

PLANNING COMMISSION RESOLUTION

MOTION:

June 22, 2022
Regular Meeting
RES. No. 22-xxx

SECOND:

**RE: PUBLIC FACILITY REVIEW #PFR2022-00001,
RIXLEW SUBSTATION**

**ACTION: FOUND TO BE SUBSTANTIALLY IN ACCORD WITH THE ADOPTED
COMPREHENSIVE PLAN**

WHEREAS, this is a public facility review (PFR) request to allow for the construction of an electric substation facility, the Rixlew Substation, comprised of a NOVEC substation and a Dominion switching station; and

WHEREAS, the proposed electric substations will serve local data center loads; and

WHEREAS, the proposed electric substations will be constructed on a ±16.15-acre site; and

WHEREAS, is identified on County maps as GPINs 7696-40-3987, 7696-41-7113, 7696-41-9230, and 7696-51-0262; and

WHEREAS, the site is designated TF, Technology Flex, and is located in the Innovation Park Small Area Plan, Technology Subdistrict carrying a designation of EM, Employment Center, R&D/Manufacturing (“EO”), in the Comprehensive Plan; and

WHEREAS, the site is zoned PBD, Planned Business District, A-1, Agricultural, and B-1, General Business, and lies within the Data Center Opportunity Zone Overlay, the Airport Safety Overlay District, Resource Protection Area, and the TeOD Technology Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 22, 2022; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby approve, Public Facility Review #PFR2022-00001, Rixlew Substation, finding it substantially in accord with the adopted Comprehensive Plan subject to the letter of commitment dated May 18, 2022.

Votes:

Ayes:

Nays: None

Absent from Vote: None

Absent from Meeting: None

Abstain from Vote: None

ATTACHMENT: Letter of Commitment dated May 18, 2022, and PFR Plan dated April 18, 2022

MOTION CARRIED

Attest:

Antoinette G. Brzyski
Clerk to the Planning Commission



PO Box 2710 • Manassas, VA 20108-0875 • (703) 335-0500

May 18, 2022

RE: Letter of Commitment for Public Facility Review for Rixlew Electric Substation
(PFR2022-00001).

Location: 8950 Wellington Road, Manassas, VA 20109

GPIN #(s): **7696-51-0262, 7696-41-9230, 7696-40-3987, 7696-41-4133**

In connection with the Public Facility Review for the Construction of the Rixlew Substation, NOVEC commits as follows:

1. NOVEC will develop the property in substantial compliance with the plan entitled “Rixlew Substation”, dated April 18, 2022, and prepared by Dewberry Engineers Inc. (the “plan”).
2. The required “Type A” 15-ft peripheral buffer shall be provided on the final site plan and in place prior to bond release. The 15’ (Type A) buffer shall be located as shown on the Rixlew substation PFR Plan. If existing trees are effectively preserved within the buffer and are sufficient to meet the full intent of the buffer, they may serve to meet the entire plant unit requirement. Where existing vegetation does not meet the intent of the 15’ buffer, supplemental plantings shall be provided as required by the County to meet the minimum planting standards of a 15’ buffer of 110plant units/100lf. Plant units shall be as defined by DCSM Table 8-3. Upon completing of construction and provision of the buffer, the Applicant shall contact the County Arborist in the Watershed Management Branch to perform an onsite inspection for the purpose of confirming that this requirement has been satisfied.
3. NOVEC will secure the electrical distribution equipment with a 12-foot 5/8” mesh chain link fence.
4. The maximum structure height within the NOVEC substation will be 75-feet, the maximum structure height within the Dominion Switching Station will be 100-feet.
5. In accordance with NOVEC’s safety procedures, the site will be secured and locked. The Prince William County Department of Fire and Rescue will be provided a protocol for accessing the site and notifying NOVEC in the event of an emergency.
6. NOVEC will prepare an emergency spill plan for review and approval by the Prince William County Fire Marshal’s Office.
7. NOVEC will submit a 7460-1 form to the federal Aviation Administration for substation structure and any cranes no less than forty-five (45) days prior to construction and will

notify Manassas Regional Airport Operations by phone (703-361-5488) at least seventy-two (72) hours in advance with the crane's operating hours, location and maximum boom height.

