



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**July 27, 2022**

**SECOND:**

**Regular Meeting  
RES. No. 22-xxx**

**RE:**

**REZONING #REZ2022-00022, DEVLIN TECHNOLOGY PARK  
BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to change the Comprehensive Plan long range land use designation for approximately ±270 acres from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center; and

**WHEREAS**, this is a request to rezone approximately 270 acres from PMR, Planned Mixed Residential, to M-2, Light Industrial, to allow for development of up to 4.25 million square feet of data center space, to modify the building height for data center buildings from 60' to 105'. Maximum height does not include the rooftop mechanical equipment, which is permitted to be a maximum of 15-feet in height; and

**WHEREAS**, this is a request to amend the map of the Data Center Opportunity Zone Overlay District (DCOZOD) to incorporate these parcels into the DCOZOD; and

**WHEREAS**, the site is located at the northwest corner of Devlin Rd & Linton Hall Rd; is addressed as 9000 Devlin Rd., 8900 Devlin Rd., and 12615 Fog Light Way; is identified on County maps as GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860; and

**WHEREAS**, the site is currently designated SRL, Suburban Residential Low, & ER, Environmental Resource, in the Comprehensive Plan & is partially located within the Airport Safety Overlay; and the draft 2040 Comprehensive Plan has been released and proposes the site as RN, Residential Neighborhood; and On May 20, 2022, the Board requested staff to consider designating this site as industrial, IT-3, which would be implemented by M-2, Industrial; and

**WHEREAS**, the site is currently zoned PMR, Planned Mixed Residential, and is partially located within the Airport Safety Overlay; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2022-00022, Devlin Technology Park, subject to the proffers dated July 1, 2022.

**ATTACHMENT:** Proffer Statement, dated July 1, 2022

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

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Antoinette Brzyski  
Acting Clerk to the Planning Commission

## PROFFER STATEMENT

RE: REZ2022-00022 Devlin Technology Park  
Record Owner: Stanley Martin Homes, LLC  
Applicant: Stanley Martin Homes, LLC  
Property: GPINs 7496-51-8372, 7496-63-4146 and 7496-65-8860 (the "Property")  
Brentsville Magisterial District  
±269.85 acres  
PMR, Planned Mixed Residential to M-2, Light Industrial

Date: July 1, 2022

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, and shall supersede all other proffers made prior hereto, including proffers associated with #REZ2016-00029, 8008 Devlin Road. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with #REZ2016-00029 shall remain in full force and effect on the Property.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site served by the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan (GDP) shall be the plan prepared by Land Design Consultants entitled "Devlin Technology Park," dated February 11, 2022, last revised July 1, 2022.

### USE & DEVELOPMENT

1. General Development Plan: The Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with site plan review.
2. Use Parameters: The Property shall be developed in accordance with the M-2, Light Industrial Zoning District regulations. The foregoing shall not preclude consolidation of the Property with any adjacent property or an internal private travelway, the final design and location of which shall be shown on the site plan,

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in accordance with the Prince William County Design and Construction Standards Manual (“DCSM”). All uses permitted in the M-2 Zoning District shall be permitted on the Property. Notwithstanding the above, the following uses shall be prohibited:

- a. Bus Station, commercial.
  - b. Flea market.
  - c. Heliport.
  - d. Helistop.
  - e. Marina.
  - f. Racetrack (equestrian or motorized).
  - g. Radio or TV broadcasting station.
  - h. Railroad passenger station.
  - i. Ranges, shooting, indoor or outdoor.
  - j. Recycling collection points.
  - k. Trade or convention center.
  - l. Stadium or arena, indoor or outdoor.
  - m. Water transportation facility.
  - n. Mobile home or trailer court.
  - o. Labor camp.
  - p. Junkyard or stockyard; provided that this shall not preclude the temporary use of construction trailers, or staging areas for construction materials during periods of construction, reconstruction, or maintenance.
  - q. Landfill, garbage dump, or other facility for the dumping, disposing, incinerating, or reduction of garbage, exclusive of garbage compactors located within or near any building.
  - r. Heavy or chemical intensive manufacturing (including, but not limited to steel production or chemical or petrochemical manufacturing) or operations which store explosive chemicals.
3. Floor Area Ratio: Pursuant to Section 32-400.04.3 of the Zoning Ordinance, the maximum floor area ratio (FAR) for any data center/data center associated use on the Property may be up to 1.0 FAR. The FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In addition, at the time each site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.



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4. Height: Pursuant to Section 32-400.03.2, the maximum height of any data center building on the Property may be one hundred and five feet (105'). Notwithstanding the above, any building located within seven hundred feet (700') of Linton Hall Road, Devlin Road, Chris Yung Elementary School, and Lanier Farms Subdivision shall be limited to eighty feet (80') in height. Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning application. Notwithstanding the above, the roof top mechanical equipment and screening walls shall be a maximum of fifteen feet (15') in height.
5. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual Land Bays or parcels within a Land Bay. With each site/subdivision plan submitted, the Applicant will provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Ordinance requirements will have been satisfied upon full buildout.

**COMMUNITY DESIGN**

6. The primary materials utilized for the front façade of any building facing and within two hundred feet (200') of Devlin Road, Linton Hall Road, and University Boulevard shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, architectural poured-in-place or precast concrete panels or architectural metal panels, but not plain concrete block. Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.
7. Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four of the design elements listed therein on principal building facades. In addition, data center buildings shall be in general conformance with the architectural renderings entitled \_\_\_\_\_, dated \_\_\_\_.

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8. In addition to screening and landscaping requirements set forth in Section 32-400.08 of the Zoning Ordinance, all loading and service areas located within 200 feet of and visible from Devlin Road, Linton Hall Road and University Boulevard shall be screened with plantings or other methods acceptable to Prince William County to mitigate visibility from Devlin Road, Linton Hall Road and University Boulevard.
9. If visible from Devlin Road, Linton Hall Road, University Boulevard, Chris Yung Elementary School, or adjacent residential, ground level mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
10. The Applicant shall provide landscaped buffers on the Property as substantially shown on the GDP and in accordance with the following:
  - a. Within the one hundred foot (100') wide buffer adjacent to Linton Hall Road, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, access to stormwater management facilities, existing access to the high voltage transmission line, and the grading for installation of sidewalk. The purpose is to retain natural forest conditions, and, if needed, to supplement the 100' buffer so that the overall buffer contains 600 plant units per 100 linear feet.
  - b. Within the one hundred foot (100') wide buffer adjacent to Devlin Road, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, access to stormwater management facilities, the Devlin Road entrance road, and grading for the widening of Devlin Road. The purpose is to retain natural forest conditions, and, if needed, to supplement the 100' buffer so that the overall buffer contains 600 plant units per 100 linear feet.
  - c. Within the fifty-foot (50') wide landscape area adjacent to University Boulevard, the landscape area shall be planted at a rate of 320 plant units per 100 linear feet, and shall include trees, shrubs, ornamental grasses, and/or perennials.

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- d. Within the fifty-foot (50') wide buffer adjacent to the Fog Light Way cul de sac, and Amberleigh Station, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, and minimal perpendicular utility crossings. The purpose is to retain natural forest conditions, and, if needed, to supplement the fifty-foot 50' buffer so that the overall buffer contains 320 plant units per 100 linear feet.
  - e. Within the thirty-foot (30') wide buffer, the buffer shall be planted at a rate of 180 plant units per 100 linear feet, and shall include trees, shrubs, ornamental grasses, and/or perennials.
11. Supplemental plantings in buffers and landscaped areas shall be planted with plant species indigenous to Virginia.
  12. Outside Storage: Notwithstanding Section 32-400.12 of the Zoning Ordinance, Outside Storage associated with a flex industrial use shall not be allowed on the Property within five hundred feet (500') of a residentially zoned property.
  13. Lighting: Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties.
  14. Sustainability Measures: As a condition of the first final site plan approval, the Applicant shall, in consultation with the County's Sustainability Officer, determine if site/building sustainability measures are appropriate for the Property. Such measures may include, but are not limited to the following:
    - a. Use of available recycled aggregate materials;
    - b. Aeration of ponds using solar power;
    - c. Recycling of construction material waste as accepted by recycling markets;
    - d. Use of available high recycled content construction materials;
    - e. LED site and interior lighting; or
    - f. Heat reflective roofing materials.

## **CULTURAL RESOURCES**

15. If not already satisfied with #REZ2016-00029, the Applicant shall complete the following:
  - a. In the event the findings of the Phase I studies submitted to the County indicate that further investigation is warranted to justify a Phase II or Phase III investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II and/or Phase III investigation in connection with such sites and resources to the extent that they are located on the Property and located in an area proposed to be disturbed in connection with development of the Property. Prior to the submission of the site/subdivision plan that includes any such significant site, the Applicant shall retain a qualified professional archeologist to conduct the Phase II evaluation and the scope of work shall be approved by the Planning Director or his designee. All reports shall be submitted to the County prior to the issuance of the first land disturbance permit in the area that includes any such significant site.
  - b. A mitigation plan shall be prepared for each site that has been determined to be significant as a result of a Phase II survey and is proposed to be disturbed in connection with development of the Property. The mitigation plan shall be submitted to the County for review and approval with the submission of the site/subdivision plan for any portion of the Property that includes any such significant site. Mitigation measures may include Phase III data recovery. Data recovery shall be carried out by a qualified archeologist and shall be approved by the Planning Director or his designee. All mitigation measures shall be completed prior to the issuance of the first land disturbance permit for any area that includes any such significant site.
  - c. Within one (1) year of "Final Rezoning", the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the excavations undertaken in connection with the Phase I, Phase II, and Phase III investigations completed to date on the Property which the Applicant has in its possession, including those artifacts recovered by Cultural Resources, Inc. in 2005 that were returned to the Applicant. Artifacts and records generated from excavations after the approval of this

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rezoning shall be curated with the County within three (3) months after approval of the final report for the specific area or site. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. The Applicant shall pay to the County a curation fee identical to VDHR's curation fee at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

**ELECTRIC SUBSTATION**

16. At the sole discretion of the Applicant, electric substations of approximately ten (10) acres in size each (hereinafter, the "Substations") shall be permitted on the Property or a portion of the Property to serve data center uses, as follows:
  - a. A maximum of three (3) Substations may be located on the Property, or portion thereof, and shall be located east of the high voltage transmission line.
  - b. The Substations may consist of approximately 300-475 kV transmission voltage switching stations containing structures of varying heights.
  - c. The Substations shall be enclosed by a chain link security fence up to twelve feet (12') in height. In the event any substation is directly visible from Chris Yung Elementary School, the visible portion of the substation shall include architectural screening.
  - d. Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(a)(8), and the public facilit(ies) identified thereon shall be deemed approved and not subject to a separate public facilities review and determination.
  - e. Adjustments to the foregoing standards in this proffer and/or location, number, size and height of the Substations may be proposed by the Applicant and allowed by the Planning Director without the need for an amendment to the proffers and/or GDP or approval of a public facilities review.

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**ENVIRONMENT**

17. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.
18. Stormwater Management Facilities (SWM) and Best Management Practices (BMP) for the Property shall be provided for each phase as the site is developed. Final location of said facilities shall be determined at the time of final site plan approval.
19. The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the storm water system, sanitary sewer, on the ground or surface water.
20. The Applicant shall limit clearing and grading to within those areas depicted on the GDP subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval. Those areas outside the limits of clearing shall remain in their natural undisturbed condition with the exception of clearing, grading and other land disturbing activity required for the pedestrian easement (as further described below), the installation and maintenance of crossings for: utility connections, electric lines running to/from the electric transmission lines, sanitary and storm outfalls, and supplemental planting as approved by the County. Clearing allowed pursuant to this Proffer shall be kept to a minimum. The foregoing restrictions shall not preclude the Applicant from utilizing the natural open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc., as well as damaged and/or diseased vegetation.

**FIRE AND RESCUE**

21. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area

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constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.

22. For buildings with a building height higher than sixty feet (60'), the Applicant shall, as a condition of site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshall's office. Issuance of Occupancy Permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

**PARKS AND RECREATION**

23. Pedestrian Trail Easement: As part of the first final site plan approval for the Property, and at no cost to the County, the Applicant shall provide, to the Board of County Supervisors, for parks and recreational uses, an 18 foot wide permanent trail easement on the Property (the "Pedestrian Easement"), and a 30 foot wide temporary construction easement ("Construction Easement"), (collectively the "Easement(s)"). The purpose of the Pedestrian Easement is to provide a natural surface pedestrian connection between Linton Hall Road and the northern property line of the Property, and GPIN 7496-47-2202 or GPIN 7496-88-1217. The Pedestrian Easement and Construction Easement shall be located principally as shown on the GDP. The final alignment and location of the Pedestrian Easement and Construction Easement shall be determined by the Applicant, in consultation with the County's Department of Parks, Recreation and Tourism; provided, that neither Easement(s) will extend east of the high voltage transmission easement or into the development area of the Property. The obligation to construct and maintain the Pedestrian Easement and Construction Easement will be the responsibility of the Grantee of the Easement(s).

**TRANSPORTATION**

24. Access: Subject to Prince William County Department of Transportation ("PICOT") and the Virginia Department of Transportation ("VDOT") approval, access to the Property may be provided via up to three entrances: one entrance from Devlin Road and two entrances from University Boulevard, as generally shown on the GDP. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s). There shall be no permanent vehicular access or temporary construction vehicular access,

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from Fog Light Way into the Property. The existing driveway access points on Linton Hall Road, which are used to service the high voltage transmission line and other utilities, shall remain in service, and said access points may be used for temporary construction vehicles during construction on the Property.

25. University Boulevard Improvements:

- a. University Boulevard Right-of-Way Dedication and Extension: As shown on the GDP, the Applicant shall dedicate, at no cost to the County, right-of-way, up to one hundred twenty-eight feet (128') wide for the future extension of University Boulevard (the "University Boulevard ROW") and associated right and left turn lanes at the entrances to the Property. The GDP depicts a general alignment for the extension of University Boulevard, through the Property. The alignment is conceptual and may be revised by the Applicant, without amending these Proffers and/or the GDP. The Applicant shall have the right to construct access to the uses on the Property, and a temporary turn-around by means of a public road located within the planned alignment of future University Boulevard, as long as such public road is constructed to meet the design standards of a half-section of an MA-1 road in conformance with the DCSM. Dedication of the University Boulevard ROW shall be made at the time of and in connection with the first final site plan approval for the Property or when otherwise requested in writing by the County and/or VDOT. In the event the Prince William Board of County Supervisors requests the dedication of right-of-way prior to the Applicant processing a site plan for the Property, the Applicant shall provide the dedication at no cost but shall not be responsible for the preparation of the documents necessary for said dedication.
- b. Signalization: If not already installed by others, as a condition of site plan approval which includes the road extension providing access to the Property from University Boulevard, the Applicant shall be responsible for the design, modification and installation of the fourth leg of the traffic signal at the intersection of University Boulevard and Devlin Road. Said signal head shall include preemptive and pedestrian equipment as required by the PWCDOT. In addition, at the time of final site plan, the Applicant shall coordinate with PWCDOT with respect to County Project #21C17001 and shall, if warranted, provide additional analysis of the



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University Boulevard and Devlin Road intersection to determine if additional mitigation measures are needed.(unless constructed by others).

