys (which may include adjoining bluffs, contiguous steep slopes with highly erodible soils, connected wetlands and riparian forests); as generally shown on Exhibit A (Protected Open Space).
  - Prioritize the restoration of Environmental Resource ("ER") and riparian forested areas during development within protected open space areas, such as those disrupted or impaired by the establishment of three nearby large golf course communities that

outfall to Little Bull Run, as shown conceptually on Exhibit E. Development should utilize or coordinate with County or State reforestation programs wherever practical.

- Primary RPA, Floodplain, Creeks, Streams – make a priority the perimeter buffering of existing RPAs and flood plains of Little Bull Run, Lick Branch and Catharpin Creek, beyond what current Ordinance standards require.
- Native Plantings along Roadways – where appropriate, utilize, to the extent possible, native plant species in landscaping along Pageland Lane, Sudley Road and Route 29 to create a natural streetscape and reduce adverse environmental impacts of roadway improvements.
- Maintain and protect wildlife corridors along the portions of Little Bull Run, Catharpin Creek and Lick Branch that are within the Corridor. The Little Bull Run wildlife corridor should extend under a new Pageland Lane bridge.
- Virginia Conservation Easement Act – utilize qualified third-party Virginia Conservation Easement Act conservation easements to permanently protect public and private natural open space areas.
- Minimize stormwater runoff – use Low Impact Development ("LID") design, wet ponds, and other methodologies recommended in current state and local stormwater ordinances. Address water quality through the use of enhanced Low Impact Development practices, such as cisterns, permeable pavement, rain gardens and riparian forest restoration and afforestation. Low Impact Development, BMPs and other measures which significantly reduce pre-development agricultural and residential phosphorous off-site pollutant loads are encouraged.
- Minimize land erosion and siltation during construction – provide enhanced erosion control measures beyond what current standards require (in areas close to environmentally sensitive areas).
- Energy Efficiency – encourage data center buildings to meet energy efficiency design and operation standards, such as the Design PUE (Power Utilization Effectiveness) or Green Globes. Individual data center buildings are encouraged to attain LEED-Core and Shell or other, similar program certifications related to building design and construction techniques.
- Provide electric vehicle ("EV") charging stations in data center employee parking areas to encourage EV use.
- DCSM requirements for canopy coverage and internal parking lot landscaping should be met, except that plantings may be concentrated to further enhance buffer and viewshed protection areas.
- Natural Open Space – wherever it is possible and practical, encourage the preservation of existing forest cover and other natural resources where they exist and the restoration of forest cover or afforestation where it does not exist.
- Protect the local aquifer – in order to reduce impact to the aquifer, new development should remove or abandon existing wells and septic systems, per Health Department requirements.
- Stream Monitoring – new long-term stream monitoring sites along Little Bull Run and Licks Branch should be established by the County in consultation with third party Conservation Easement holders and the Occoquan Watershed Monitoring Laboratory ("OWML").

- **Water and Sewer**

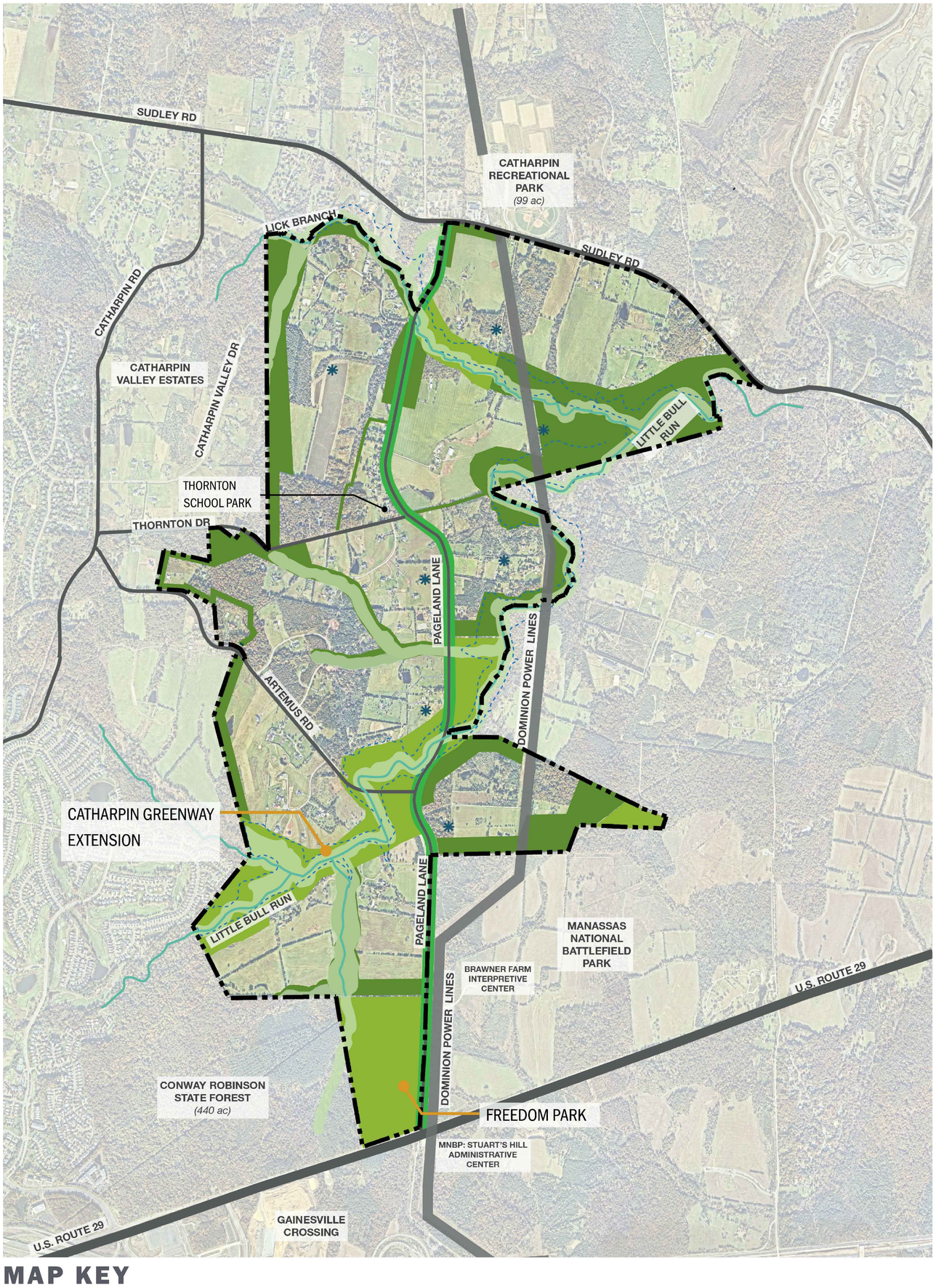
- The Corridor will be served by public water and sewer, as generally shown on Exhibit D (Water and Sewer Infrastructure):
    - No wells or other groundwater sources should be used to provide water service to data center facilities. Existing wells within the Corridor should be removed or abandoned per Health Department requirements.
    - No private septic systems will be used to serve data center development. All existing septic systems should be removed or abandoned per Health Department requirements.
    - To reduce public water and sewer consumption, the use of closed-loop, air-cooled or other hybrid cooling systems that minimize water consumption are strongly encouraged. If refrigerant or water is used for cooling in radiator type systems, it should be maintained in a separated, sealed line and only opened for a controlled recycling process.