8. Prior to site plan approval, NOVEC will conduct a Phase I archeological study and, if warranted, a Phase II evaluation and a Phase III data recovery study. Any artifacts will be donated to the County.
9. NOVEC will delineate the cemetery prior to site plan approval.

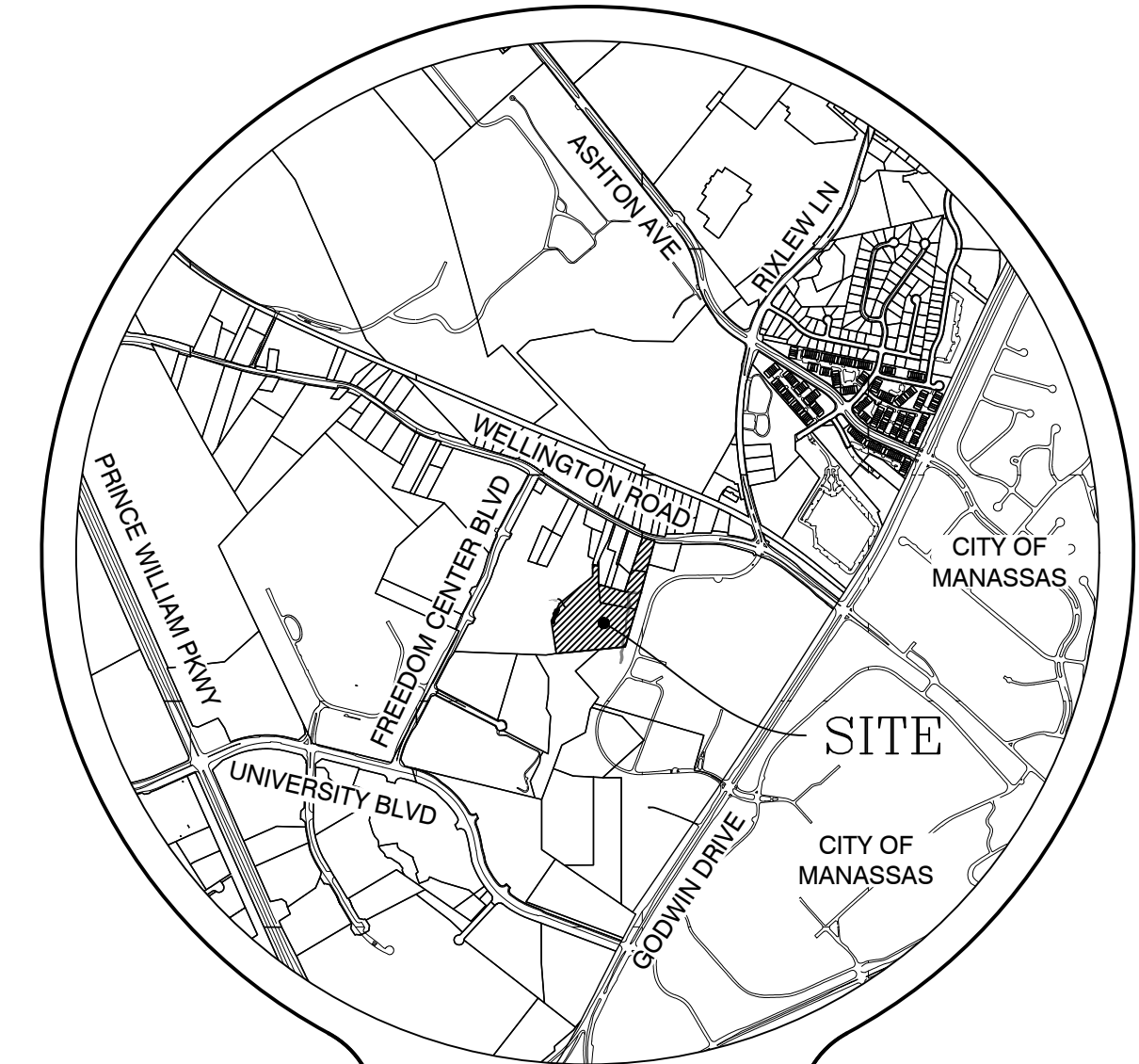
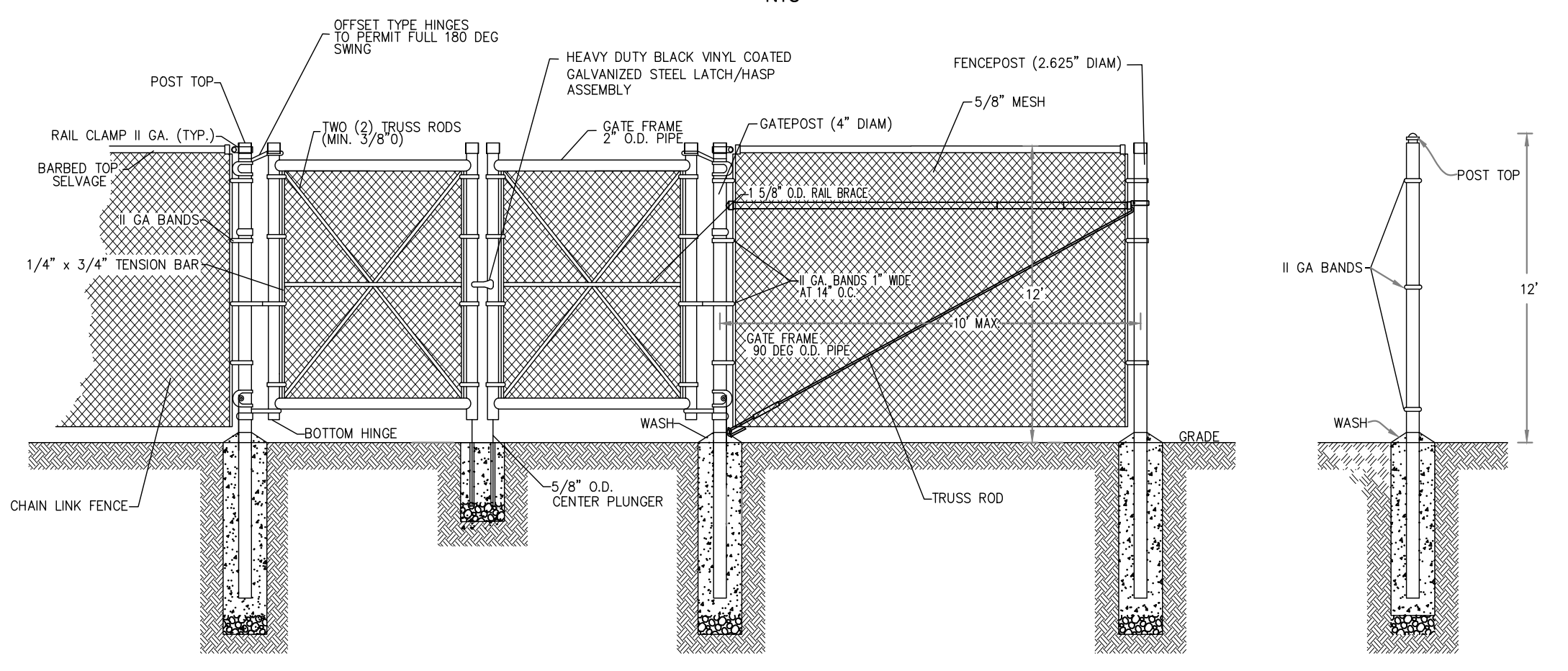
Northern Virginia Electric Cooperative

A handwritten signature in black ink, appearing to read 'D. Schleicher', with a stylized, cursive script.