26. Devlin Road Improvements:

- a. Devlin Road (South of University Boulevard): The Applicant shall reserve and dedicate, at no cost to Prince William County or VDOT, right of way along the Devlin Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Devlin Road, including, but not limited, any permanent or temporary easements required for utilities, utility relocation, and stormwater management, plus additional right of way as necessary for right and left turn lanes at the access point to the Property from Devlin Road, in the location as generally shown on the GDP. In the event the Prince William Board of County Supervisors requests the dedication of right-of-way and/or easements prior to the Applicant filing a final site plan for the Property, the Applicant shall provide the dedication at no cost but shall not be responsible for the preparation of the documents necessary for said dedication. Said right of way and/or easements shall be dedicated to the County prior to or concurrent with the approval of the first site plan for the Property (or such later date approved by PWCDOT).
- b. Construction of Devlin Road Entrance Turn Lanes: As a condition of final site plan for the plan that includes the Devlin Road entrance, the Applicant shall construct left and right turn lanes at said entrance subject to PWCDOT and VDOT approval or, if requested by PWCDOT, escrow the funds for said turn lanes. The escrow amount shall be based upon an estimate provided by the County.
- c. Southbound Left Turn Lane: The Applicant shall provide an extension of the southbound Devlin Road left turn lane to Linton Hall Road within the existing concrete median in order to provide approximately ninety feet (90') of additional storage subject to PWCDOT and VDOT approval.

27. Linton Hall Road Improvements:

- a. Linton Hall Road Turn Lane: Within existing right of way the Applicant shall construct, subject to County and VDOT approval an extension of the existing eastbound left turn lane on Linton Hall Road, at its intersection

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with Devlin Road, to increase available storage to an ultimate 517 foot turn lane with a 95 foot taper. The Applicant shall complete the construction of the Linton Hall Improvements prior to issuance of the first building permit (or such later time as approved by the PWCDOT). For purposes of this proffer, "completed" shall mean that the improvements are constructed in accordance with approved plans and open to traffic, but not necessarily accepted into the State system for maintenance. The Linton Hall Improvements shall be subject to modifications as set forth in these proffers and/or as may be approved by the PWCDOT and/or VDOT.

- b. Linton Hall Road Dedication: The Applicant shall reserve and dedicate, at no cost to Prince William County or VDOT, right of way along the Linton Hall Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Linton Hall Road. In the event the Prince William Board of County Supervisors requests the dedication of right-of-way prior to the Applicant filing a final site plan for the Property, the Applicant shall provide the dedication at no cost but shall not be responsible for the preparation of the documents necessary for said dedication. Said right of way shall be dedicated to the County prior to or concurrent with the approval of the first site plan for the Property (or such later date approved by PWCDOT).
  - c. Linton Hall Road Sidewalk: Subject to PWCDOT and VDOT approval, within existing right of way or right of way to be dedicated by the Applicant, the Applicant shall construct: (i) a five foot (5') wide sidewalk along the Linton Hall Road frontage of the Property; and (ii) a 5 foot sidewalk, on the off-site portion of Linton Hall Road, to connect to the existing sidewalk at Amberleigh Station, subject to obtaining the necessary right-of-way needed for the off-site sidewalk. Said improvements shall be constructed prior to issuance of the first building permit, (or such later time as approved by the PWCDOT).
28. Transportation Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2.50 per square foot of building area constructed on the Property. Said contribution shall be used for the Devlin Road South widening project or other transportation projects in the area, as determined by the County, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.

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29. Bicycle Rack: The Applicant shall provide five (5) inverted-U bicycle parking spaces for each data center building constructed on the Property, unless waived or reduced by Prince William County Department of Transportation at final site plan.
30. Bus Stop: As a condition of the last final site plan for the Property, the Applicant shall coordinate and consult with PRTC to determine if a bus shelter is desired on Devlin Road, University Boulevard or Linton Hall Road. If it is determined a bus shelter is needed, the Applicant shall construct a bus shelter along the one of the aforesaid road frontages of the Property. The design of the bus shelter shall conform to the applicable PRTC standards and shall be located in an area acceptable to the Applicant and PRTC. If it is determined that such a bus shelter is not needed, the Applicant shall be released from the obligation to construct the bus shelter.

**WATER AND SANITARY SEWER**

31. All development on the Property shall be connected to public water and sewer service and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.

**MISCELLANEOUS**

32. For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.
33. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in

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accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, non-compounded.

**WAIVERS/MODIFICATIONS**

34. Pursuant to Section 32-400.03.2 of the Prince William County Zoning Ordinance, the building height for data center buildings shall not exceed one hundred and five feet (105') subject to Proffer 4 above.

**[SIGNATURE ON FOLLOWING PAGE]**

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**SIGNATURE PAGE**

**STANLEY MARTIN HOMES, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**PLANNING COMMISSION RESOLUTION**

**MOTION:** **July 27, 2022**  
**SECOND:** **Regular Meeting**  
**RE:** **COMPREHENSIVE PLAN AMENDMENT #CPA2022-00015, DEVLIN TECHNOLOGY**  
**PARK – BRENTSVILLE MAGISTERIAL DISTRICT**  
**ACTION:** **RECOMMEND ADOPTION**

**WHEREAS**, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan; and

**WHEREAS**, this is a request to amend the Comprehensive Plan was received to change the Long Range Land Use designation for approximately ±269.87 acres from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center, for three contiguous parcels along Devlin Road. The total site is approximately ±269.87 acres and identified as GPINs: 7496-51-8372, 7496-63-4146, and 7496-65-8860; and

**WHEREAS**, by way of Resolution No. 22-289, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park on May 24, 2022, and referred it to the Prince William County Planning Commission; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, on July 27, 2022, the Prince William County Planning Commission closed the public hearing and recommended adoption of Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park, on the Regular Agenda; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 27, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the adoption of this comprehensive plan amendment.

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Planning Commission does hereby close the public hearing and recommends adoption of Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park on the Regular Agenda.

July 27, 2022  
Regular Meeting  
RES. No. 22-XXX  
Page 2

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

**Attest:**

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Antoinette Brzyski  
Acting Clerk to the Planning Commission



# STAFF REPORT

<b>PC Meeting Date:</b>	July 27, 2022
<b>Agenda Title:</b>	Devlin Technology Park Comprehensive Plan Amendment #CPA2022-00015 Rezoning #REZ2022-00022
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Rezoning #REZ2022-00022, Devlin Technology Park, subject to proffers dated July 1, 2022 Recommend Approval of Comprehensive Plan Amendment #CPA2022-00015
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Rebecca Horner, AICP, CZA

## EXECUTIVE SUMMARY

This request includes a Comprehensive Plan Amendment as well as a Rezoning. The Rezoning includes a map amendment to the Data Center Opportunity Zone Overlay District. The requests include:

- This is a request to change the Comprehensive Plan long range land use designation for approximately ±270 acres from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center.
- This is a request to rezone approximately 270 acres from PMR, Planned Mixed Residential, to M-2, Light Industrial, to allow for development of up to 4.25 million square feet of data center space, to modify the building height for data center buildings from 60 feet' to 105 feet. Maximum height does not include the rooftop mechanical equipment, which is permitted to be a maximum of 15-feet in height.
- This is a request to amend the map of the Data Center Opportunity Zone Overlay District (DCOZOD) to incorporate these parcels into the DCOZOD.

The site is located at the northwest corner of Devlin Road and Linton Hall Road; is addressed as 9000 Devlin Road, 8900 Devlin Road, and 12615 Fog Light Way; is identified on County maps as GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860; and is designated SRL, Suburban Residential Low, and ER, Environmental Resource, in the Comprehensive Plan, and is partially located within the Airport Safety Overlay District.



It is the recommendation of staff that the Planning Commission recommend approval of Comprehensive Plan Amendment #CPA2022-00015 and Rezoning #REZ2022-00022, Devlin Technology Park, subject to proffers dated July 1, 2022.

## BACKGROUND

- A. Request: To change the Comprehensive Plan from SRL, Suburban Residential Low, and ER, Environmental Resource, to FEC, Flexible Use Employment Center, and to rezone approx.. 270 acres from PMR, Planned Mixed Residential, to M-2, Light Industrial, to allow for development of up to 4.25 million square feet of data center space, to modify the building height for data center buildings from 60 feet to 105'. Also, to amend the map of the Data Center Opportunity Zone Overlay District (DCOZOD) to incorporate these parcels into the DCOZOD.

Uses/Features	Existing (Proffered Rezoning)	Proposed with Rezoning
<b>Zoning</b>	PMR, Planned Mixed Residential - LDR / OS, Low Density Residential / Open Space ±269.9 acres	M-2, Light Industrial
<b>Use(s)</b>	Up to 516 single-family detached dwelling units	Data Center
<b>Uses/Features</b>	3 unit types: Provided per Unit Types Zoning Ordinance "Cluster house" "Reduced Setback House" "Village House"	<ul style="list-style-type: none"> <li>Up to 4.25 million sf of data center space</li> <li>3 substations</li> <li>Building Height up to 105 feet</li> </ul>
<b>Rezoning Area</b>	269.85 acres	269.85 acres
<b>Density/FAR</b>	<b>Gross: PMR - LDR/OS= ±1.91 1 - 4 dwelling units per acre (d/u/acre) d.u./acre Net per Comprehensive plan (less the ER of 23.2 acres) = ±2.09 d.u./acre</b>	1.0
<b>Open Space</b>	40.3% of site (±108.9 acres, which includes utility easement) 30.3% (±81.7 acres) - Provided w/ exclusion of easement	Minimum 20% of site

- B. Site Location: The site is located at the northwest corner of Devlin Rd & Linton Hall Rd; is addressed as 9000 Devlin Rd., 8900 Devlin Rd., & 12615 Fog Light Way; is identified on County maps as GPINs 7496-51-8372, 7496-63-4146, & 7496-65-8860.
- C. Comprehensive Plan: The site is currently designated SRL, Suburban Residential Low, & ER, Environmental Resource, in the Comprehensive Plan. The draft 2040 Comprehensive Plan has been released and proposes the site as RN, Residential Neighborhood. On May 20, 2022, the Board requested staff to consider designating this site as industrial, IT-3, which would be implemented by M-2, Industrial.
- D. Zoning: The site is currently zoned PMR, Planned Mixed Residential, and is partially located within the Airport Safety Overlay District.
- E. Surrounding Land Uses: The site is currently undeveloped except for an electric transmission line traversing the site from north to south just east of Piney Branch. The properties to the north of the site are zoned M-2, Light Industrial, and A-1, Agricultural, and are vacant/undeveloped, planned FEC, Flexible Use Employment Center. Properties to the east of the property largely consist of single-family detached residential development. Chris Yung Elementary School is also located on the east side of the property adjacent to the existing Lanier Farms residential development. On the south side of the property, the existing development is predominantly residential, consisting of single-family detached and townhouse units. There are also two elementary schools in the area to the south and west of the site (Bristow Run Elementary and Piney Branch Elementary, respectively). Bristow Commons Shopping Center, a neighborhood-serving commercial property consisting of a retail and retail service uses and secondary office uses, is located to the south of site at the corner of Linton Hall Rd. and Devlin Rd. To the west, the property is bordered by vacant agricultural and industrial-zoned properties.
- F. Demographics-The following table summarizes the range of demographic impacts of both the existing long-range land use designations and the changes proposed with this CPA application using methodology consistent with the Build-Out Analysis. The applicant has submitted a concurrent rezoning application. The application impacts are based on their anticipated concurrent rezoning as well as estimated transportation impacts.

CPA2022-00015 Devlin Technology Park	Existing Capacity		Proposed Capacity	
	Low	High	Low	High
Non-residential (Potential GFA)	0	0	2,835,299	5,670,597
Total Jobs	0	0	436	872

Dwelling Units	260	1,041	0	0
People	881	3,528	0	0
Total People + Jobs	881	3,528	436	872
Activity Density (Total People + Jobs/Acres)	3.26	13.07	1.62	3.23

- G. Board of County Supervisors Initiation – On May 24, 2022, the BOCS initiated Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park to change the long-range land use designation of the site from SRL, Suburban Residential Low, to FEC, Flexible Use Employment Center. (See attached BOCS Initiating Resolution.)
- H. Background & Context: Throughout 2014 and 2015, there was a rezoning under review by the County known as Stonehaven (Rezoning PLN2014-00127), which included the subject rezoning site as part of a +/-718 acre mixed use development. The rezoning request was to permit development of up to 1,006 residential units consisting of single-family detached (SFD) and townhouse units and a maximum of 1,124,175 square feet of office/flex/light industrial development. Prior to final action by the Board of County Supervisors, the applicant withdrew the application in December of 2015. The Devlin Road Rezoning, to rezone the property to PMR, Planned Mixed Residential, for 516 single family detached dwelling units was approved by the Board on March 10, 2020. The applicant submitted the Devlin Technology Park Rezoning on February 11, 2022.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Comprehensive Plan Amendment #CPA2022-00015, Devlin Technology Park, for the following reasons:

- The increase in planned employment capacity supports the adopted Strategic Plan goal to increase the County’s commercial tax base and allows for development of data centers which are identified as a “targeted industry.”
- The site abuts the existing Data Center Opportunity Zone Overlay District and an approved data center use which is under development.
- The site abuts an existing FEC, Flexible Use Employment Center, long-range designations.
- The site abuts existing M-2 Light Industrial, which is proffered to contain a data center campus.

- The site abuts existing power infrastructure that would allow minimal impacts to abutting residential land uses.
- The proposal will deliver a data center campus that favorably aligns with strategic goals for economic development and non-residential tax base for the County, with proffers to mitigate land use impacts.

If the Planning Commission recommends approval to the companion Comprehensive Plan Amendment, staff recommends approval of Rezoning #REZ2022-00022, Devlin Technology Park, for the following reasons:

- The proposed rezoning appropriately mitigates impacts to abutting uses.
- The proposed zoning implements the long-range land use FEC designation.
- The proposed extension of the DCOZOD boundary is consistent with the goals of the overlay district to minimize impacts on abutting residential uses.

If the rezoning is approved, the site would be subject to the proffers dated July 1, 2022.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The site is currently designated SRL, Suburban Residential Low, & ER, Environmental Resource, in the Comprehensive Plan and is partially located within the Airport Safety Overlay. The draft 2040 Comprehensive Plan has been released. The draft plan designates the site as RN, Residential Neighborhood. On May 20, 2022, the Board requested staff to consider this site as industrial, such as TF, Technology Flex.

Level of Service (LOS): The LOS impacts for this proposed rezoning are being mitigated by the proffered monetary contributions, as follows:

Water Quality	\$75.00 per acre	+/- 269.85 acres	\$20,238.75
Fire and Rescue	\$0.61/sf of building area	Total potential building area = 4.25 million sf	\$2,592,500.00
Transportation	\$2.50/sf of building area	Total potential building area = 4.25 million sf	\$10,625,000.00
Total			\$13,237,738.75

## **Community Input**

Notice of the rezoning proposal has been transmitted to property owners within 500 feet of the site. The applicant indicated a community meeting was held on June 14, 2022 at 7PM at the Spring Hill Suites in Virginia Gateway. It is our understanding that all of Lanier Farms HOA were invited.

As of the date of this staff report, the Planning Office has received written comment regarding retention of the inter-parcel connection with the Bristow Commons shopping center. Staff is not aware of any opposition.

## **Other Jurisdiction Comments**

The subject site is located outside of the required notification area of any jurisdiction.