- **Community Design**
    - Encourage unified design and planting guidelines for indigenous landscaping, reforestation, signage and architectural standards for those portions of data center sites visible from Pageland Lane. These guidelines should recognize, complement and reflect the nearby historic and natural resources in a manner which creates a unique *sense of place*.
    - Building façades facing Manassas National Battlefield Park should be non-reflective and earth tone, dark green or dark brown in color. The Planning Director may approve other colors provided a rezoning Applicant demonstrates the other color(s) will facilitate the ability for the building façade to blend into the horizon or tree line or will be screened by other topography or other buildings. Alternative paint colors or patterns may be utilized on rooftop screening or parapets facing Manassas National Battlefield Park in order to better blend into the horizon.
    - Screening – in order to minimize visibility from adjacent public roads and adjacent properties, all rooftop mechanical equipment should be screened. Ground level mechanical equipment not screened by a principal building, topography or vegetation should be screened by a visually solid fence, screen wall or panel, or other visually solid screen that is constructed with materials and colors compatible with those used in the exterior construction of the principal building.
    - Architectural treatments – the use of architectural treatments such as variations in building materials, patterns, and texture, and other design elements are recommended to provide visual interest. These treatments are not recommended for portions of buildings facing the Manassas National Battlefield Park.
    - Building roofs should be non-reflective and a color that will help the roof to blend into the horizon or landscape.
    - Lighting – strict conformance with outdoor lighting standards, especially the use of "full cut-off fixtures" for all parking lot and building mounted lighting, is encouraged.

EXHIBITS

A. Protected Open Space
B. Proposed Long-Range Land Use
C. Mobility Network
D. Water and Sewer Infrastructure
E. Tree Canopy Preservation and Afforestation

#5307350v2



MAP KEY

EXISTING CONDITIONS

- Resource Protection Area
- 100-yr Floodplain
- Cemetery

PROPOSED PWC DG ENHANCEMENTS

- Additional Undeveloped Area
- Public Parkland
- Pageland Lane Enhanced Streetscape

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

PROJECT
PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
#CPA2021-00004

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

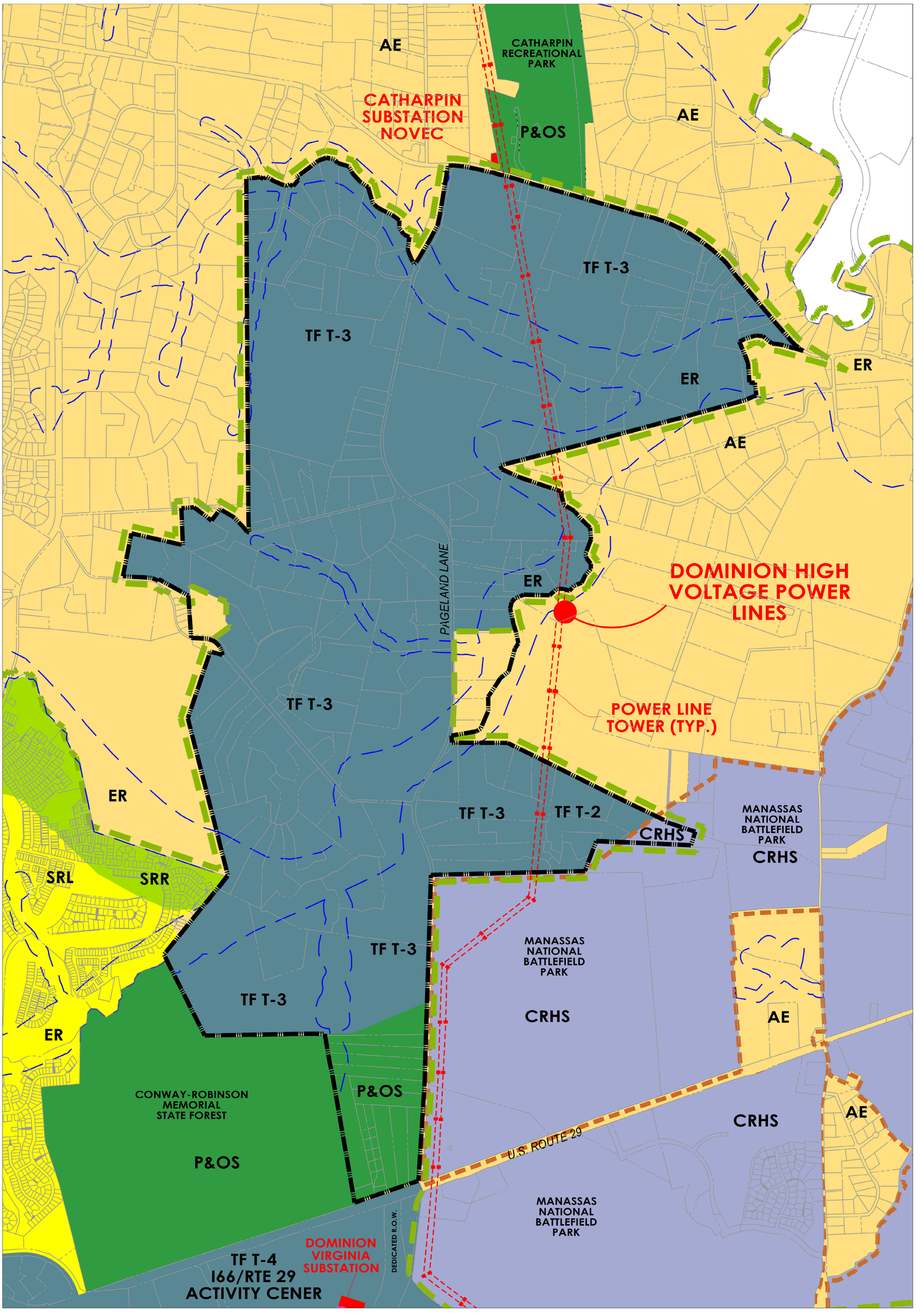
LANDDESIGN PROJECT 2022051

SCALE
VERT: N/A
HORZ: 1"=1000'
0 500' 1000' 2000'

SHEET TITLE
PROTECTED OPEN SPACE

SHEET NUMBER
A

ORIGINAL SHEET SIZE: 24" X 36"