David E. Schleicher

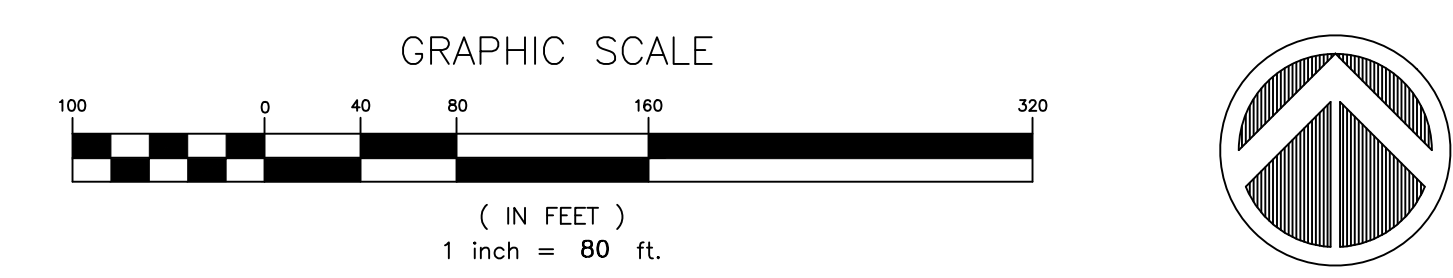
President and CEO

CHAIN LINK FENCE DETAIL
NTS



NOTES:

- OWNER(S): NORTHERN VIRGINIA ELECTRIC COOPERATIVE
- GPIN #(s): 7696-40-3987; 7696-41-7113; 7696-41-9230; 7696-51-0262
- TOTAL PFR AREA: 16.15 AC.
- EXISTING ZONING: PBD - PLANNED BUSINESS; A-1 - AGRICULTURAL; B-1 - GENERAL BUSINESS
- SWM/BMP REQUIREMENTS TO BE PROVIDED WITH STORMWATER FACILITIES MEETING THE REQUIREMENTS OF PRINCE WILLIAM COUNTY AND THE COMMONWEALTH OF VIRGINIA. THE LOCATION OF THE PROPOSED SWM/BMP FACILITY IS SUBJECT TO CHANGE AT FINAL ENGINEERING.
- TOPOGRAPHIC INFORMATION SHOWN PER PRINCE WILLIAM COUNTY GIS
- BUILDING ENVELOPES, PARKING AREAS, LANDSCAPING BUFFERS, SWM FACILITIES, PEDESTRIAN CONNECTIVITY, AND OPEN SPACE SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT TIME OF FINAL SITE PLAN SO LONG AS DEVELOPMENT STANDARDS AND DCSM REQUIREMENTS ARE MET.
- TRAFFIC PROTECTION: UPON COMPLETION, THE SUBSTATION WILL TYPICALLY REQUIRE ONLY SEMI-MONTHLY INSPECTIONS, THUS MINIMIZING ANY TRAFFIC IMPACT. FOUR VEHICLES PER MONTH WILL BE ASSUMED FOR DESIGN PURPOSES.
- ONE PARKING SPACE WILL BE REQUIRED DUE TO THE EXPECTED MINIMAL FACILITY MAINTENANCE TRAFFIC.
- LANDSCAPING WITHIN THE PFR AREA WILL BE PROVIDED SUBSTANTIALLY AS SHOWN ON THE PFR PLAN AT TIME OF FINAL SITE PLAN. AREAS WITHIN THE 15' BUFFER WHERE EXISTING VEGETATION IS CLEARED, OR WHERE EXISTING VEGETATION RETAIN IS NOT SUFFICIENT TO MEET THE BUFFER STANDARD, SHALL BE SUPPLEMENTED AS NEEDED TO MEET THE 15' BUFFER STANDARD.
- THE ELECTRICAL DISTRIBUTION SUBSTATION WILL NOT REQUIRE PUBLIC WATER OR SEWER.
- GEOTECHNICAL REPORTS SHALL BE SUBMITTED WITH SITE PLAN OR SITE PLAN REVISION.
- THERE ARE NO WELLS WITHIN THE PROPOSED CONSTRUCTION AREA.
- THE SUBSTATION FACILITY WILL BE EQUIPPED WITH MANUALLY CONTROLLED SODIUM LIGHTS FOR EMERGENCY AND MAINTENANCE PURPOSES MOUNTED ON THE STEEL STRUCTURE.
- WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE APPLICANT SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE THE DOMINANT TENANTS OF THESE EASEMENTS BEFORE ISSUANCE OF A GRADING PERMIT FOR ANY DISTURBANCES WITHIN SAID EASEMENTS.
- CHAIN LINK FENCE THAT IS TO BE INSTALLED AROUND SUBSTATION WILL HAVE A HEIGHT OF 12' FEET WITH 5/8" WIRE MESH. GATES ARE TO BE LOCKED AT ALL TIMES.
- MAXIMUM ELECTRIC STRUCTURE HEIGHT WITHIN DOMINION SWITCHING STATION IS 100'. MAXIMUM ELECTRIC STRUCTURE HEIGHT WITHIN NOVEC SUBSTATION IS 75'.
- SUBSTATION WILL SERVE LOCAL DATA CENTER LOADS.
- OVERLAY DISTRICTS: ENTIRETY OF PFR AREA CONTAINED WITHIN TECHNOLOGY OVERLAY DISTRICT, DATA CENTER OVERLAY DISTRICT, AND AIRPORT SAFETY OVERLAY DISTRICT. RESOURCE PROTECTION AREA (RPA) IS SHOWN WITHIN PORTIONS OF THE PFR AREA.
- WETLANDS AND RPA HAVE BEEN DETERMINED TO BE WITHIN THE PFR AREA. RPA DELINEATION HAS BEEN DETERMINED AND APPROVED PER ASP2021-00005 & ASP2021-00006. WETLAND JURISDICTIONAL DETERMINATION HAS BEEN APPROVED BY THE CORPS OF ENGINEERS PER NAO-2020-01686 ON DECEMBER 16, 2020. ALL REQUIRED PERMITS SHALL BE IN PLACE BEFORE ANY DISTURBANCE WITHIN WATERS OF THE US.
- WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE APPLICANT SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE THE DOMINANT TENANTS OF THESE EASEMENTS BEFORE ISSUANCE OF A GRADING PERMIT FOR ANY DISTURBANCES WITHIN SAID EASEMENTS.
- NEAREST POLICE STATION IS THE WESTERN DISTRICT STATION LOCATED OAT 8900 FREEDOM CENTER BLVD., MANASSAS, VA 20110.
- THE APPLICANT SHALL RESTRICT TREE CLEARING, CONSTRUCTION, GRADING, AND LAND DISTURBANCE ACTIVITIES TO WITHIN THOSE AREAS DEPICTED ON THE APPROVED PFR AS 100'. SUBJECT TO MODIFICATIONS IN ACCORDANCE WITH FINAL ENGINEERING CONSIDERATIONS AT THE TIME OF SITE PLAN REVIEW.



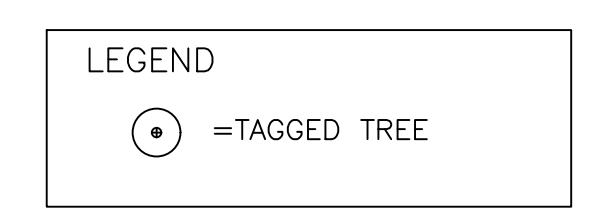
**NORTHERN VIRGINIA ELECTRIC COOPERATIVE
RIXLEW
SUBSTATION
PUBLIC FACILITY REVIEW**