## **Legal Issues**

If the rezoning is approved, the ±269-acre project site could be developed with a data center campus, as proffered, through the M-2 zoning district. If the proposal is denied, the site can be utilized through the proffered uses in the approved PMR zoning district. Legal issues resulting from the Planning Commission action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until October 26, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

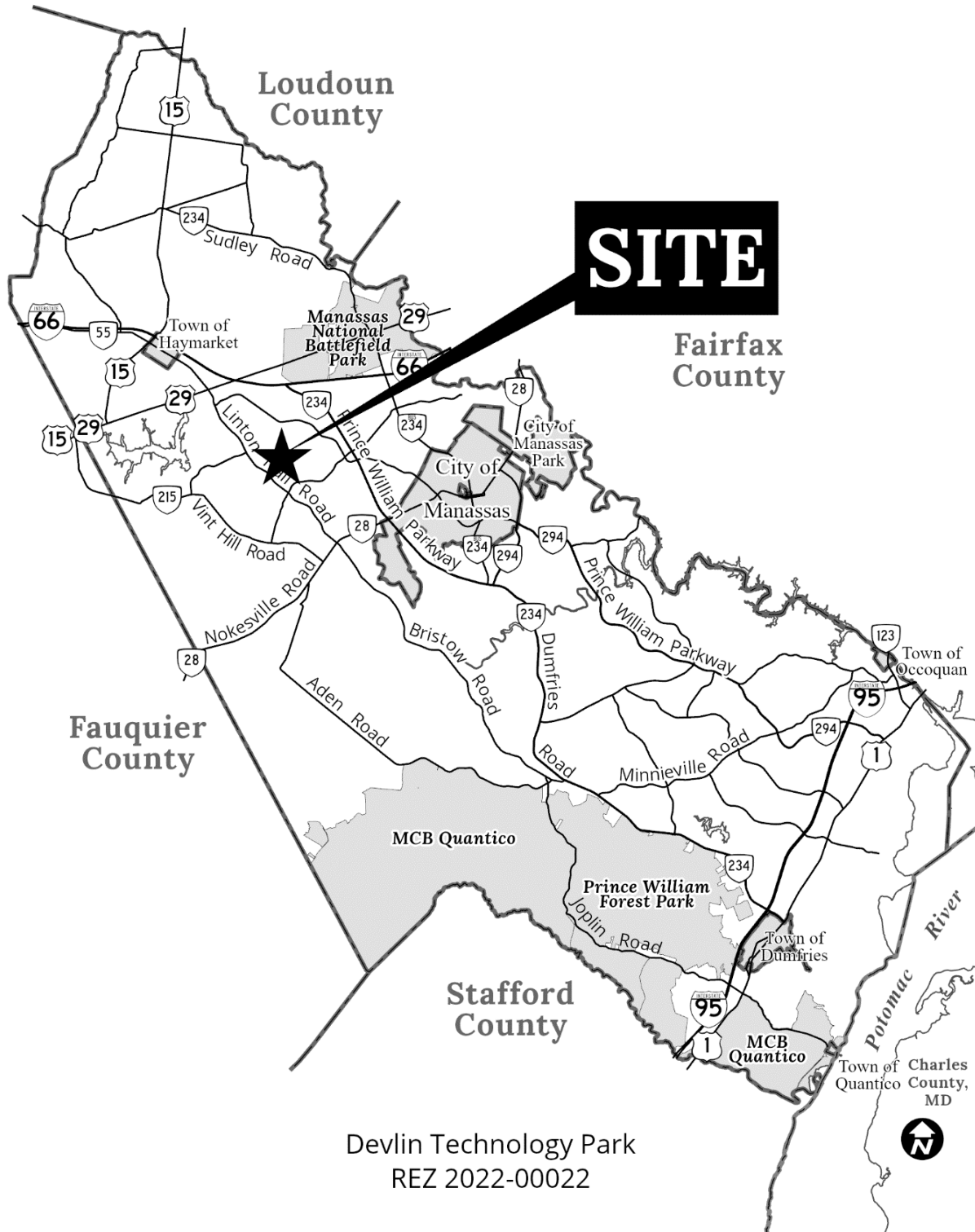
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Rebecca Horner | (703) 792-6854  
[rhorer@pwcgov.org](mailto:rhorer@pwcgov.org)

## **ATTACHMENTS**

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Attachment A - Area Maps  
Attachment B - Staff Analysis  
Attachment C- Historical Commission Resolution  
Attachment D- General Development Plan (GDP)  
Attachment E - Environmental Constraints Analysis (ECA)  
Attachment F – Proffers dated July 1, 2022  
Attachment G – Resolution for CPA  
Attachment H – Resolution for REZ



Devlin Technology Park  
REZ 2022-00022





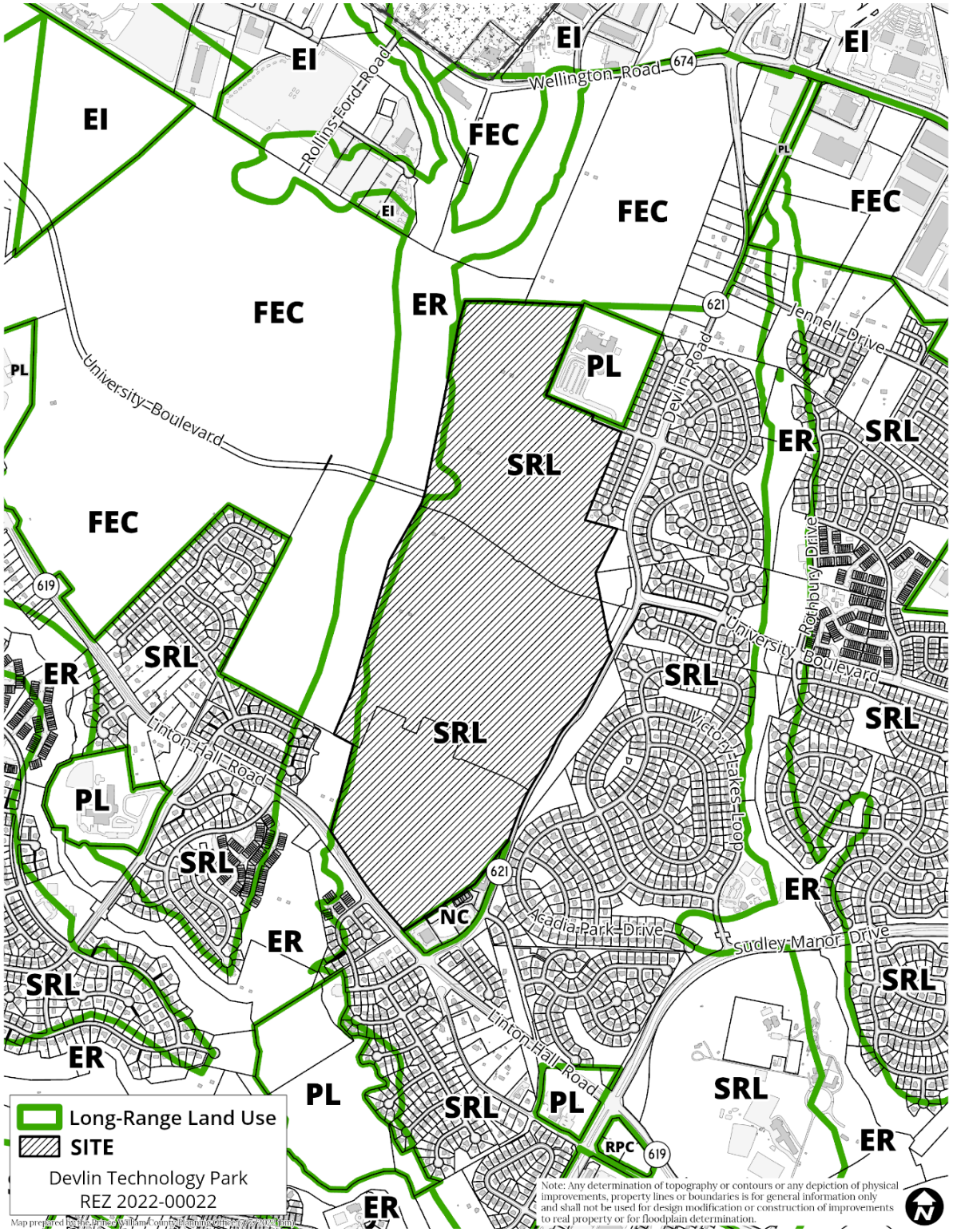
 **SITE**

Devlin Technology Park  
REZ 2022-00022

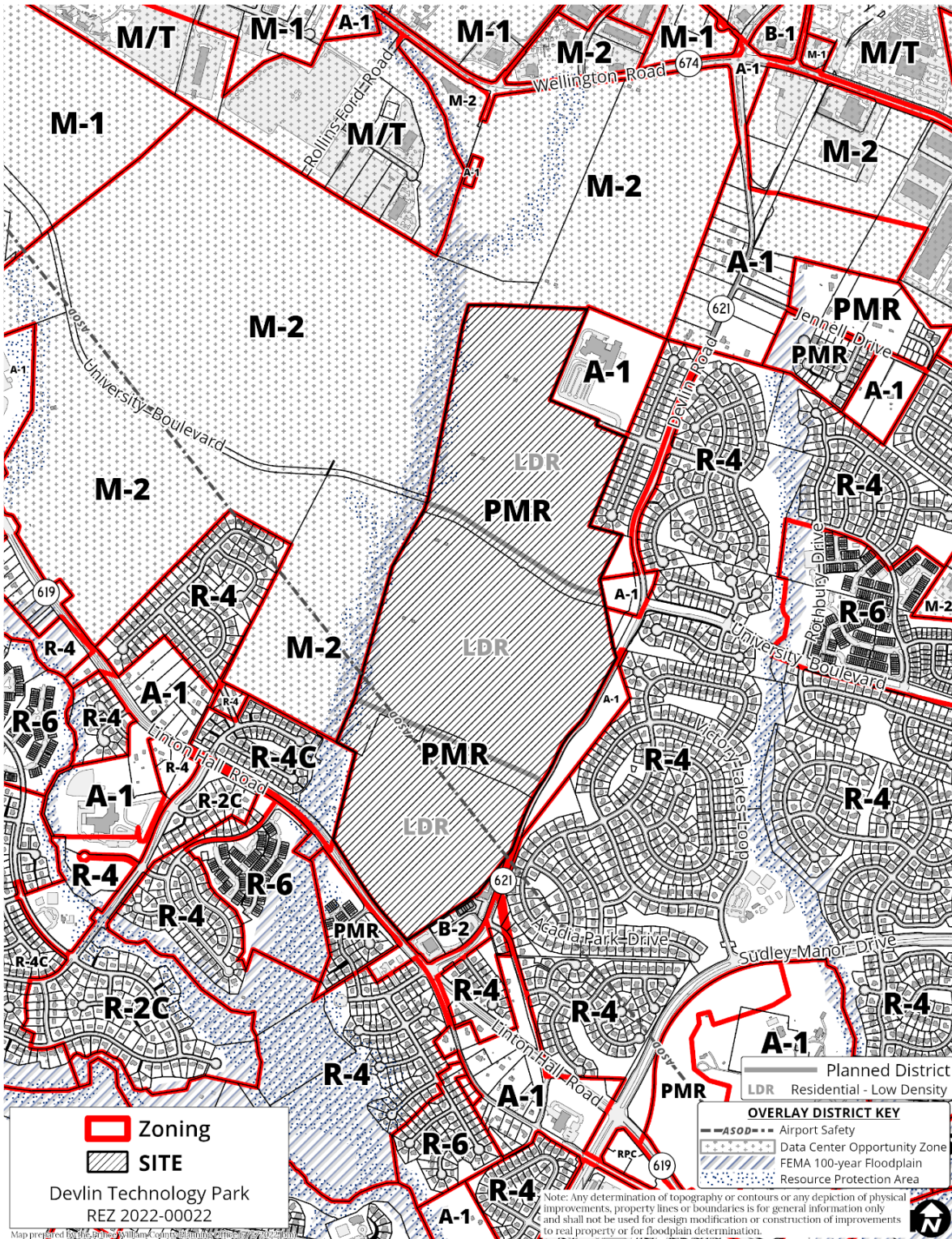
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.