MARK	DATE	DESCRIPTION
	2021-11-02	POST INITIATION SUBMISSION
	2022-01-12	2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.02.00
DRAWING No.: 111099
DATE: 05-07-2021
SCALE: 1" = 500'
DESIGN: SG/CB
DRAWN: SG/CB
CHECKED: MK

SHEET TITLE: PROPOSED LONG RANGE LAND USE

SHEET No. B

PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT
#CPA2021-00004
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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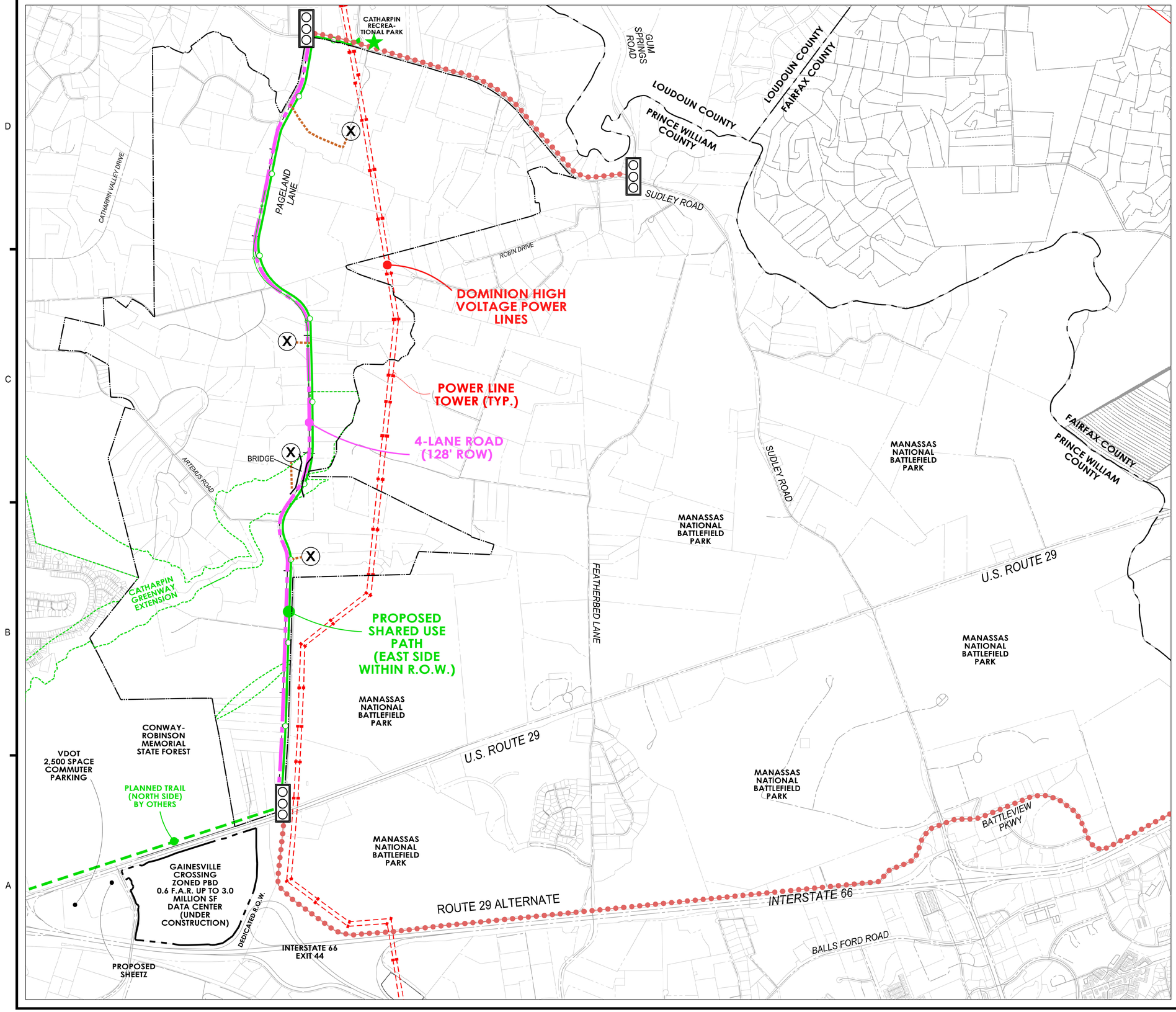

NORTH

LEGEND

- CPA APPLICATION BOUNDARY
- 4-LANE DIVIDED ROAD (MA1) WITH SHARED USE PATH (EAST SIDE)
- MANASSAS BATTLEFIELD BYPASS (4-LANES NORTH AND SOUTH)
- PROPOSED SHARED USE PATH (EAST SIDE WITHIN R.O.W.)
- PLANNED TRAIL (NORTH SIDE) BY OTHERS
- CATHARPIN GREENWAY EXTENSION
- UNFINISHED RAILROAD PARK AND TRAILHEAD
- FINAL LOCATION OF PATHWAY CROSSING OF SUDLEY ROAD TO BE DETERMINED
- TRAILS CONNECTING TO CEMETERIES
- CEMETERY
- TRAFFIC LIGHT
  - A TRAFFIC LIGHT IS CURRENT LOCATED AT THE INTERSECTION OF PAGELAND LANE AND U.S. ROUTE 29.
  - A TRAFFIC LIGHT & RIGHT TURN LANE HAS BEEN APPROVED AND FUNDED FOR THE INTERSECTION OF PAGELAND LANE AND SUDLEY ROAD.
  - A TRAFFIC LIGHT IS CURRENTLY AT THE INTERSECTION OF SUDLEY ROAD AND GUM SPRINGS ROAD.

1000 500 0 1000 2000
GRAPHIC SCALE
1" = 1000'

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PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

#CPA2021-00004

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	2021-11-02	POST INITIATION SUBMISSION
	2022-01-12	2nd POST INITIATION SUBMISSION