DATE: 04/18/2022 PFR #2022-00001



BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
PAGE 1 OF 1

SPECIMEN TREE INFORMATION



- S1: 56' RED MAPLE, SPLIT TRUNK, 4 TRUNKS IN GOOD CONDITION
- S2: 52' WHITE OAK IN GOOD CONDITION.
- S3: 35' RED OAK IN GOOD CONDITION
- S4: 44' RED CEDAR IN GOOD CONDITION

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STAFF REPORT

PC Meeting Date:	June 22, 2022
Agenda Title:	Public Facility Review #PFR2022-00001, Rixlew Substation
District Impact:	Brentsville Magisterial District
Requested Action:	Approval of Public Facility Review #PFR2022-00001, Rixlew Substation, with the letter of commitment dated May 18, 2022.
Department:	Planning Office
Case Planner:	Connie M. Dalton, AICP, Senior Planner



EXECUTIVE SUMMARY

This is a request to allow for the construction of an electric substation facility comprised of a 75-foot NOVEC Substation and a 100-foot Dominion Switching Station, referenced as the Rixlew Substation. The ±16.15-acre site is located on the south side of Wellington Road and is addressed as 8840, 8896, 8950, and 8960 Wellington Road. The substation facility will serve local data center loads.

It is the recommendation of staff that the Planning Commission approve Public Facility Review #PFR2022-00001, Rixlew Substation, finding it substantially in accord with the adopted Comprehensive Plan, with the PFR Plan dated April 18, 2022, and Letter of Commitment dated May 18, 2022; however, letters of commitment, including the PFR plan, are not enforceable.

BACKGROUND

Request: This is a request to allow for the construction of an electric substation facility comprised of a NOVEC substation (75 feet) and a Dominion switching station (100 feet), referenced as the Rixlew Substation, on a ±16.15-acre parcel. The substation facility will serve multiple data centers proposed for this area.

PFR Request: Electric Substation in PBD & Data Center Overlay District	Permitted / Required	Proposed
Lot Size	No Minimum Lot Size	±16.15
Maximum Structure Height	60'	Maximum structure height within NOVEC Substation is 75' and maximum height within Dominion Switching station is 100' to accommodate backbone structures' connections to transmission lines
Buffer Requirements	15' Peripheral Type "A"	North: 15' Type "A" East: 15' Type "A" South: 15' Type "A" West: 15' Type "A"
Access	N/A	The site will be accessed from Wellington Road via a gravel access road.

Site Location: The site is identified on County Maps as GPINs 7696-40-3987, 7696-41-7113, 7696-41-9230, and 7696-51-0262. Individual addresses exist for each parcel, 8840, 8896, 8950, and 8960 Wellington Road. The ±16.15-acre site is located on the south side of Wellington Road, approximately ±0.2 miles west of the intersection of Wellington Road and Rixlew Lane.

Comprehensive Plan: The Comprehensive Plan long range land use designation is TF, Technology Flex, and is located within the Innovation Park Small Area Plan, Technology Subdistrict. The Technology Overlay Subdistrict (designated as Employment Center Office/R&D ("EO")).

Zoning: The site is predominantly zoned PBD, Planned Business District (with both an Industrial and Open Space designation), a portion of the site is zoned B-1, General Business, and A-1, Agricultural.

The site is located within the Data Center Opportunity Zone Overlay District, the Resource Protection Overlay, the Airport Safety Overlay District, and the TeOD, Technology Overlay Districts. Prince William County Zoning Ordinance Sec. 32-201.11(2) states that electric substations may be located in any zoning district within the Data Center Opportunity Zone Overlay District, subject to a Public Facility Review.

The zoning ordinance states as part of the intent of the PBD district to “Promote the efficient use of utilities and infrastructure and encourage architectural compatibility between and among structures within the PBD”.

Existing Land Use: Site is almost entirely wooded, primarily with younger old field successional forest and bottomland hardwoods along the intermittent stream on the eastern side of the site. Chesapeake Bay RPA lies along and within the western and northwestern property lines. Wetlands are noted at the access road in the northeastern end of the site.