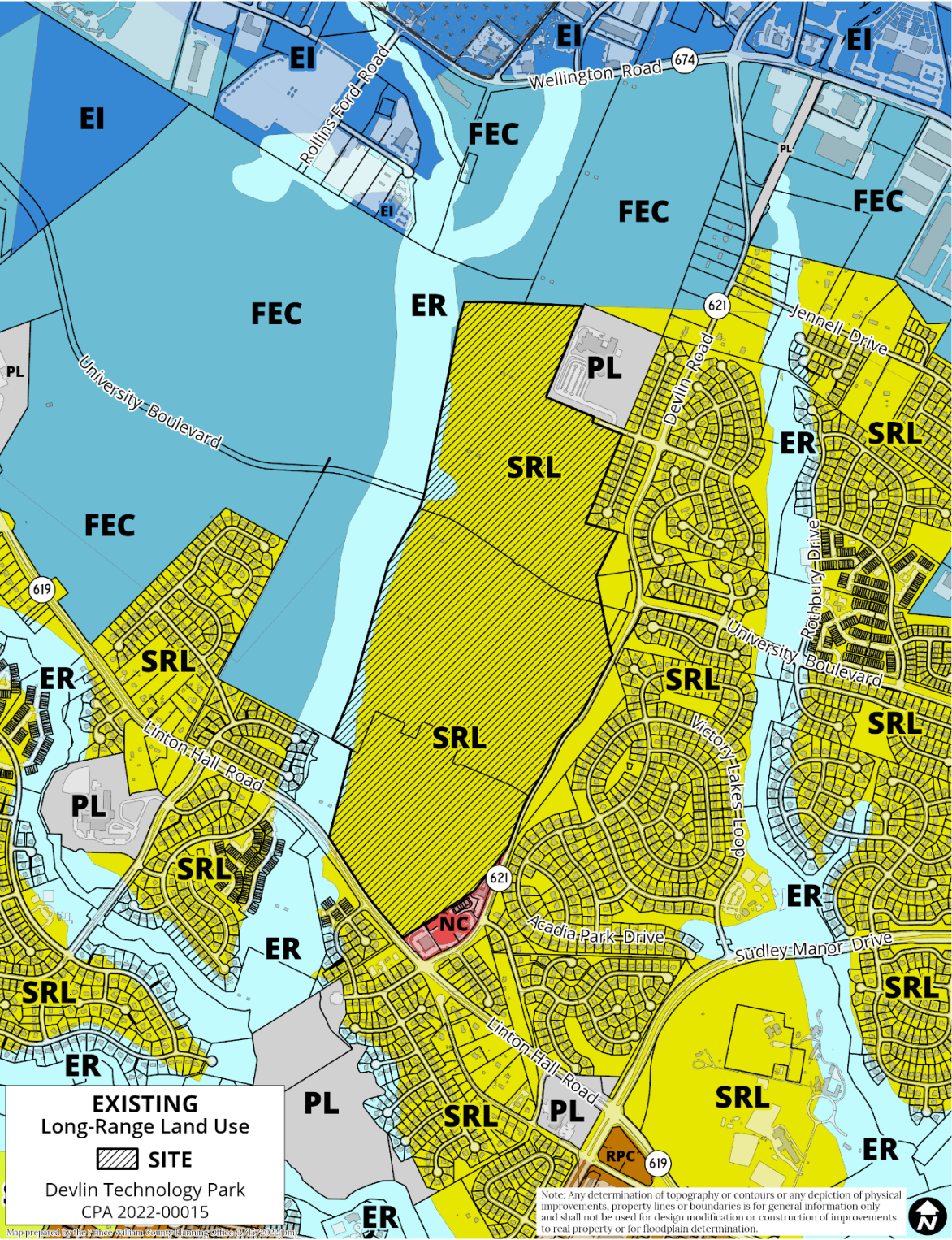






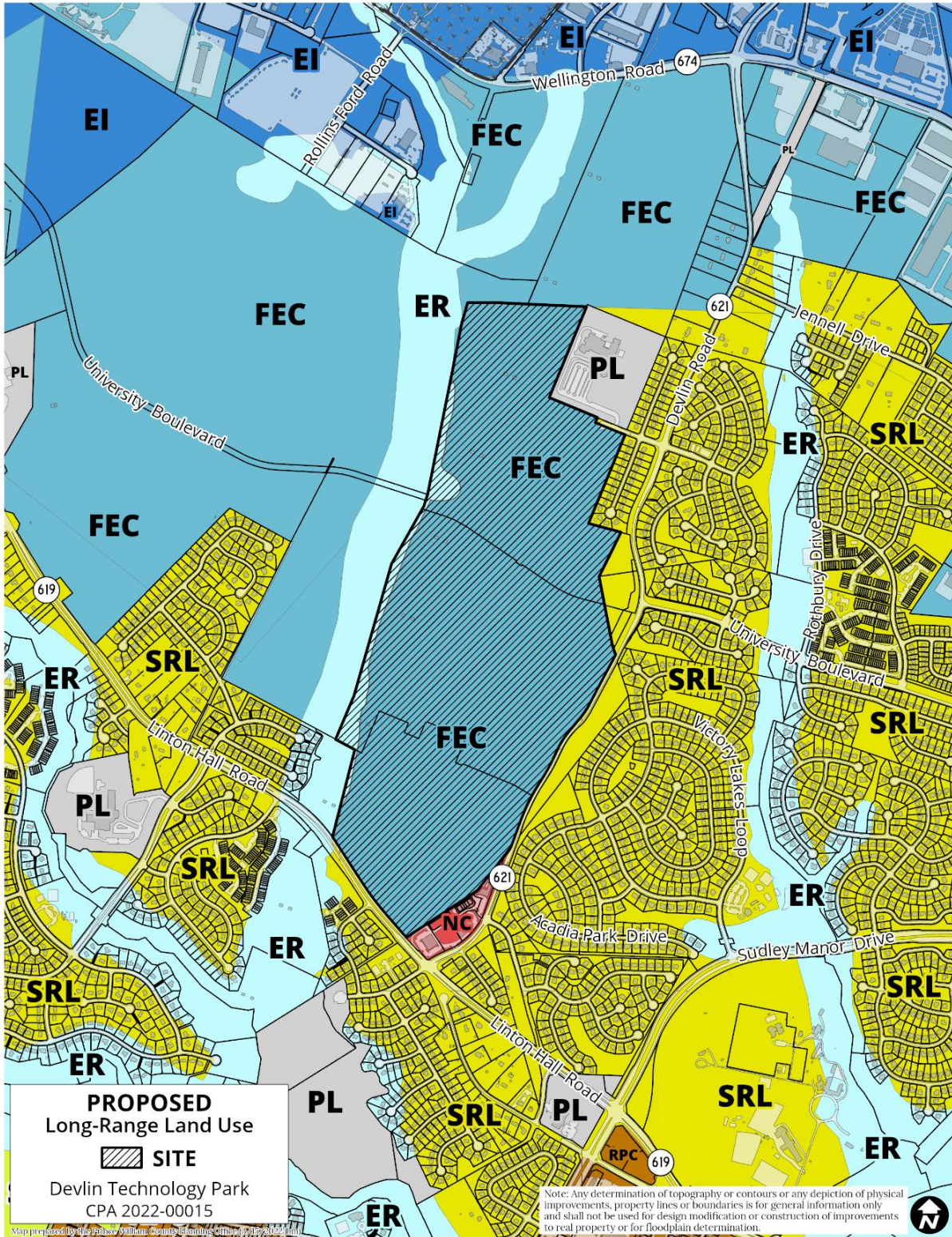


# Existing Long-Range Land Use Map





# Proposed Long-Range Land Use Map



## Part I. Summary of Comprehensive Plan Consistency

### **Staff Recommendation: Approval**

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

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

## Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps in previous section):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Vacant   Undeveloped	FEC	M-2 & A-1
South	Retail, service, childcare facility; Single-family detached dwellings, townhouses	SRL, NC & ER	R-4, R-6, PMR, A-1
East	Chris Yung Elementary School, SRL R-4 & A-1	SRL	R-4 & A-1
West	Vacant/ Undeveloped, Single-family detached dwellings	SRL, FEC & ER	A-1, R-4C & M-2

## Long-Range Land Use Plan Analysis

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

This site is located within the Development Area of the County, and is designated as SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan:

<b>Long-Range Land Use Map Designation</b>	<b>Intended Uses and Densities</b>
<p><b>Semi-Rural Residential (SRR)</b></p> <p><i>Existing long range land use in Comprehensive Plan</i></p>	<p>The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.</p>

<p><b>Environmental Resource (ER)</b> <i>(eastern/northeastern portion of site)</i></p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>
<p>RN, Residential Neighborhood  <i>Recommended long range land use in first draft of the Comprehensive Plan Update</i></p>	<p>Residential Neighborhoods are an opportunity to develop a variety of housing options throughout the County. The higher density, mixed-use residential should be close to transit (VRE) or town centers. The middle transects can include both single-family attached and detached as well as multifamily units. In the lower transects, residential areas primarily accommodate single-family homes arranged in cluster or medium sized lots. In all transects, connections and pedestrian amenities should still be a priority for development design including trails and open space integrated into the development in appropriate locations.</p>
<p>FEC, Flexible Use Employment Center  <i>Requested Land Use Designation</i></p>	<p>The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the FEC classification are light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in</p>



	FEC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.								
<p>IT-3, Industrial</p> <p><i>Proposed land use designation in upcoming draft of the Comprehensive Plan</i></p>	<p>The purpose of the industrial classifications is to provide areas for a range of industrial and employment uses which promote a diverse tax base, encourage economic vitality, and support at place employment. Retail/retail service uses may be located to support the needs of those employed within the greater industrial area. Within an industrial designated area, the more intense uses shall be located in the core of the area and transition to less intense uses at the periphery. Data centers and distribution and fulfillment centers are discouraged in I-2, Flexible Use Employment Center.</p> <p>T-3, Technology/Flex includes the following uses:</p> <table border="1" data-bbox="565 806 1414 953"> <tr> <td>Flex Space</td> <td>Light Industrial</td> </tr> <tr> <td>Technology, Warehousing &amp; Logistics</td> <td>Advanced Manufacturing</td> </tr> <tr> <td>Data Center</td> <td>Retail &amp; Service</td> </tr> <tr> <td>Office</td> <td>Institutional</td> </tr> </table> <p>This designation is implemented by O(F), M-2, PBD</p>	Flex Space	Light Industrial	Technology, Warehousing & Logistics	Advanced Manufacturing	Data Center	Retail & Service	Office	Institutional
Flex Space	Light Industrial								
Technology, Warehousing & Logistics	Advanced Manufacturing								
Data Center	Retail & Service								
Office	Institutional								

**Proposal's Strengths**

- Land Use & Zoning Compatibility: The site is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan. The draft 2040 Comprehensive Plan shows the site as IT-3, Technology Flex. The site is located abutting and existing industrial site, zoned M-2 and abutting the Data Center Opportunity Zone Overlay District.
- Existing Infrastructure: The site is abutting existing power infrastructure and the expansion of the DCOZOD would be appropriate because the expansion does not appear to cause the extension of power infrastructure that would impact existing residential neighborhoods.

**Proposal's Weaknesses**

- Surrounding Existing Residential: Any industrial development needs to be sensitive to the proximity to residential. Consideration should be given to viewshed from residential neighborhoods as well as providing noise mitigation through solid architectural walls/screens from all cooling system equipment.

**On balance,** this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.



## **Community Design Plan Analysis**

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

The primary materials utilized for the front façade of any building facing and within two hundred feet (200') of Devlin Road, Linton Hall Road, and University Boulevard shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, architectural poured-in-place or precast concrete panels or architectural metal panels, but not plain concrete block.

The applicant requests a height modification to increase the allowed height to 105-feet. The applicant has agreed to restrict the increased height to be no closer than 700-feet from a property line. Provided visual perspectives indicate that this increased setback would mitigate the impact from the increase in height. The perspectives show that the increased height would not be seen by a typical person standing in areas adjacent to the site.

All loading and service areas located within 200 feet of and visible from Devlin Road, Linton Hall Road and University Boulevard shall be screened with plantings or other methods acceptable to Prince William County to mitigate visibility from Devlin Road, Linton Hall Road and University Boulevard.

### **Proposal's Strengths**

- **Use Restrictions:** The applicant has proffered to eliminate incompatible industrial uses.
- **Landscape Buffering:** In several areas the applicant has proffered larger buffers than required by the DCSM standards.
- **Data Center Design Standards:** As proffered, any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32- 509.02.4(A)(1), the Applicant shall include four (4) of the design elements listed therein on principal building facades, which include the following:
  - change in building height;
  - building step-backs or recesses;
  - fenestration;
  - change in building material, pattern, texture, and/or color; or
  - use of accent materials

- Architectural Standards: The applicant is proffering to meet four out of five of the architectural items identified in the data center design guidelines in the Zoning Ordinance.
- Rooftop Equipment: Rooftop equipment is limited to a maximum of 15-feet in height and the applicant has proffered to screen all equipment.
- Screening of Substations Adjacent to School and Residential: The applicant proffers to provide enhanced architectural screening abutting the school use and existing residential.
- Noise Producing Equipment: Noise mitigation will be provided in the form of a solid architectural wall or screen to prevent noise from travelling across property lines and disrupting abutting residential uses.
- Setback for 105-Foot Height Data Center Buildings: The applicant has proffered a 700-foot setback for all buildings that exceed 80-foot height.
- Proposed Substations: The three substations proposed are located abutting the existing power infrastructure, which is not visible from the public road infrastructure abutting the site.
- Perimeter Buffering:
  - 100' buffer is provided along Linton Hall Road.
  - A 30' buffer is now provided adjacent to the Walgreens Co. and BC Plaza LLC properties.
  - A 100' buffer has been provided along Devlin Road, except for the proposed access point.
  - A 50' buffer along University Boulevard, to be extended.
  - A 50' landscape buffer along the Fog Light Way cul de sac and Amberleigh Station.
- Trail Locations: The applicant has moved portions of the trail further west and has co-located the trail with a sanitary sewer line thereby decreasing the amount of disturbance to forested areas. With respect to Amberleigh Station, there is an existing 25' public trail easement located on the property owned by the Pineborough Estates Homeowner's Association (now known as Amberleigh Station Homeowner's Association). The 25' public trail easement was granted to the County on April 3, 1992 and is recorded in Deed Book 190 Page 0518. To the Applicant's knowledge, this easement has not been vacated, and the applicant suggests connecting to this easement is a logical and practical proposition. For reference purposes, a copy of the Deed and Plat is provided with this submission. The applicant intends to provide a connection to that property via the existing power easements as requested by Watershed Management to avoid environmentally sensitive areas. The final location of the connection shall be determined at final site plan.
- Trail Connectivity: As identified in the Proffers and on the GDP, the applicant has committed to building a sidewalk that connects to the adjacent property (GPIN7496-50-8750) as well as constructing a 5' sidewalk on the off-site portion of Linton Hall Road to connect to the existing sidewalk at Amberleigh Station (subject to offsite right-of way availability).

- Preservation of Specimen Tree: The applicant has proffered to preserve one of the four specimen trees on site.
- Sustainability Measures: The applicant proffered to determine if site/building sustainability measures are appropriate, which could include: recycled aggregate materials, aeration of ponds using solar power, recycling of construction material waste, use of high recycled content construction materials, LED site and interior lighting, or heat reflective roofing materials.
- Outdoor Storage: Outdoor storage is prohibited within 500 feet from a residential use.

### **Proposal's Weaknesses**

- Proffered Elevations: The applicant has not provided elevations of the data center buildings. Staff would like the applicant to provide elevations and proffer general conformance to the elevations.
- Buffer Encroachments and Commitments: As noted in the Environment Section of this analysis, the applicant should provide clarity on expectations on what areas will remain undisturbed versus potential disturbances and encroachments. The applicant should clarify these commitments prior to scheduling this item for Board consideration.

**On balance**, this application is consistent with the relevant components of the Community Design Plan.

## **Cultural Resources Plan Analysis**

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

The previous rezoning completed a cultural resources assessment with #REZ2016-00029. In addition to those previous requirements the applicant shall complete a Phase I assessment and a Phase II and III if warranted.

### **Proposal's Strengths**

- Phase I, II and III: The applicant has proffered to complete studies, as necessary.
- Mitigation Plan: The applicant proffers a mitigation plan for each site that is determined to be significant as a result of a Phase II survey.
- Curation: Within one year of the final rezoning, the applicant will curate all artifacts, field records, lab results, photographic records and other records recovered and produced as part of the Phase I, II, and III the applicant has in its possession, including those artifacts recovered by Cultural Resources, Inc. in 2005 that were returned to the applicant. Artifacts and records generated from excavations after the approval of this rezoning shall be curated with the County within three (3) months after approval of the final report for the specific area or site. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The applicant shall pay to the County a curation fee identical to VDHR's curation fee at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

### **Proposal's Weaknesses**

- None identified.

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

## **Economic Development Analysis**

### **Proposal's Strengths**

- Targeted Industry: Data Centers are a Targeted Industry endorsed by the Board of County Supervisors.
- Commercial Tax Base: The application would expand the commercial tax base as outlined in the Economic Resilience section of the County's 2021 to 2024 Strategic Plan.

### **Proposal's Weaknesses**

- None identified.

## **Environment Plan Analysis**

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

This site has been the subject of several rezoning proposals for more than a decade. The site contains a long segment of the Piney Branch Resource Protection Area (RPA), a perennial stream with associated wetlands.

The Aura data center (REZ2017-00023) approved to the northwest and the Gainesville Technology Park data center (REZ2020-00011) to the north have both proffered to preserve substantial forested area outside of and abutting the Piney Branch RPA and floodplain, helping to create a significant stream valley preservation corridor.

Likewise, the current proffers for the approved residential development of this site, the Devlin Road Rezoning (REZ2016-00029), and the previously proposed Stone Haven development (REZ2014-00127), for the same area, both retained all of the land west of the VEPCO right-of-way transmission corridor as natural (undisturbed) open space, extending a great distance beyond the RPA.

At this time, this proposal includes disturbance of this area for stormwater management facility and for sanitary outfalls. This stormwater management facility can be provided east of the power lines as has been done with prior proposals.

For this proposal to be consistent with neighboring developments and proposals and the Comprehensive Plan, staff recommends the applicant provide for a corridor of natural open space from the western edge of the VEPCO right-of-way through the RPA. The entirety of this area contains mature hardwood forest. This will provide for the Comprehensive Plan's call for the identification of environmental features suitable for conservation with an emphasis on connecting to existing conserved natural resources, minimizing clearing, the preservation of mature trees and natural landscapes (EN-1.3, EN-1.5, EN-10; DES-12.1 & 12.3, DES-13; EN-3.13).