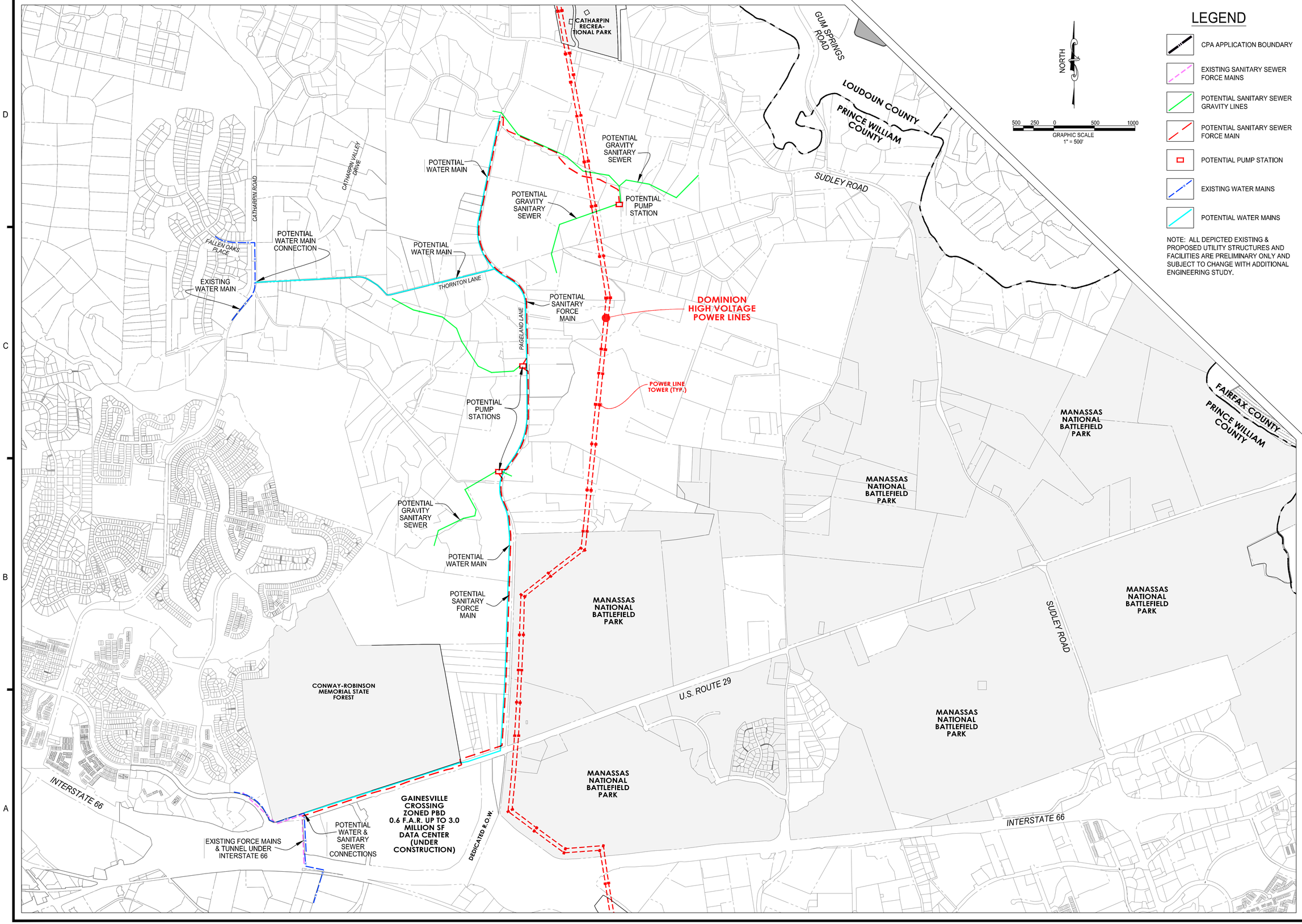
PROJECT No.: 20143.002.00
DRAWING No.: 111099
DATE: 05-07-2021
SCALE: 1"=1000'
DESIGN: SG
DRAWN: SG
CHECKED: MK

SHEET TITLE:

MOBILITY NETWORK

SHEET No.

C



LEGEND

- CPA APPLICATION BOUNDARY
- EXISTING SANITARY SEWER FORCE MAINS
- POTENTIAL SANITARY SEWER GRAVITY LINES
- POTENTIAL SANITARY SEWER FORCE MAIN
- POTENTIAL PUMP STATION
- EXISTING WATER MAINS
- POTENTIAL WATER MAINS

NOTE: ALL DEPICTED EXISTING & PROPOSED UTILITY STRUCTURES AND FACILITIES ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE WITH ADDITIONAL ENGINEERING STUDY.

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PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

#CPA2021-00004

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

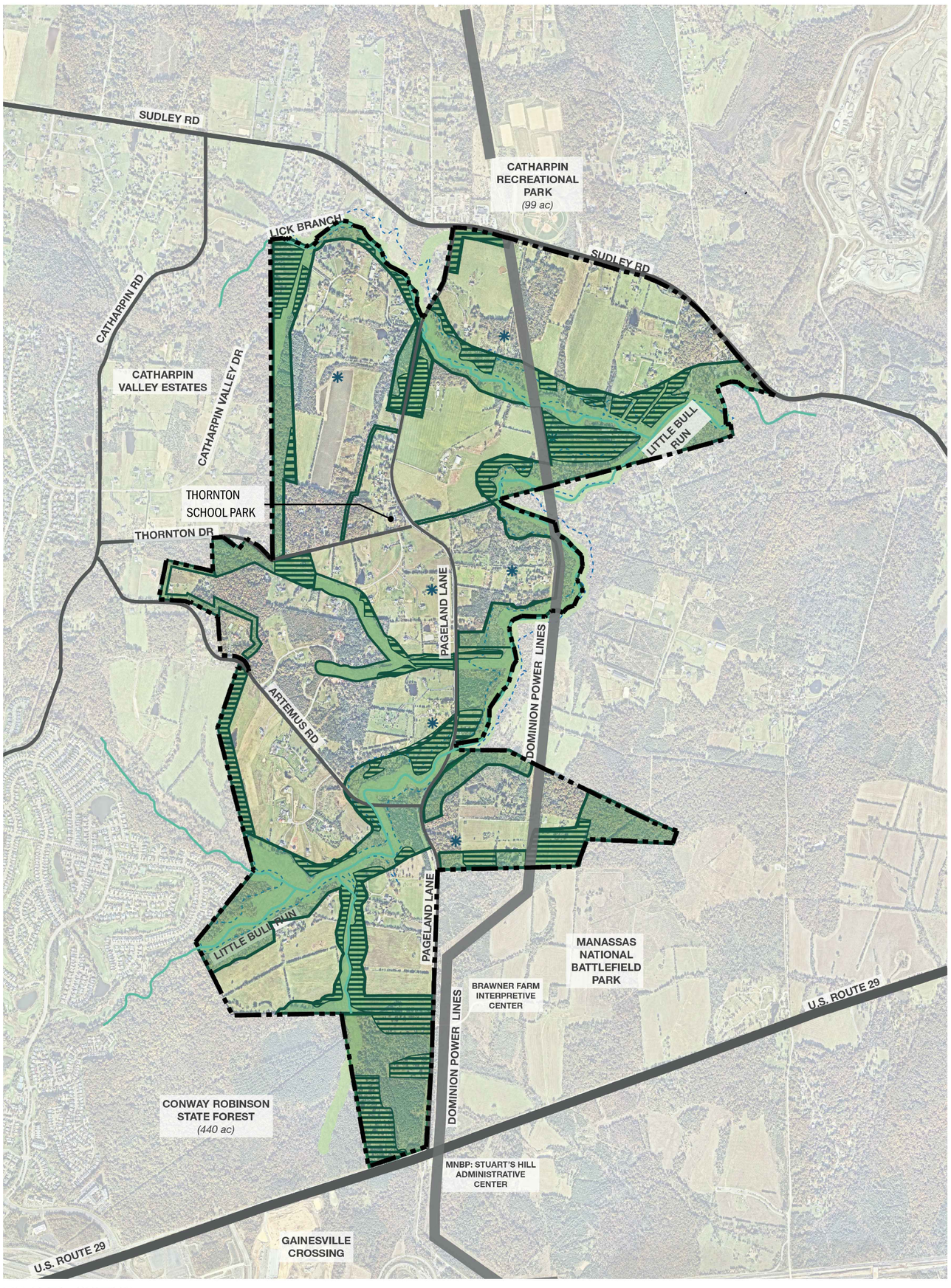
PROJECT No.: 20143.002.00
DRAWING No.: 111099
DATE: 2022-01-12
SCALE: 1"=500'
DESIGN: SG
DRAWN: SG
CHECKED: MK

SHEET TITLE:

WATER AND SEWER INFRASTRUCTURE MAP

SHEET No.