Surrounding Land Uses: Immediately adjacent to the proposed substation the land is currently vacant and heavily wooded and is zoned PBD, Planned Business District (designated for Industrial and Open Space).

Need for Facility: This site is part of the larger Data Center campus with multiple data center buildings planned on the adjacent property. The proposed Rixlew substation facility is needed to meet the increased demand of the planned data centers.

Public Facility Review Determination: The Planning Office reviewed the determination request, and a zoning determination letter was issued on August 17, 2021, that provided the proposed site is located within the Data Center Opportunity Zone Overlay District and does not meet any of the exceptions outlined in Sec. 32-201.12; therefore, a public facility review is required before the Planning Commission to determine if the proposal is substantially in accord with the adopted Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends the Planning Commission Approve Public Facility Review #PFR2022-00001, Rixlew Substation, finding it substantially in accord with the adopted Comprehensive Plan, with the letter of commitment dated May 18, 2022, and the PFR Plan dated April 18, 2022, for the following reasons:

Location: The location of the proposed substation will serve the anticipated needs of existing and future data centers in the immediate vicinity, which are a targeted industry. In addition, the location is within the Data Center Opportunity Zone Overlay District, which was created for the purpose of promoting development of data center uses. The Rixlew Substation will be located in the southeast area of the future data center site. The proposed substation parcel access is from Wellington Road. T

Character: The substation is consistent with the existing industrial character of the area. The Applicant has also, in their letter of commitment, agreed to adequately screen the site with a proposed 15-foot Type “A” peripheral landscape buffer along the property lines. The entire

substation facility will be surrounded by a 12-foot-tall security fence with 5/8th inch wire mesh. The Rixlew substation design layout is detailed on the Public Facility Review plan dated April 18, 2022, and commitments are outlined in the letter of commitment dated May 18, 2022. The letter of commitment, including the PFR Plan, is not enforceable.

Extent: The proposed Rixlew facility is a NOVEC 230/34.5kV, 300MW Electrical Substation and a Dominion 230kV Switching Station. The electrical substation will provide power to the local data center load and will be fed from an existing Dominion 230kV transmission line that runs along the south side of the substation.

Comprehensive Plan Consistency Analysis

The substation facility has been planned, sited, and buffered to provide compatibility with the surrounding existing and planned land uses. In addition, the substation will provide power to the existing and proposed data centers which will aid in supporting the goals of the long-range land use designation of TF, Technology/Flex. The site is located within the Innovation Park Small Area Plan.

Community Input

Notice of the application has been transmitted to adjacent property owners within 500 feet of the proposed site. As of the date of this staff report, the Planning Office has not received any comments from the public on this proposal.

Other Jurisdiction Comments

The site is located within the required notification area for the City of Manassas, the Virginia Department of Aviation, and the Manassas Regional Airport. These agencies have been notified and an application packet was sent for review. The City of Manassas had no comments at this time. The Virginia Department of Aviation reviewed the application and informed the Applicant of the need to file a 760-1 Form to the Federal Aviation Administration ("FAA") to assess if the proposed development will result in the creation of a hazard to air navigation to the Manassas Airport. The Planning Office received comments from the Airport Operations, Manassas Regional Airport, on the proposal, which were provided to the applicant. The applicant has acknowledged these comments in their letter of commitment.

Legal Issues

The electric substation could be constructed on the site with an approved PFR. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.