### **Proposal's Strengths**

- Landscaped Buffer abutting Lanier Farms Subdivision: The draft Site Design standards for the Data Center Opportunity Zone Overlay District call for a minimum 100-foot buffer for any side/rear yards abutting the data center use. The applicant is proposing a 100-foot undisturbed buffer where the proposed use abuts the Lanier Farms subdivision. This exceeds the DCSM standard buffer of 50 feet.

- Landscaped Buffer abutting Chris Yung Elementary School: The applicant is proposing a 100-foot undisturbed buffer abutting Chris Yung Elementary School. This exceeds the minimum DCSM standard of a 30-foot buffer abutting an institutional use.
- Proffered Limits of Disturbance: The applicant proffers a limit of clearing and grading.
- Water Quality Monetary Proffer: A \$75 per acre monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the acreage reflected on the plan.

### **Proposal's Weaknesses**

- Lack of Tree Preservation Plan: The prior rezoning (REZ2016-00029) had preservation areas, some in similar places to what is proposed herein. Staff recommends the applicant provide a tree preservation plan in line with Proffer #16 of REZ2016-00029. Staff recommends that the applicant considers proffering a tree preservation plan at the time of site plan.
- Uncertainty on Buffer Encroachments and Commitments: The applicant has conflicting locations relative to stormwater access, berms, construction easements, limits of clearing and grading and utility locations. These could all potentially create conflict and disturb areas that are intended to be undisturbed. The applicant should address these conflicts in the proffer language and commitments to provide better certainty and commitment to retaining the undisturbed intent of these buffers before staff schedules this case for Board consideration.
- Allowances for Modification to Undisturbed Buffers and Commitment to Limits of Disturbance: Proffer #1 appears to allow for changes in undisturbed buffers at the time of final site plan review. Staff recommends the applicant clearly state the intent is to preserve undisturbed buffers as they are proffers, to ensure a level of expectation of what areas will actually remain undisturbed, or to identify specific areas that may be subject to change at site plan, for expectation management. The applicant should limit the potential encroachments to the limits of disturbance, to provide expectation management of what is actually intended to be disturbed. Clarification should be provided prior to scheduling the item for Board consideration.
- Disturbance of ER Areas: The Applicant is proposing to disturb 6.76 acres of the 15.46 ER onsite, including steep slopes surrounding an intermittent channel in the southwestern end of the site that to date has been preserved on each previously proposed development. This proposed disturbance is not consistent with EN-5.1. The limits of disturbance should be revised to show the steep slopes around the intermittent stream protected. This is a distance of about 100 feet from the stream edge and a distance of approximately 600 feet from the property line upstream.

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

## **Fire and Rescue Plan Analysis**

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

Fire/Rescue Station 25 is the first due fire/rescue resources in the corridor. The facility is inside the required 4-minute travel time for Basic Life Support. The facility is inside the required 8-minute travel time for Advanced Life Support. Fire/Rescue Station 25 responded to 2,810 incidents in FY 21. The workload capacity for Fire/Rescue Station 25 is 2,000 incidents per year. It is suggested that the applicant contact the Fire Marshal's Office to set up a meeting to discuss the project to allow us to determine if the required sign off can be approved. A minimum fire flow of 2,500 gpm at 20 psi residual pressure will be required for any structures associated with the application.

### **Proposal's Strengths**

- **Monetary Contribution:** As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61/sf of building area, with a total potential building area = 4.25 million sf, that would be a maximum of \$2,592,500.00.
- **Fire Protection Standards:** For buildings with a building height higher than sixty feet (60'), the Applicant shall, as a condition of site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshall's office.
- **Development Site within of 4.0-Minute Travel Time:** The portion of the site to be developed is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- **Development Site within of 8.0-Minute Travel Time:** The portion of the site to be developed is located within the required 8.0-minute travel time for advanced life support.

### **Proposal's Weaknesses**

- **Station Workload:** Fiscal Year 2021 figures indicate that Fire and Rescue Station #25 responded to 2,810 incidents, while the workload capacity is 2,000 incidents per year. As such, it is operating over capacity.

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

### **Parks, Open Space and Trails Plan Analysis**

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The application requests to rezone +/-269.85 acres from PMR (Planned Mixed Residential) to M-2 (Light Industrial) to allow for the development of up to 4.25 million square feet of data center space, to include new electric substation(s), associated increases in building height and floor area ratio, and an extension of the Data Center Opportunity Zone Overlay District. The subject property is located on the west side of Devlin Road, between Linton Hall Road and proposed University Boulevard. For reference, this application supplants a previous residential rezoning application that included proffers typical of a residential rezoning, including a proffer for a public trail through the property.

### **Proposal's Strengths**

- **Retention of Trail Through Property:** Trails are the number one recreational amenity desired by County residents, according to the Department of Parks, Recreation and Tourism (DPRT)'s 2019 Needs Assessment Survey. With this, DPRT looks forward to continued discussions with the applicant to identify the most suitable route through the property, including a safe connection to the Broad Run Linear Park trailhead at the end of Hunting Cove Place, and general mobility
- **Improvements along Linton Hall Road. Pedestrian Trail Easement:** The applicant has proffered an 18-foot-wide permanent trail easement on the Property to provide a natural surface pedestrian connection between Linton Hall Road and the northern property line of the Property.



- Transmission Line Easement – The applicant is showing a possible pedestrian easement location generally in the middle of the existing transmission line easement that runs the length of the property. The proposed alignment terminates on the south end at a location adjoining property owned by the Amberleigh Station Homeowner's Association, and on the north end at a location generally aligning with a future trail proffered with REZ2020-0011 (Gainesville Tech Park).

### **Proposal Weaknesses**

- Variation in Trail Alignment: The proposed trail alignment should be moved to the west of the transmission line to the greatest extent possible. It should also extend to Linton Hall Road and avoid connections to or through property owned by the Amberleigh Station Homeowner's Association.
- Additional Trail Connection: A trail connection should be provided between the proposed trail alignment and Chris Yung Elementary School to expand the recreation and outdoor classroom opportunities of the school and create a potential future safe route to the school. Staff recognizes that this connection may be problematic with a data center use.
- Construction Easement Preference: For simplicity, DPRT would prefer that the applicant proffer to construct the trail within a dedicated 30-foot-wide easement. The trail should be built in accordance with DPRT's Trail Design Standards for a Class 3 trail in a Non-Wilderness setting.
- Need for Sidewalk along Linton Hall Road: This trail is ultimately intended to connect to DPRT's Broad Run Linear Park trail system, which can be accessed from Hunting Cove Place. To provide a safe and continuous pedestrian/bicycle connection, the applicant should therefore also provide a sidewalk along Linton Hall Road. This sidewalk should extend from the transmission line access point along the property's Linton Hall Road frontage, to the sidewalk provided on the adjacent property (GPIN 7496-50-8750). This connection will provide bicycle and pedestrian traffic with a safe location to cross Linton Hall Road at a signalized intersection and with direct access to Hunting Cove Place and the Broad Run Linear Park trailhead.

**On balance**, this application is found to be consistent with the relevant components of the Parks, Recreation, and Tourism component of the Comprehensive Plan.

### **Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational

initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department did not have comments on the application

### **Proposal's Strengths**

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.

### **Proposal's Weaknesses**

- None identified.

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

## **Potable Water Plan Analysis**

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

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

The Service Authority has an existing 24-inch water main located in Linton Hall Road and an existing 12-inch water main stub-out near the northern property boundary at the Chris Yung school site. The developer will be required to install a minimum 12-inch diameter main through their site connecting the existing 24-inch main and the 12-inch stub out. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Additionally, the Service Authority has a planned project, as shown in the County's Comprehensive Plan, to construct a 30-inch water transmission main through the proposed site along the future extension of University Boulevard. The Service Authority may enter into an agreement with the developer to design and construct this main in conjunction with the development project, the details of which will be provided during plan review.

Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.

The applicant shall design and construct all new on-site and off-site water utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

### **Proposal's Strengths**

- **Water Connection & Service:** As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

### **Proposal's Weaknesses**

- None identified.

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

## **Sanitary Sewer Plan Analysis**

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

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

The Service Authority has an existing 24-inch gravity sewer main located on the adjacent parcel west of the property. Offsite easements may be required to connect to the existing sewer collection system. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

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

The applicant shall design and construct all new on-site and off-site sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

### **Proposal's Strengths**

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

### **Proposal's Weaknesses**

- None identified.

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

## **Transportation Plan Analysis**

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

The Property will be accessed by up to three entrances: one entrance from Devlin Road and two entrances from University Boulevard, as generally shown on the GDP. vehicular access or temporary construction vehicular access from Fog Light Way into the Property. The existing driveway access

points on Linton Hall Road, which are used to service the high voltage transmission line and other utilities, shall remain in service with no access to the Property..

The Applicant shall dedicate, at no cost to the County, right-of-way, up to one hundred twenty-eight feet (128') wide for the future extension of University Boulevard and associated right and left turn lanes at the entrances to the Property. Dedication of the University Boulevard ROW shall be made at the time of and in connection with the first final site plan approval for the Property or when otherwise requested in writing by the County and/or VDOT

The Applicant shall reserve and dedicate, at no cost to Prince William County or VDOT, right of way along the Devlin Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Devlin Road, including, but not limited, any permanent or temporary easements required for utilities, utility relocation, and stormwater management, plus additional right of way as necessary for right and left turn lanes at the access point to the Property from Devlin Road., The Applicant must proffer to design and construct frontage improvements along Devlin Road. If the County Department of Transportation does not request the Applicant to proceed with the design and construction of the Devlin Road (South) Improvements within 60 days of the approval of this rezoning, then the Applicant shall make a monetary contribution in lieu of designing and constructing the Devlin Road (South) Improvements. The Applicant has proffered to make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2.50 per square foot of building area constructed on the Property in lieu of constructing frontage improvements along its frontage of Devlin Road South. Said contribution shall be used for the Devlin Road South widening project or other transportation projects in the area, as determined by the County, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.

The Applicant will provide an extension of the southbound Devlin Road left turn lane to Linton Hall Road within the existing concrete median in order to provide approximately ninety feet (90') of additional storage subject to PWCDOT and VDOT approval.

The Applicant will reserve and dedicate, at no cost to Prince William County or VDOT, right of way along the Linton Hall Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Linton Hall Road.

Based on trip generation data from the *ITE Trip Generation Manual, 11<sup>th</sup> Edition*, calculated by Wells + Associates, the approved residential development would generate 352 AM peak hour, 494 PM peak hour, and 5,565 weekday daily trips during a typical weekday. The proposed data center use would generate 547 AM peak hour, 462 PM peak hour, and 4,208 weekday daily trips during a typical weekday. A Traffic Impact Analysis was required based on the increase in AM peak hour trips and the change in type of land use.

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2019 Daily LOS
Devlin Road	2	9600	E
University Boulevard	2	5400	B
Linton Hall Road	4	4300	B

**Proposal's Strengths**

- Bike Racks: The applicant is providing five bike racks per data center building.
- Road Right of Way: The applicant has proffered the dedication of up to a maximum of sixty-four feet (64') in width from the existing centerline of Linton Hall Road, up to a maximum of sixty-four feet (64') in width from the existing centerline of Devlin Road and up to one hundred twenty-eight feet (128') wide for the future extension of University Boulevard and associated right and left turn lanes at the entrances to the Property.
- Sidewalk and Trail Connections: The applicant will construct: a five foot (5') wide sidewalk along the Linton Hall Road frontage of the Property; and a 5-foot sidewalk on the off-site portion of Linton Hall Road, to connect to the existing sidewalk at Amberleigh Station, subject to obtaining the necessary right-of-way needed for the off-site sidewalk.
- Bus Shelter: The applicant agrees to construct a bus shelter on one of the major road frontages as needed, determined by PRTC.
- Monetary Contribution: In lieu of designing and constructing frontage improvements along Devlin Road South, the Applicant has proffered a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2.50 per square foot of building area constructed on the Property, which would be up to \$10,625,000.00 if the maximum buildable area is constructed.

**Proposal's Weaknesses**

- Inter-parcel Connection: The previous residential rezoning provided for an inter-parcel connection to the property to the South, Bristow Commons Shopping Center. This connection was very important to the shopping center to increase access for potential users of the center and adjacent properties. The proposed use of this rezoning is for data centers on a secure gated campus, meaning the user wants to limit access for security purposes. Interparcel access is a requirement of the DCSM. However, this requirement can be waived if the adjoining uses are not compatible. If the Property is developed with a compatible use such as office, this access should be constructed to the subject parcel. Staff encourages considering access for the Applicant to provide this access so that employees of the site will be able to access the shopping center without utilizing Devlin Road.

- Typical Sections: All typical sections including University Blvd., Devlin Road, and internal streets must be included on the Transportation Plan.
  - Devlin Road South: The proffers must include the Applicant providing frontage improvements on Devlin Road. A clause should be added that reads that if the County Transportation Department does not request the Applicant to proceed with the design and construction of the Devlin Road (South) Improvements, within 60 days of the approval of this rezoning, then the Applicant shall make a monetary contribution in lieu of designing and constructing the Devlin Road (South) Improvements in accordance with the Transportation Monetary Contribution.

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

### **Materially Relevant Issues**

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

- None identified.

### **Proffer Issues / Deficiencies**

- None identified.

### **Modifications / Waivers**

- Pursuant to Section 32-400.03.2 of the Prince William County Zoning Ordinance, the building height for data center buildings shall not exceed one hundred and five feet (105') subject to Proffer 4 above.
  - The applicant requests to modify the maximum height for buildings in portions of the site. Buildings exceeding the maximum height requirements shall be no closer than 700-feet to the property lines.

## **Agency Comments**

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

- PWC Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)



**HISTORICAL COMMISSION RESOLUTION****MOTION: PORTA****May 10, 2022  
Regular Meeting  
Res. No. 22-027****SECOND: GREEN****RE: LAND DEVELOPMENT RECOMMENDATIONS****ACTION: APPROVED**

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

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

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

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

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ2022-00018	Youth for Tomorrow Crosses - Proffer Amendment	No Further Work
REZ2021-00020	John Marshall Village Addition	In response to the Applicant's request for information on the type, cost, and potential location of the historical marker please note: current price to manufacture the standard Historical Commission marker with the Prince William County seal is approximately \$3000 not including installation; a preferred location for the historical marker is proximate to the entrance of the development with a pull-off area to enable citizens to safely read the historical marker.