D



MAP KEY

EXISTING CONDITIONS

- Resource Protection Area
- 100-yr Floodplain
- Cemetery

PROPOSED PWC DG ENHANCEMENTS

- Preserved Tree Canopy Cover
- Potential Afforestation Area

LandDesign.
200 S. PEYTON STREET
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PROJECT
PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT

#CPA2021-00004
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

LANDDESIGN PROJECT 2022051

SCALE VERT: N/A HORZ: 1"=1000'
0 500' 1000' 2000'

SHEET TITLE
TREE CANOPY PRESERVATION AND AFFORESTATION

SHEET NUMBER
E

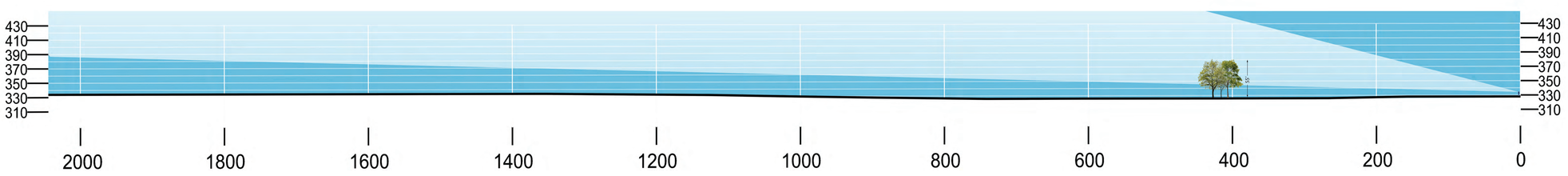
ORIGINAL SHEET SIZE: 24" X 36"

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

300 150 0 300 600
GRAPHIC SCALE
1" = 300'

NORTH



ELEVATION

SIGHTLINE DISTANCE (FEET)

SITE SECTION

60 30 0 60 120
GRAPHIC SCALE
1" = 60'

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GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.

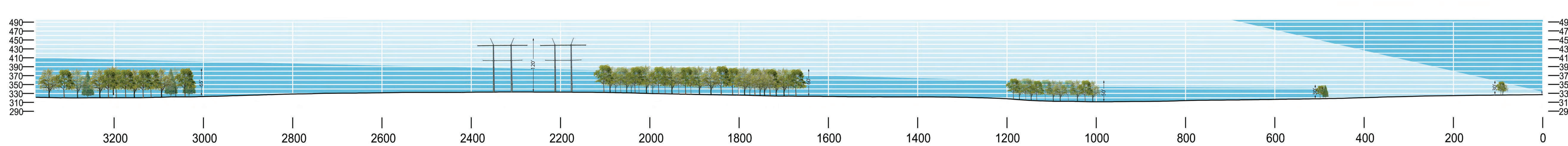
1

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE 1" = 400'

NORTH



ELEVATION

SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE 1" = 100'

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GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 04/28/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

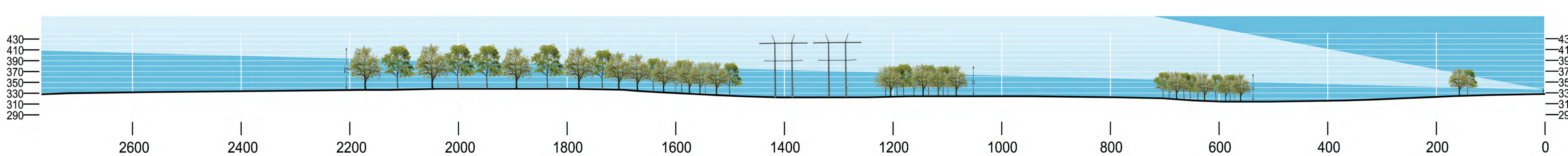
SHEET No.
2

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE 1" = 300'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE 1" = 80'

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GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK | DATE | DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

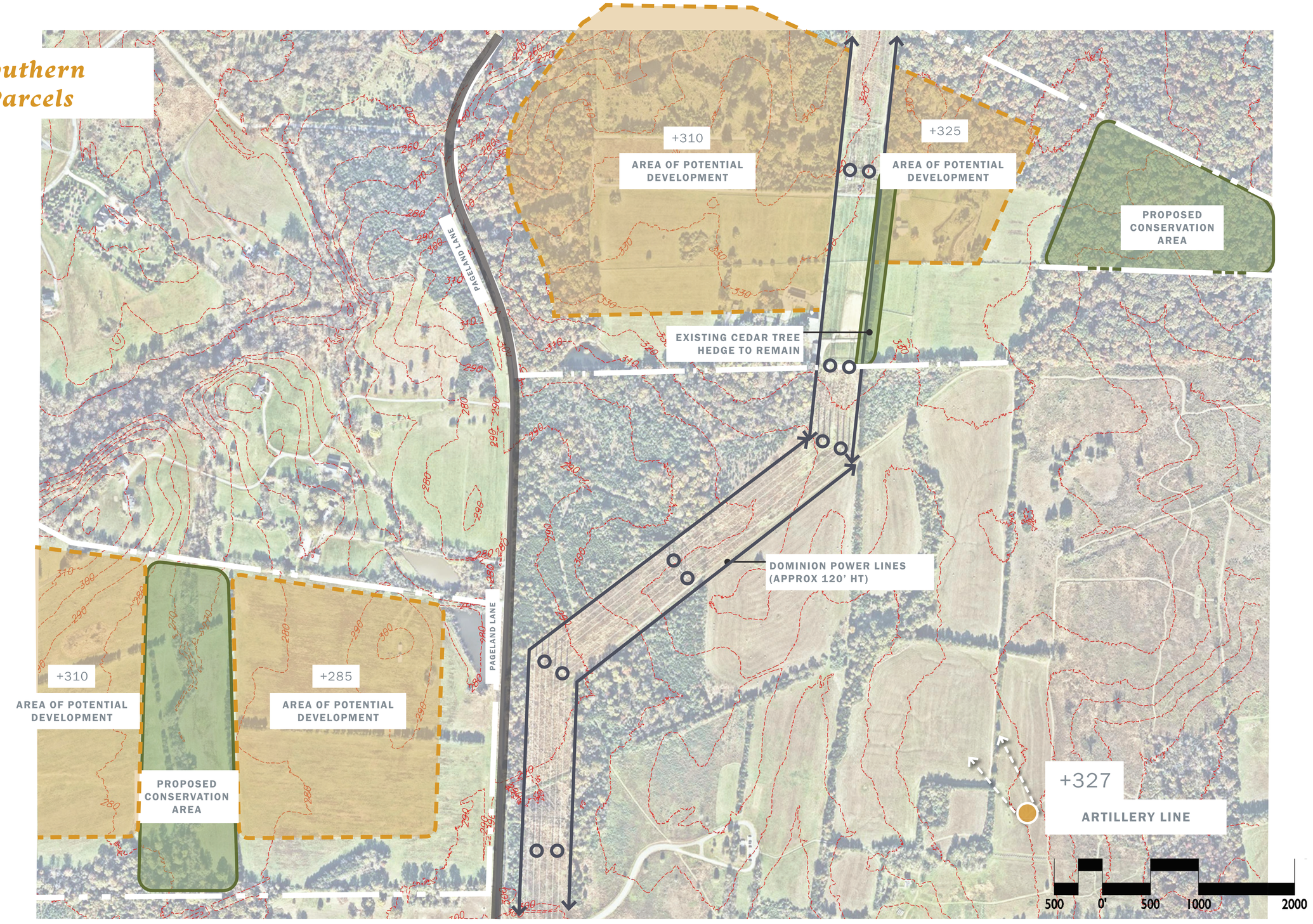
SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.