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
SUP2022-00003	John Marshall Village Addition	No Further Work
REZ2016-00021	Kline Property 14 <sup>th</sup> Submission	<p>If a Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study are performed artifacts to be donated to and curated with the County.</p> <p>Investigate possibility of preserving the silos on the site.</p> <p>As previously requested, confirm 25 foot buffer for the existing Lutheran Machpelah Cemetery.</p>
SUP2017-00037	Kline Property – Pharmacy (Drive-Through) 8 <sup>th</sup> Submission	No Further Work
CPA2021-00004	PW Digital Gateway 3 <sup>rd</sup> Submission	<p>In the absence of a response from the applicant to the Historical Commission's previous recommendations (included below), the Historical Commission is compelled to recommend denial.</p> <p>For Comprehensive Plan Amendment (CPA):        Recommend splitting the parcel into South and North sections (see attached map).        Southern Section - keep existing land use or change to Parks and Open Space (P&amp;OS).</p> <p>Northern Section – before decision on the CPA, request an Architectural Survey and</p>

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		<p>Evaluation of above ground resources; those above ground resources eligible for listing on the National Register of Historic Places should be preserved in place.</p> <p>Northern Section - mitigation so any new buildings, structures, power lines, towers are not visible from the Manassas National Battlefield Park.</p> <p>Northern Section - request Phase I study with a rezoning application and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.</p> <p>If rezoning is requested: Southern section same as CPA recommendation.</p> <p>Cemeteries - in all sections to be preserved in place with enhanced preservation area/buffers.</p>
REZ2022-00021	Interstate Drive	<p>Following up on the Phase I study and Phase II evaluation, continue to donate and curate any future artifacts with the County.</p> <p>Request the rare vegetation flower that was discovered be labeled and preserved in a garden.</p> <p>Request creating a habitat/sanctuary for the bats.</p>

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00027	St. Katharine Drexel SUP Amendment	Request applicant follow The Journey Through Hallowed Ground landscape guidelines.
PFR2022-00013	Woodbridge Area Elementary School	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2022-00022	Kline Property – Self Storage Center	No Further Work
SUP2022-00023	Kline Property – Restaurant with Drive-Through	No Further Work
REZ2022-00022	Devlin Technology Park	No Further Work

**Votes:**

**Ayes:** by acclamation

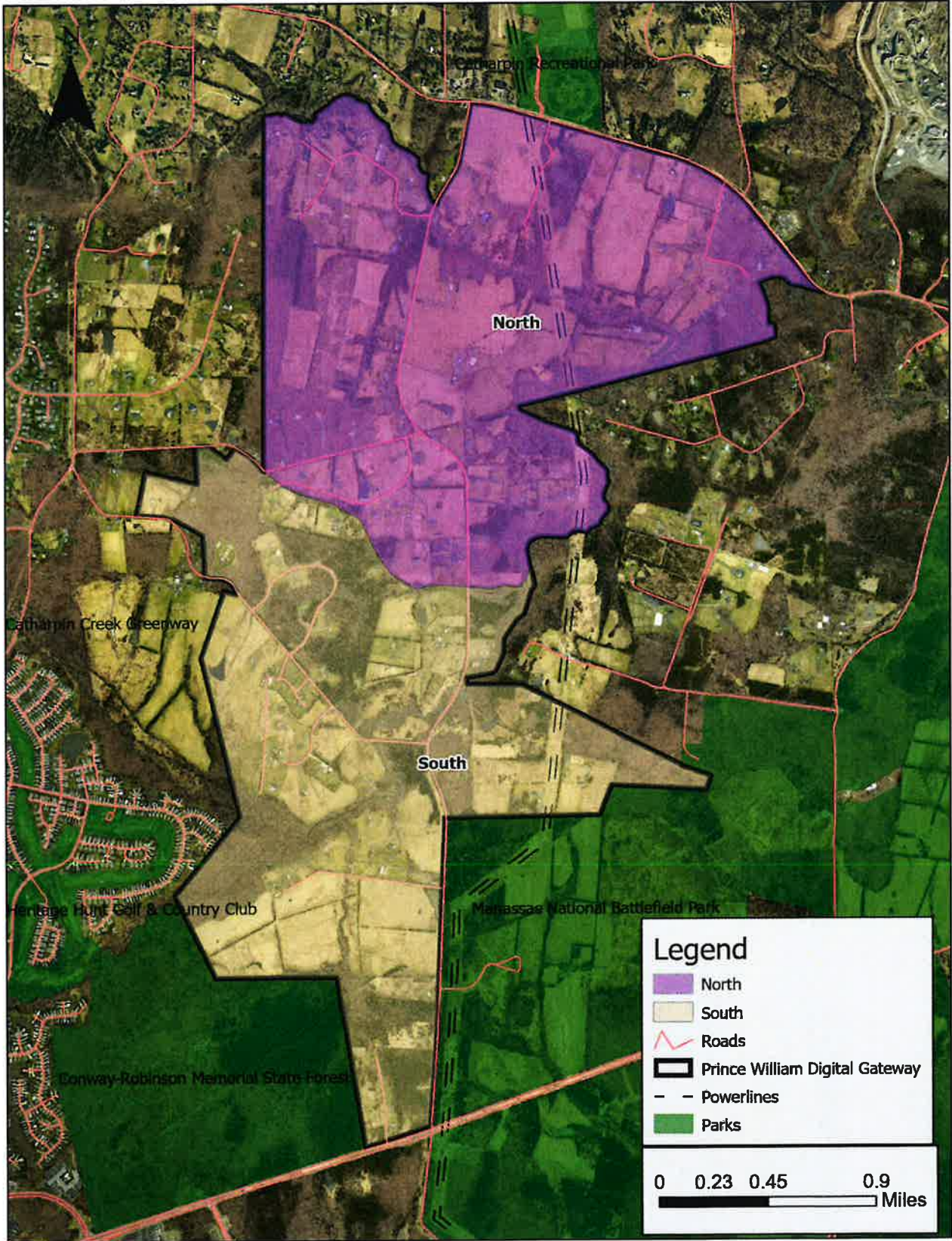
**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Moser, Sargo, Shockley

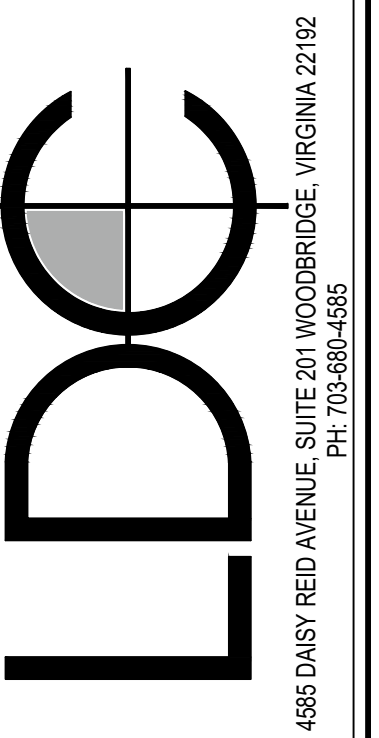
**MOTION CARRIED**

ATTEST:   
 Secretary to the Commission





DEVLIN TECHNOLOGY PARK  
GENERAL DEVELOPMENT PLAN  
REZ2022-00022



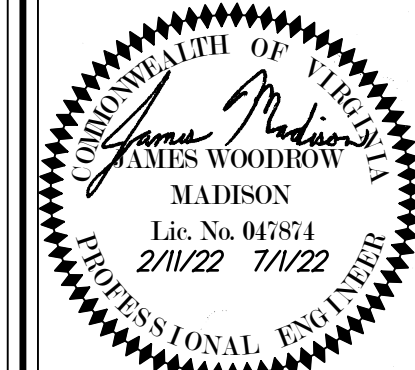
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-680-4585

COVER SHEET

DEVLIN TECHNOLOGY PARK  
BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION	REVISION APPROVED BY:	REVIEW BY	APPROVED DATE
7/21/22	JMM			

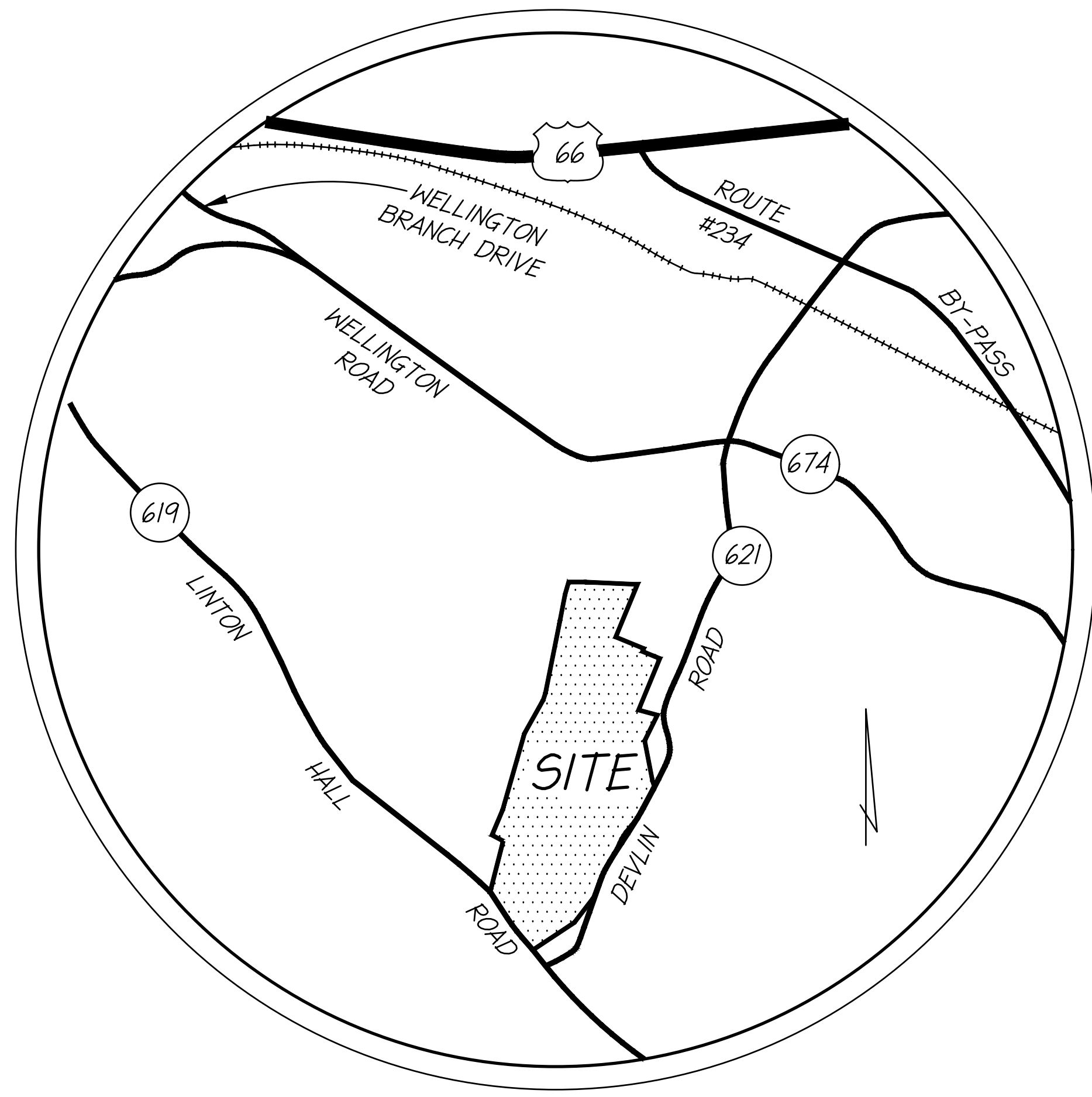
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:  
N/A

SHEET: 1  
OF 4

DATE: FEB, 2022  
DRAFT: JMM CHECK: MTM  
FILE NUMBER: 20246-1-7  
REZ2022-00022



VICINITY MAP  
SCALE: 1" = 2000'

**PROJECT TEAM**

**DEVELOPER/APPLICANT:**

STANLEY MARTIN HOMES, LLC  
14200 PARK MEADOW DRIVE, SUITE 100 NORTH  
CHANTILLY, VIRGINIA 20151  
(703) 926-9297  
CONTACT: MR. TRUETT YOUNG

**CIVIL ENGINEER:**

LAND DESIGN CONSULTANTS, INC.  
4585 DAISY REID AVENUE, SUITE 201  
WOODBRIDGE, VA 22192  
(703) 680-4585  
CONTACT: MR. JIM MADISON

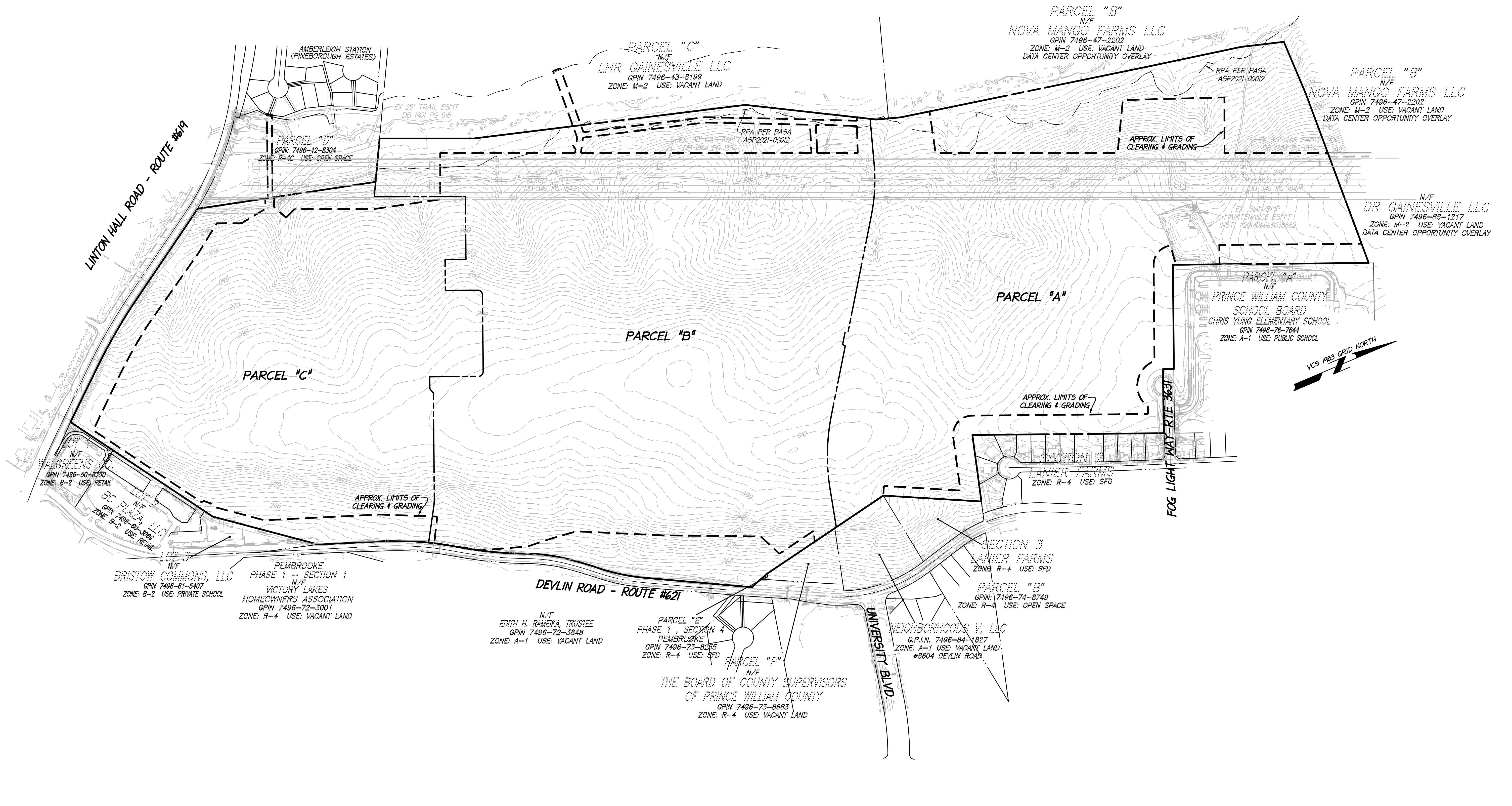
**LAND USE ATTORNEY:**

WALSH, COLUCCI, LUBELEY & WALSH  
4310 PRINCE WILLIAM PARKWAY STE 300  
PRINCE WILLIAM, VA 22192  
(703) 680-4664  
CONTACT: MRS. JONELLE CAMERON

**ENVIRONMENTAL CONSULTANT:**

TNT ENVIRONMENTAL  
4455 BROOKFIELD CORPORATE DRIVE, SUITE 100  
CHANTILLY, VA 20151  
(703) 466-5123  
CONTACT: MS. TARA WILKINS





**NOTES**

1. THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS (G.P.I.N.) FOR THE PROPERTIES SHOWN HEREON ARE 7496-51-8372, 7496-63-4146 AND 7496-65-8860 AND ARE CURRENTLY ZONED PMR PER REZ2016-00029.
2. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER FE-AS116-0009, EFFECTIVE DATE: MAY 27, 2020.
3. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED WITHIN THE 100-YEAR FLOOD AND, ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 5153C0089 D, PANEL 89 OF 330, WITH AN EFFECTIVE DATE OF JANUARY 5, 1996.
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PRINCE WILLIAM COUNTY MONUMENT PN11 (JARRETT).  
  
THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99983518. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" OR 1 METER = 39.37 INCHES.
5. THE SITE LIES WITHIN THE AIRPORT SAFETY OVERLAY DISTRICT AND MUST CONFORM TO THE REQUIREMENTS OF SECTION 32-505.
6. REFER TO THE ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR FLOODPLAIN, RPA AND WETLANDS INFORMATION.

**PARCEL INFORMATION**

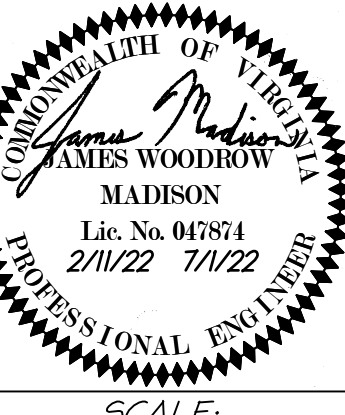
PARCEL	GPIN	AREA	CURRENT ZONE	PROPOSED ZONE	OWNER
PARCEL A	7496-65-8860	92.77 ACRES	PMR	M-2*	STANLEY MARTIN HOMES, LLC
PARCEL B	7496-63-4146	111.54 ACRES	PMR	M-2*	STANLEY MARTIN HOMES, LLC
PARCEL C	7496-51-8372	65.54 ACRES	PMR	M-2*	STANLEY MARTIN HOMES, LLC
TOTAL AREA		269.85 ACRES			

\*WITH DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT (Z.O. 32-509)

OWNER'S ADDRESS  
STANLEY MARTIN HOMES, LLC  
14200 PARK MEADOW DRIVE, SUITE 100 NORTH  
CHANTILLY, VIRGINIA 20151

DATE	DESIGNER	NO.	DESCRIPTION	REVIEWED BY	APPROVED DATE
7/1/22	JM1				

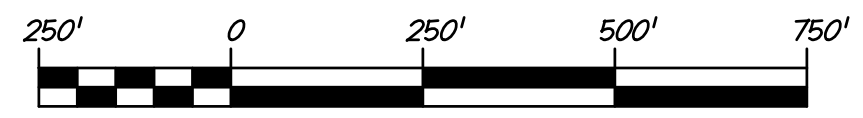
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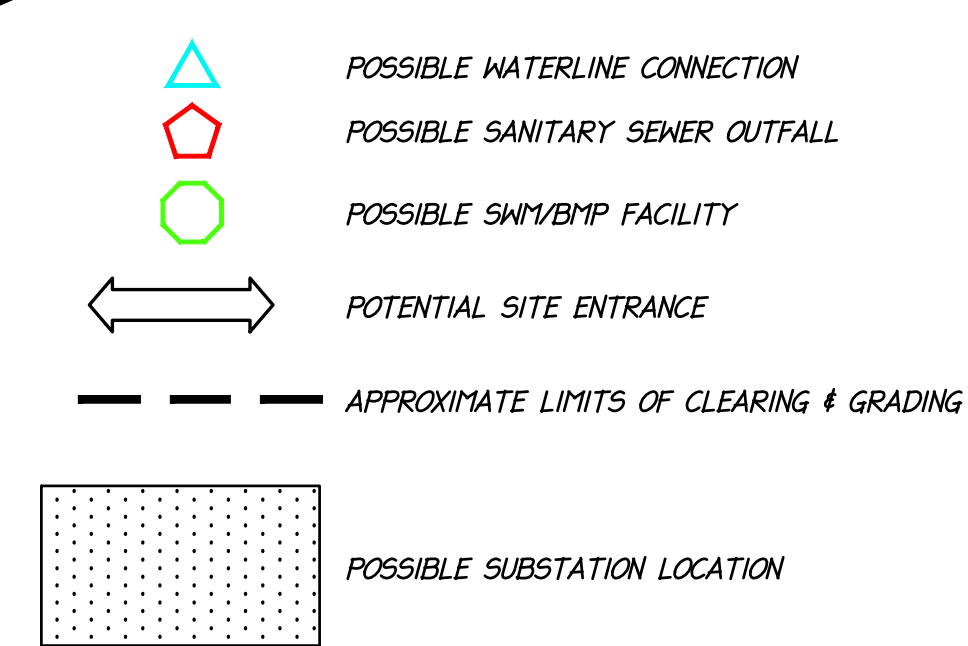
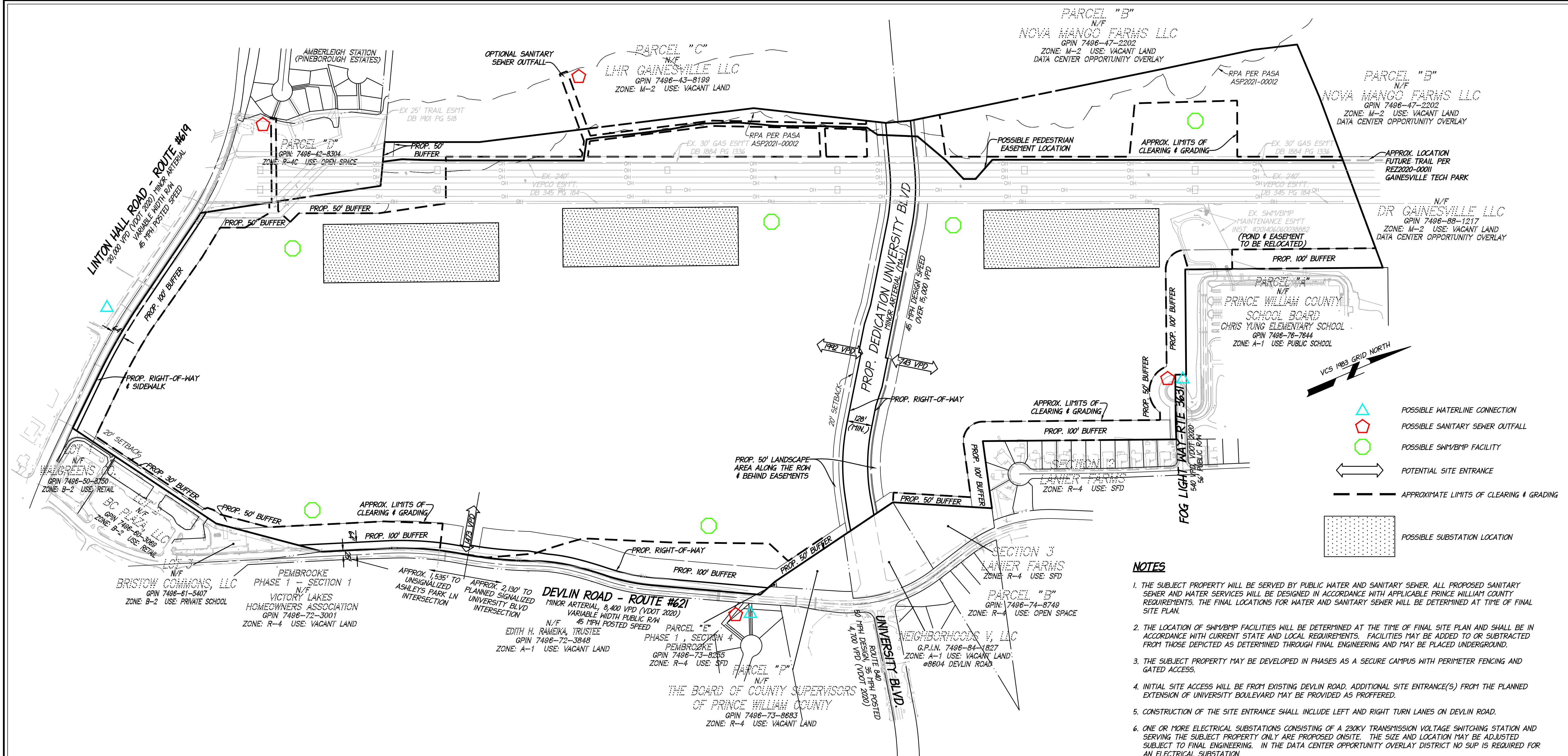
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1" = 250'

SHEET: 2 OF 4

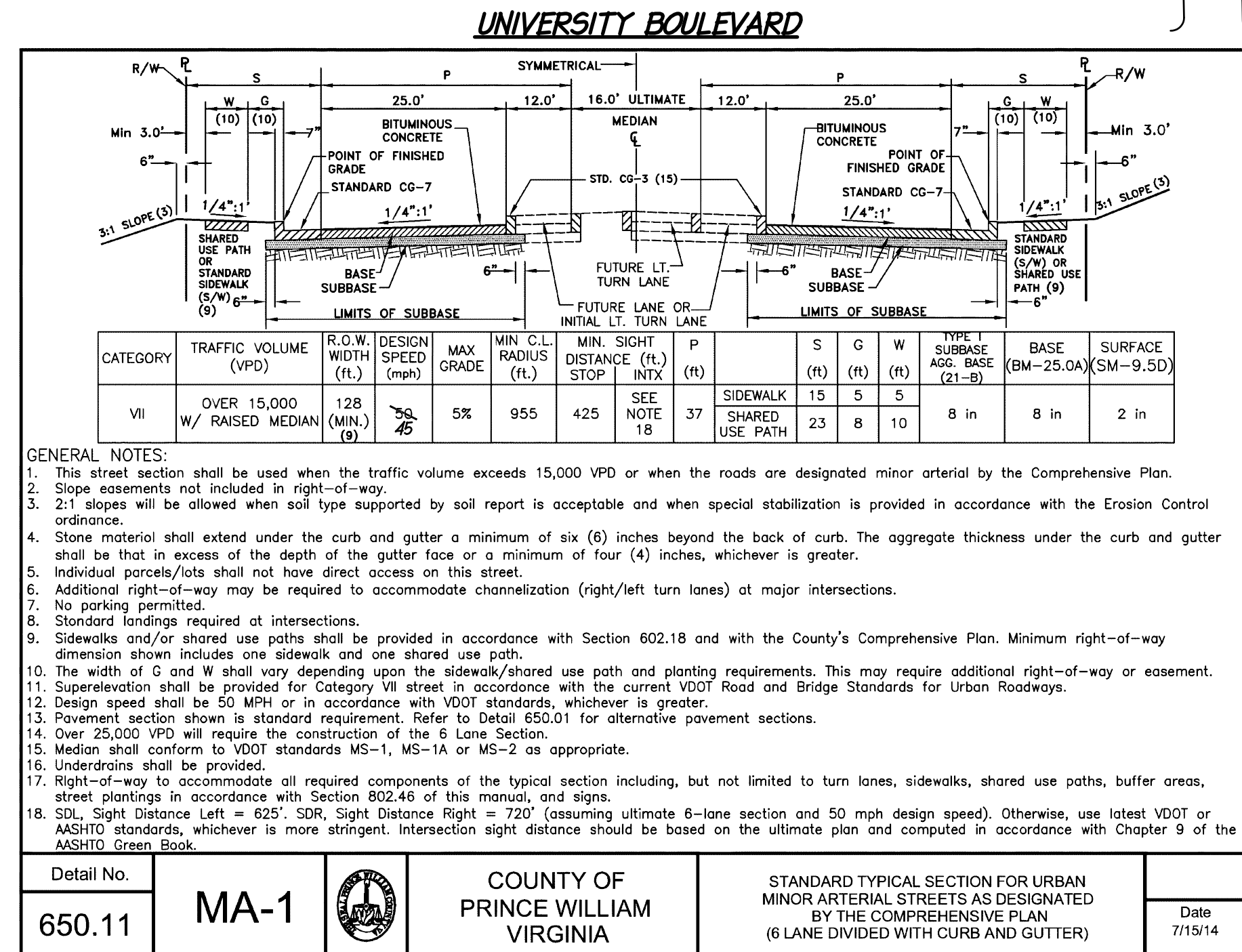
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DRAFT: JM1 CHECK: MTM  
FILE NUMBER: 20246-1-7 REZ2022-00022





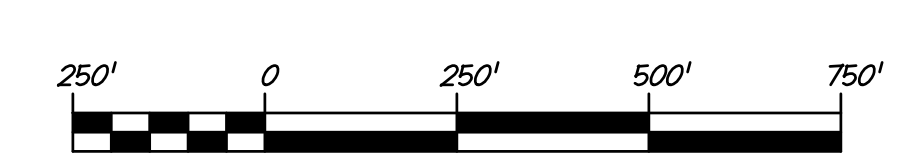


- NOTES**
1. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PRINCE WILLIAM COUNTY REQUIREMENTS. THE FINAL LOCATIONS FOR WATER AND SANITARY SEWER WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.
  2. THE LOCATION OF SWM/BMP FACILITIES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH CURRENT STATE AND LOCAL REQUIREMENTS. FACILITIES MAY BE ADDED TO OR SUBTRACTED FROM THOSE DEPICTED AS DETERMINED THROUGH FINAL ENGINEERING AND MAY BE PLACED UNDERGROUND.
  3. THE SUBJECT PROPERTY MAY BE DEVELOPED IN PHASES AS A SECURE CAMPUS WITH PERIMETER FENCING AND GATED ACCESS.
  4. INITIAL SITE ACCESS WILL BE FROM EXISTING DEVLIN ROAD. ADDITIONAL SITE ENTRANCE(S) FROM THE PLANNED EXTENSION OF UNIVERSITY BOULEVARD MAY BE PROVIDED AS PROFFERED.
  5. CONSTRUCTION OF THE SITE ENTRANCE SHALL INCLUDE LEFT AND RIGHT TURN LANES ON DEVLIN ROAD.
  6. ONE OR MORE ELECTRICAL SUBSTATIONS CONSISTING OF A 230KV TRANSMISSION VOLTAGE SWITCHING STATION AND SERVING THE SUBJECT PROPERTY ONLY ARE PROPOSED ONSITE. THE SIZE AND LOCATION MAY BE ADJUSTED SUBJECT TO FINAL ENGINEERING. IN THE DATA CENTER OPPORTUNITY OVERLAY DISTRICT NO SUP IS REQUIRED FOR AN ELECTRICAL SUBSTATION.
  7. TRAFFIC COUNTS ARE APPROXIMATED AND BASED ON THE TIA.
  8. INTERNAL TRAVELWAYS AND PARKING SHALL COMPLY WITH DCSM STANDARDS AT THE TIME OF FINAL SITE PLAN.