3

Southern Parcels



VISUAL IMPACT STUDY - BRAWNER HOUSE - ARTILLERY LINE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House - Artillery Line

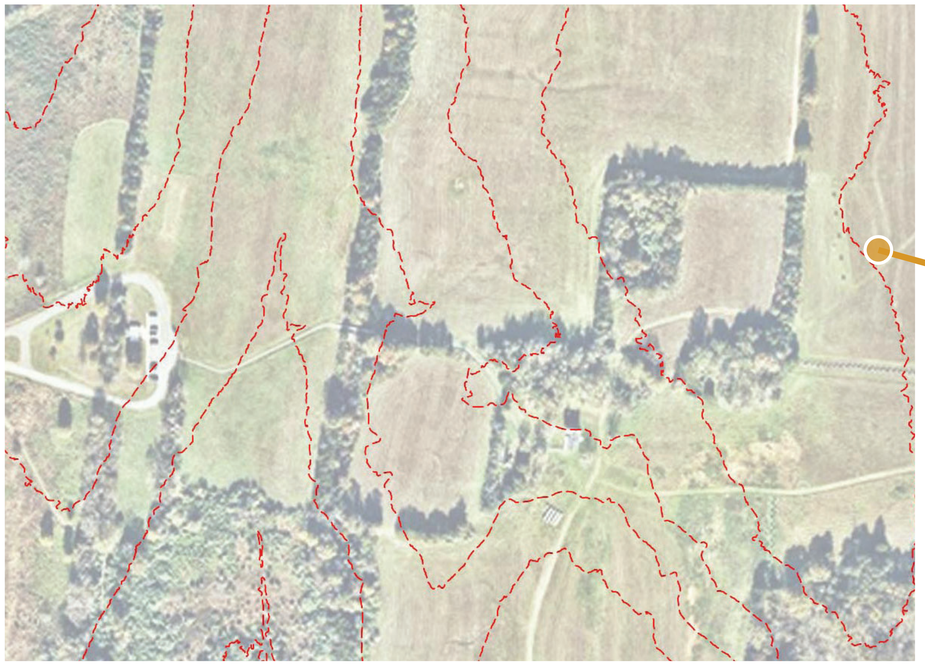


PHOTO TAKEN 3/29/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ARTILLERY LINE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House - Artillery Line

PHOTO TAKEN 3/29/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ARTILLERY LINE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

VISUAL IMPACT STUDY - BOUNDARY TREE SITE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Boundary Tree

PHOTO TAKEN 3/29/2022

VISUAL IMPACT STUDY - BOUNDARY TREE SITE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Boundary Tree

PHOTO TAKEN 3/29/2022

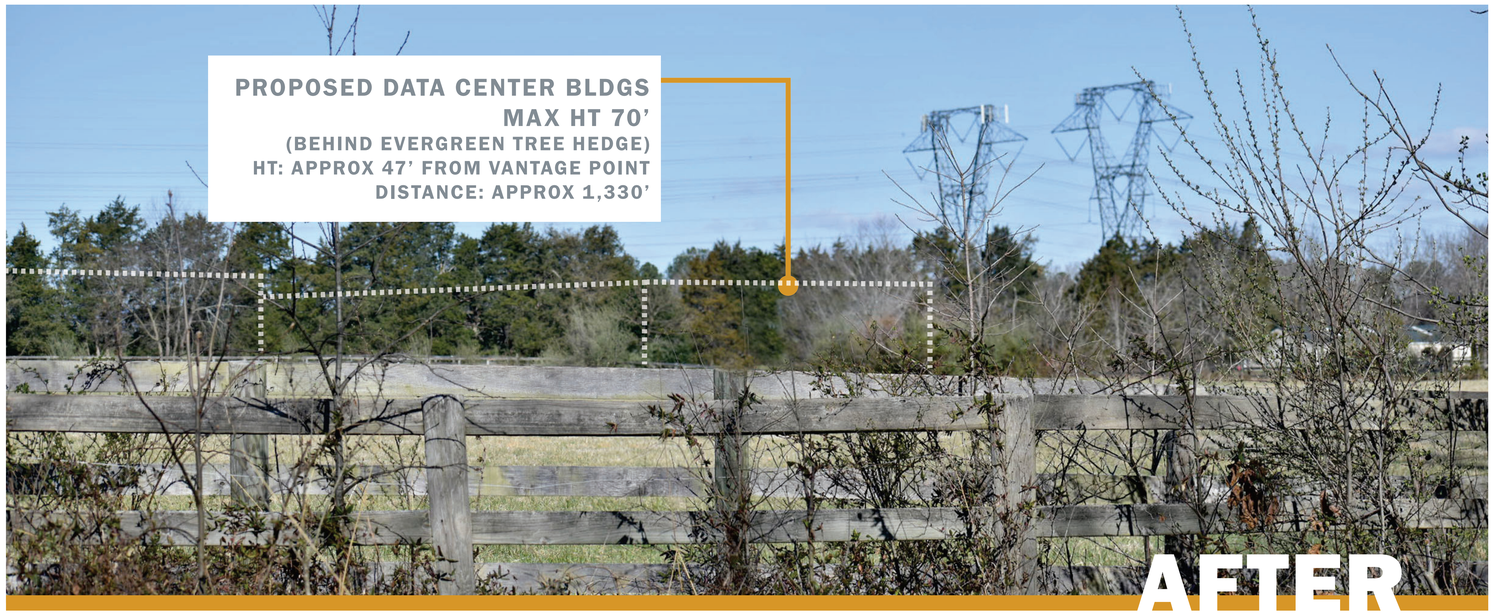
VISUAL IMPACT STUDY - BOUNDARY TREE SITE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