**ZONING TABULATIONS**  
**PROP. ZONE: M-2**  
**PROP. OVERLAY DISTRICT: DATA CENTER OPPORTUNITY ZONE**

LOT SIZE: NO MINIMUM  
 LOT COVERAGE: 80% MAXIMUM  
 OPEN SPACE: 20% MINIMUM  
 FLOOR AREA RATIO: 1.0 MAXIMUM (I.O. SECTION 32, ARTICLE V, PART 509)  
 BUILDING HEIGHT: 105' MAXIMUM (IN ACCORDANCE WITH THE PROFFERS)  
 OUTDOOR STORAGE: 20% MAXIMUM  
 SETBACKS:  
 STREET RIGHT-OF-WAY - 20' BUILDING SETBACK  
 ADJACENT TO COMMERCIAL OR OFFICE DISTRICT - 20' BUILDING SETBACK AT SIDE OR REAR YARD  
 ADJACENT TO AGRICULTURAL OR RESIDENTIAL DISTRICT - 50' SETBACK AT SIDE OR REAR YARD  
 INDIVIDUAL STRUCTURES EXCEEDING 45' IN HEIGHT SHALL BE SUBJECT TO SECTION 32-400.03 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE  
 DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT STANDARDS IN ACCORDANCE WITH ZONING ORDINANCE SECTION 32-504 SHALL APPLY.



**GENERAL DEVELOPMENT PLAN**

**DEVLIN TECHNOLOGY PARK**

BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	REVISION	DESCRIPTION	BY	APPROVED DATE

DATE DESIGN NO. \_\_\_\_\_ ENGINEER \_\_\_\_\_

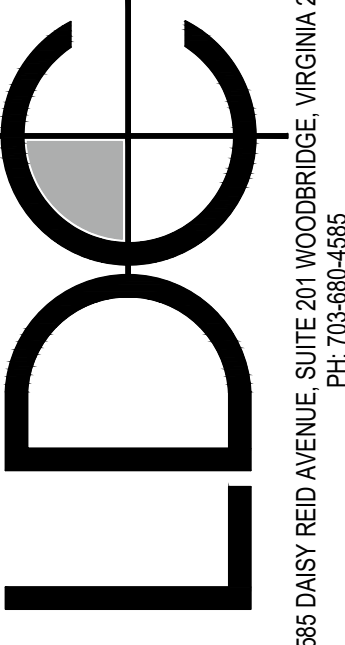
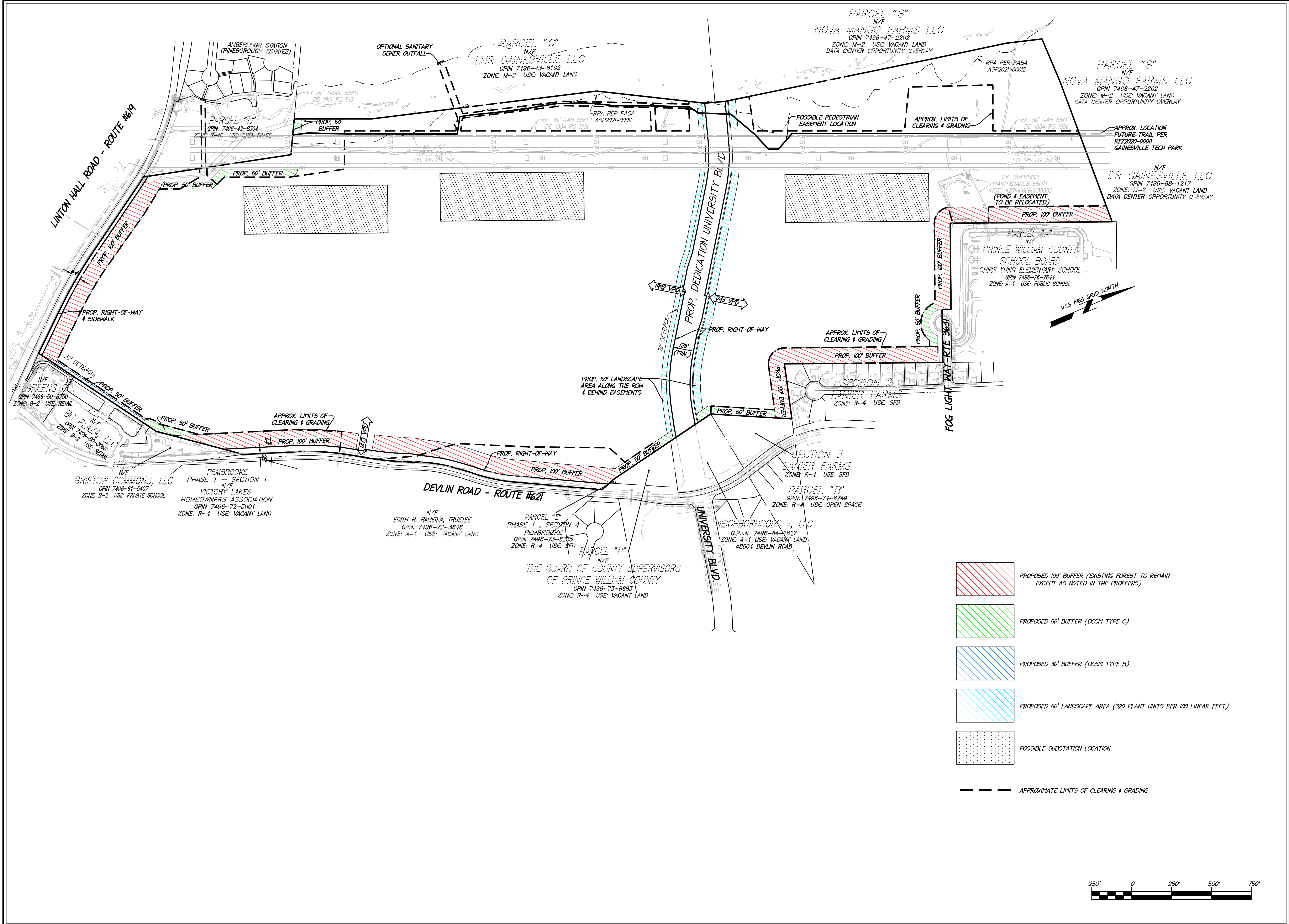
DATE REVIEW BY \_\_\_\_\_ REVISION APPROVED BY \_\_\_\_\_

SCALE:  
1" = 250'

SHEET: 3 OF 4

DATE: FEB, 2022  
 DRAFT: JWM CHECK: MTM  
 FILE NUMBER: 2024-1-7-REZ2022-00022



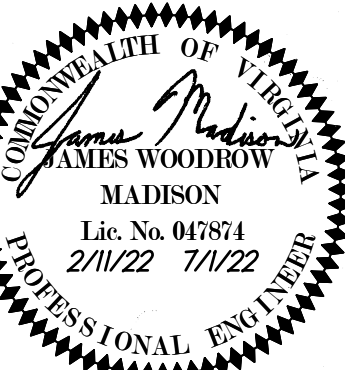


OPEN SPACE & BUFFER PLAN

DEVLIN TECHNOLOGY PARK

DATE	DESCRIPTION	REVISION BY	APPROVED DATE

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SCALE:  
1" = 250'

SHEET: 4 OF 4

DATE: FEB, 2022  
DRAFT: JWM CHECK: MTM  
FILE NUMBER: 20246-1-1  
REZ2022-00022

4895 DASHY FRED AVENUE SUITE 601 WOODBRIDGE, VIRGINIA 22192  
PH: 703-686-4585

BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA



REVISIONS	
DATE	COMMENTS
6/15/22	AMS
6/28/22	AMS

SHEET 1 OF 1

SCALE: 1" = 250'

PROJECT DATE: 2/8/22

DRAFT: *TNW* CHECK: *AMS*

FILE NUMBER: 2722

LEGEND

- PERENNIAL WATERS (R3)
- INTERMITTENT WATERS (R4)
- PALUSTRINE FORESTED (PFO) WETLAND
- PALUSTRINE EMERGENT (PEM) WETLAND
- RESOURCE PROTECTION AREA (RPA)
- MEDIUM-MATURE YELLOW POPLAR-WHITE OAK STAND
- EARLY SUCCESSIONAL VIRGINIA PINE STAND
- MEDIUM-MATURE RED MAPLE STAND
- APPROX. 15-25% SLOPES
- APPROX. 25% AND GREATER SLOPES
- APPROX. SOIL MAP UNIT BOUNDARY
- APPROX. SPECIMEN TREE LOCATION
- PROPERTY BOUNDARY
- PROPOSED APPROX. LIMITS OF CLEARING
- ENVIRONMENTAL RESOURCES (ER)

NOTES:

- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY LAND DESIGN CONSULTANTS (2022).
- THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 269.85 ACRES. APPROXIMATELY 134.85 ACRES OF PVIOUS AREA ARE PROPOSED.
- THE WETLANDS AND WATERS OF THE U.S. LOCATED ONSITE WERE DELINEATED BY WSSI IN 2015 AND REVERIFIED BY WSSI IN MAY AND JUNE 2021 PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PIEDMONT REGION. THE FINDINGS OF THIS DELINEATION WERE CONFIRMED DURING A JURISDICTIONAL DETERMINATION (USACE PROJECT NAO-2010-026353-ARL, DATED JULY 25, 2016). THE LIMITS OF THE 2021 REVERIFICATION ARE SHOWN HEREIN.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 5153C0089D, REVISED JANUARY 5, 1995, THERE ARE NO 100-YEAR FLOODPLAINS MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
- TNT CONDUCTED A SEARCH OF THE VIRGINIA DWR WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A TWO-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGIF. THERE ARE TWO CONFIRMED SIGHTINGS WITHIN TWO MILES OF THE PROJECT SITE. THE YELLOW LANCE, A FEDERALLY AND STATE-THREATENED SPECIES, AND THE BROOK FLOATER, A STATE-ENDANGERED SPECIES HAVE CONFIRMED SIGHTINGS WITHIN BROAD RUN LOCATED APPROXIMATELY ONE MILE TO THE SOUTH OF THE PROJECT SITE. BECAUSE THERE IS NO IN-STREAM WORK PROPOSED WITHIN ANY PERENNIAL STREAMS ONSITE, IT IS TNT'S OPINION THAT NO ADVERSE EFFECTS TO THESE SPECIES WILL OCCUR AS A RESULT OF THE PROPOSED PROJECT. THE AMERICAN WOODCOCK WAS LISTED AS HAVING POTENTIAL HABITAT WITHIN TWO MILES OF THE SUBJECT SITE. THERE ARE NO ADVERSE EFFECTS EXPECTED FOR THIS SPECIES.
- AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY LDC) INDICATES THAT SLOPES GREATER THAN 15 PERCENT AND 25 PERCENT ARE PRESENT ON THE SUBJECT SITE AND SHOWN HEREIN.
- HIGHLY ERODIBLE SOILS ONSITE INCLUDE ARCOLA SILT LOAM (4B), ARCOLA-NESTORIA COMPLEX (5C), CATLETT-SYCOLINE COMPLEX (13C), JACKLAND-HAYMARKET COMPLEX (31C), AND SYCOLINE-KELLY COMPLEX (53B/53C). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
- VEGETATION COVER TYPES WERE CLASSIFIED ONSITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. A MEDIUM-MATURE (8"-20" DBH) TULIP POPLAR AND WHITE OAK STAND COMPRISES THE BOUNDARIES OF THE SITE AND A MEDIUM-MATURE (12"-22" DBH) RED MAPLE STAND COMPRISES THE WESTERN PORTION OF THE SITE. THE REMAINDER OF THE SITE AS GRAPHICALLY DEPICTED HEREON CONSISTS OF AN EARLY SUCCESSIONAL (1" TO 10" DBH) VIRGINIA PINE STAND, WITH DOMINANT SPECIES INCLUDE VIRGINIA PINE AND EASTERN REDCEDAR. THE CENTRAL PORTION OF THE SITE HAS BEEN PREVIOUSLY CLEARED FOR SILVICULTURE BETWEEN APRIL 2016 AND MAY 2017 (BASED ON AERIAL IMAGERY). THERE IS AN EXISTING ELECTRICITY EASEMENT IN THE WESTERN PORTION OF THE SITE.
- SPECIMEN TREES (> 30" DBH) WERE IDENTIFIED BY TNT CERTIFIED ARBORISTS AND ARE DEPICTED HEREON; THE LOCATIONS OF THESE SPECIMEN TREES ARE GPS LOCATED.

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)

Onsite Environmental Resources (ER)	Total
Palustrine Emergent Wetland (PEM)	0.85 Acres (36,997 SF)
Palustrine Forested Wetlands (PFO)	1.58 Acres (68,779 SF)
Perennial Stream (R3)	N/A
Intermittent Stream (R4)	0.43 Acres (18,529 SF)
Resource Protection Area (RPA)	9.40 Acres (409,432 SF)
Floodplain	N/A
Acree of Steep Slopes (>25% or >15%) and Highly Erodible	5.22 Acres (227,477 SF)
Other Environmental Resource Calculations	Total
Approx. Acreage of Tree Save Area Proposed	30.06 Acres (1,309,388 SF)
Acree of Land to Remain Undisturbed	35.13 Acres (1,530,294 SF)
Acree of Land to Be Disturbed	238.80 Acres (10,401,917 SF)
Total Acreage of ER Onsite	15.46 Acres (673,659 SF)
Total Acreage of Proposed ER to Be Disturbed	6.76 Acres (294,652 SF)

SOIL SUMMARY TABLE

Map Unit	Map Unit Name	Highly Erodible?
4B	Arcola silt loam	Yes
5C	Arcola-Nestoria complex	Yes
13C	Catlett-Sycoline complex	Yes
30B	Jackland silt loam	No
31B	Jackland-Haymarket complex	No
31C	Jackland-Haymarket complex	Yes
35B	Manassas silt loam	No
49A	Rowland silt loam	No
53B	Sycoline-Kelly complex	Yes
53C	Sycoline-Kelly complex	Yes
56A	Waxpool silt loam	No

PROPOSED APPROXIMATE WETLAND IMPACTS TABLE

Proposed Impacts to Wetlands and Waters	Total Impact
Palustrine Emergent Wetland (PEM)	20,446 SF (0.47 acres)
Palustrine Forested Wetlands (PFO)	530 SF (0.01 acres)
Intermittent Stream (R4)	12,907 SF (0.30 acres)

PERVIOUS VS IMPERVIOUS SURFACES TABLE

	Impervious Acreage	Pervious Acreage
Existing Conditions	±0.10 Acres	±269.75 Acres
Proposed Conditions	±135 Acres	±134.85 Acres

SURVEYED SPECIMEN TREES TABLE

Tree Tag	Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	To Be Saved?	Offsite or Shared?	Notes
225	Tulip Poplar	49.5	49.5	Poor	No		Double-trunk, deadwood up trunk, several large dead limbs, woodpecker damage
982	Tulip Poplar	37.5	37.5	Poor	No		Deadwood up trunk, several large dead limbs
846	White Oak	33.0	33.0	Fair	No		Some dead limbs
824	White Oak	31.0	31.0	Good	Yes		Some dead limbs
5353	White Oak	46.5	46.5	Fair	Yes	Offsite	Offsite, double-trunk, some dead limbs
840	White Oak	30.5	30.5	Fair	Yes		Some dead limbs
1122	White Oak	31.0	31.0	Fair	Yes		Some dead limbs, likely previously tagged T-661