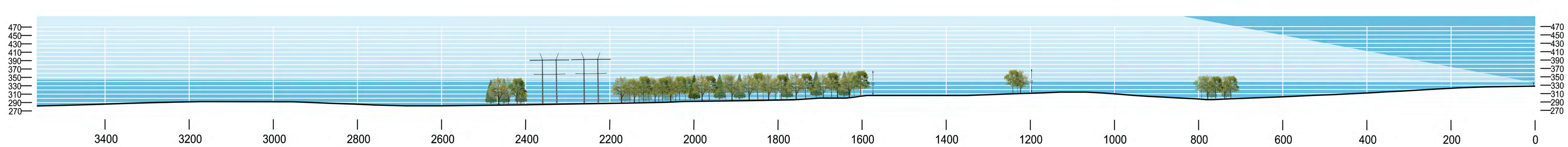
Viewshed from Boundary Tree



AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE 1" = 300'



SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE 1" = 100'

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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

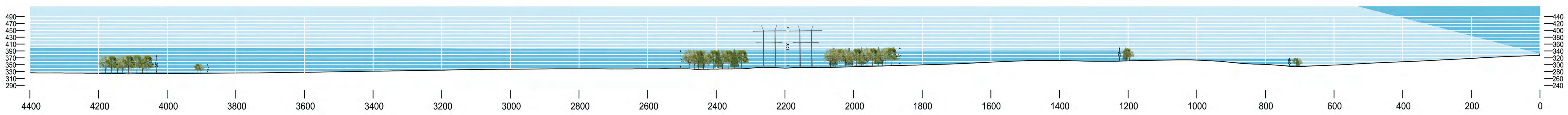
SIGHTLINE EXHIBIT

SHEET No. 11

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

400 200 0 400 800
GRAPHIC SCALE
1" = 400'
NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

120 60 0 120 240
GRAPHIC SCALE
1" = 120'

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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 04/28/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.

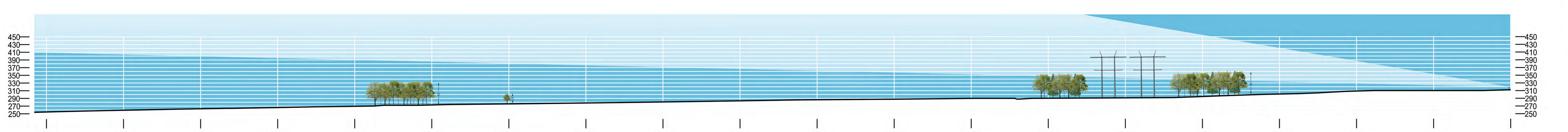
12

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

GRAPHIC SCALE 1" = 300'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE

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manassas, va 20110
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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK | DATE | DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.

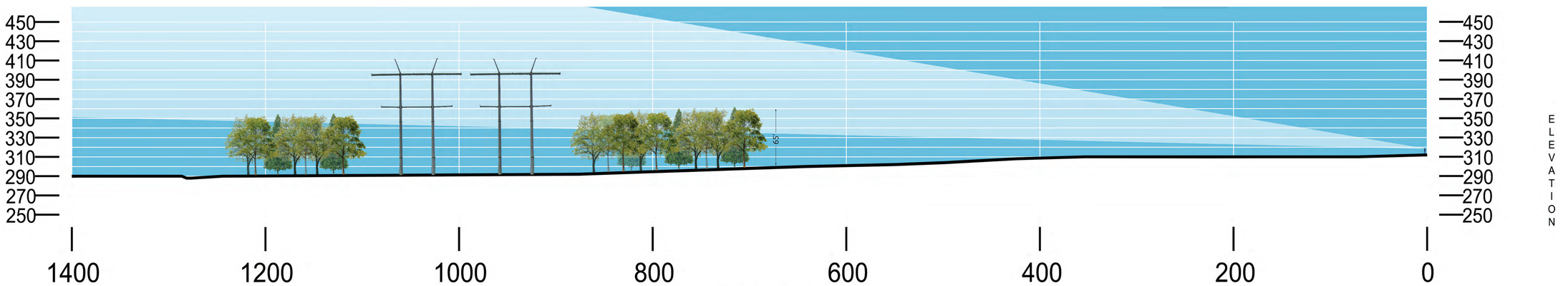
13

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

300 150 0 300 600
GRAPHIC SCALE
1" = 300'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

50 25 0 50 100
GRAPHIC SCALE

christopher consultants
9301 innovation dr suite 150 manassas, va 20110
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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 03/21/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No.
14

VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House

PHOTO TAKEN 4/25/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House

PHOTO TAKEN 4/25/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

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Viewshed from Brawner House

PHOTO TAKEN 4/25/2022

VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

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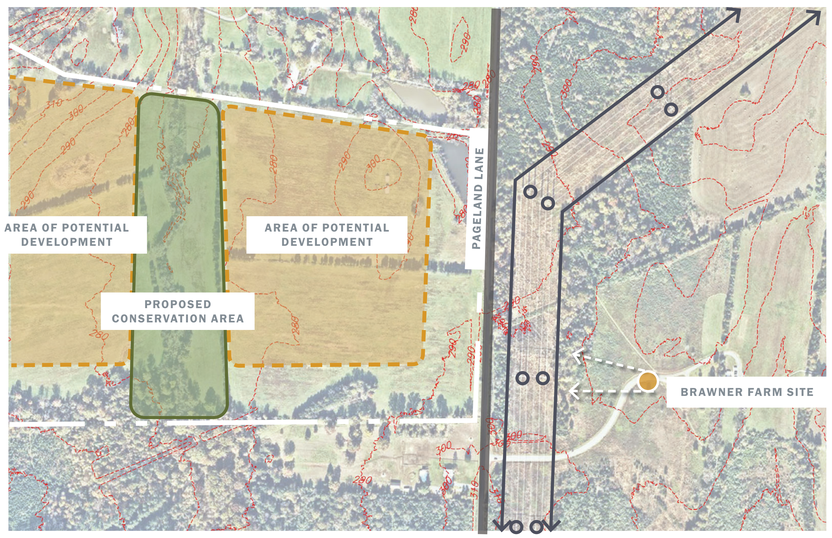
VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

Viewshed from Brawner House



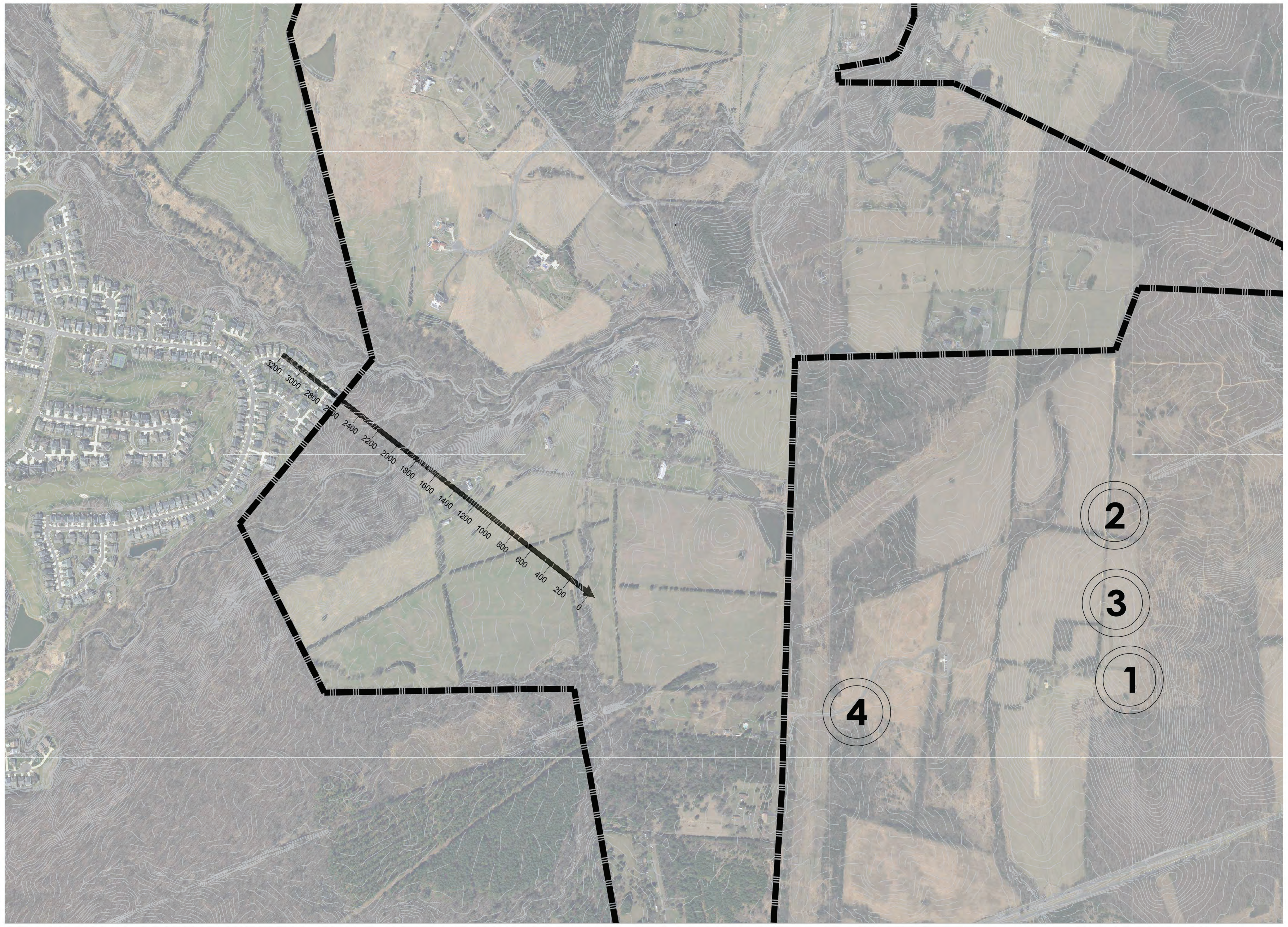
VISUAL IMPACT STUDY - BRAWNER HOUSE - ENTRANCE DRIVE

PWC DIGITAL GATEWAY

VISUAL IMPACT STUDY | PN 2022051 | 05.02.2022 | QTS: QUALITY TECHNOLOGY SERVICES

LandDesign. QTS

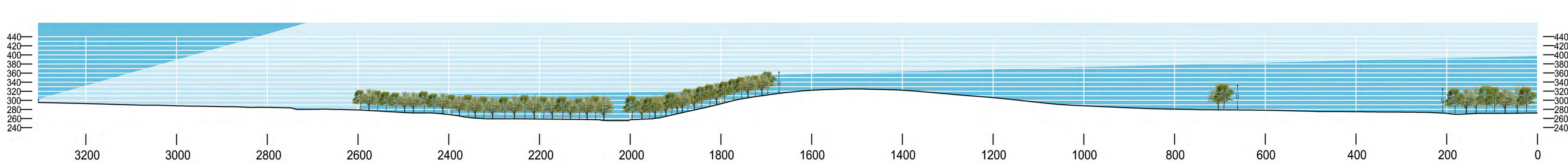
AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET



CONTEXT PLAN

GRAPHIC SCALE 1" = 400'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

GRAPHIC SCALE 1" = 100'

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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK | DATE | DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111598
DATE: 04/28/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

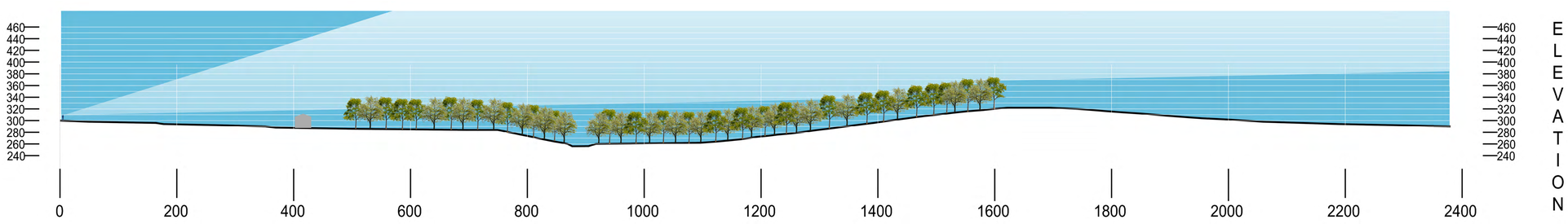
SHEET No.
20

AREA LABEL	VIEW POINT	ELEVATION
1	BRAWNER HOUSE - CEDAR TREE	324 FEET
2	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
3	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
4	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET

CONTEXT PLAN

300 150 0 300 600
GRAPHIC SCALE
1" = 300'

NORTH



SIGHTLINE DISTANCE (FEET)

SITE SECTION

75 37.5 0 75 150
GRAPHIC SCALE
1" = 75'

This plan is preliminary in nature and is subject to change based on site surveying and final site engineering.

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PW DIGITAL GATEWAY

GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.003.00
DRAWING No.: 111430
DATE: 03/20/2022
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

SIGHTLINE EXHIBIT

SHEET No
21