Timing

Approval of the request would meet the requirement that the Planning Commission act upon the case within 60 days of submission of the application package to the Planning Commission. The Planning Commission must take action on this case no later than August 16, 2022, to meet the 60-

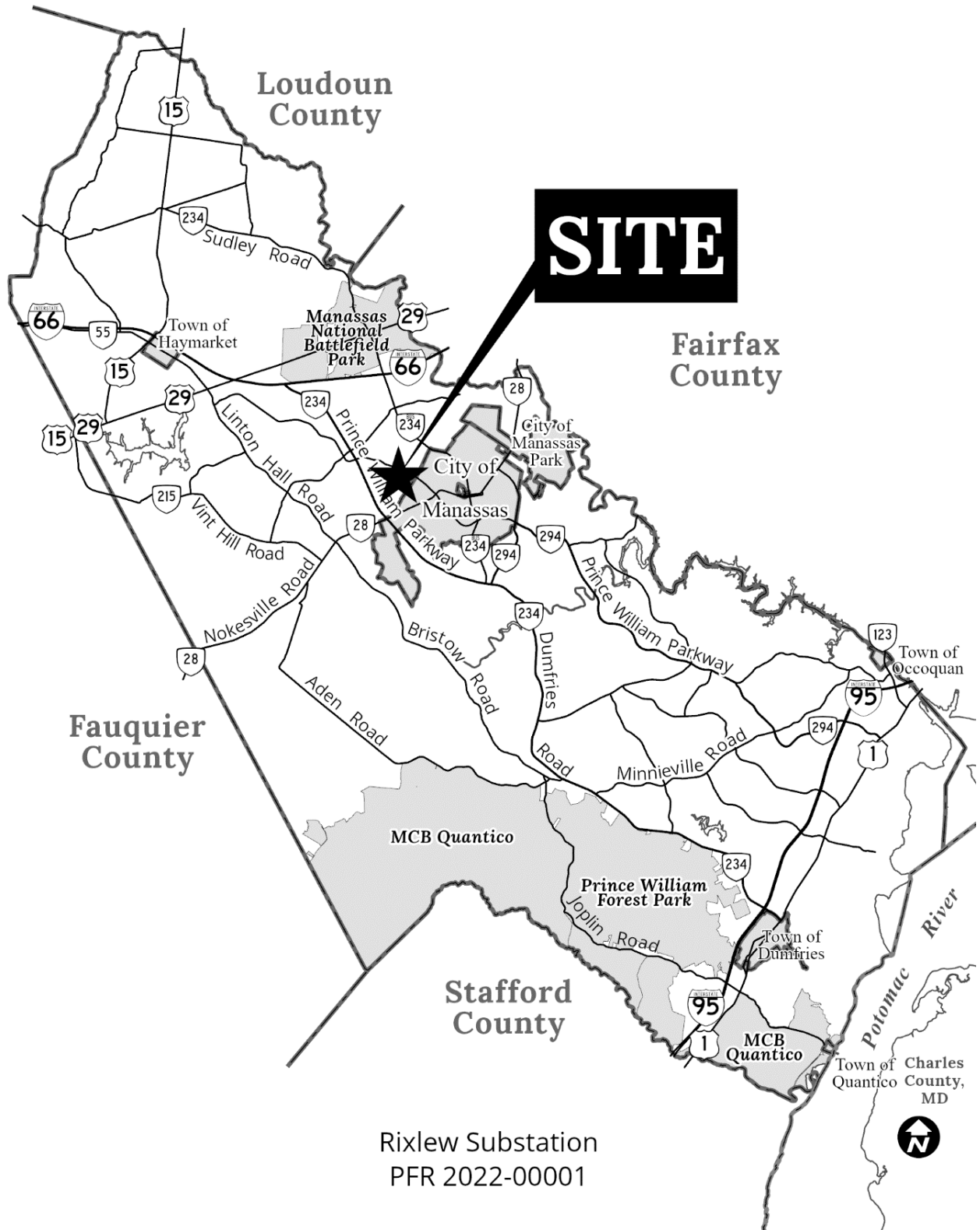
day deadline under the Virginia Code and the County Code. Failure of the Commission to act within that time frame shall be deemed a finding of approval.

STAFF CONTACT INFORMATION

Connie M. Dalton, AICP | (703) 792- 6934
CDalton@pwcgov.org

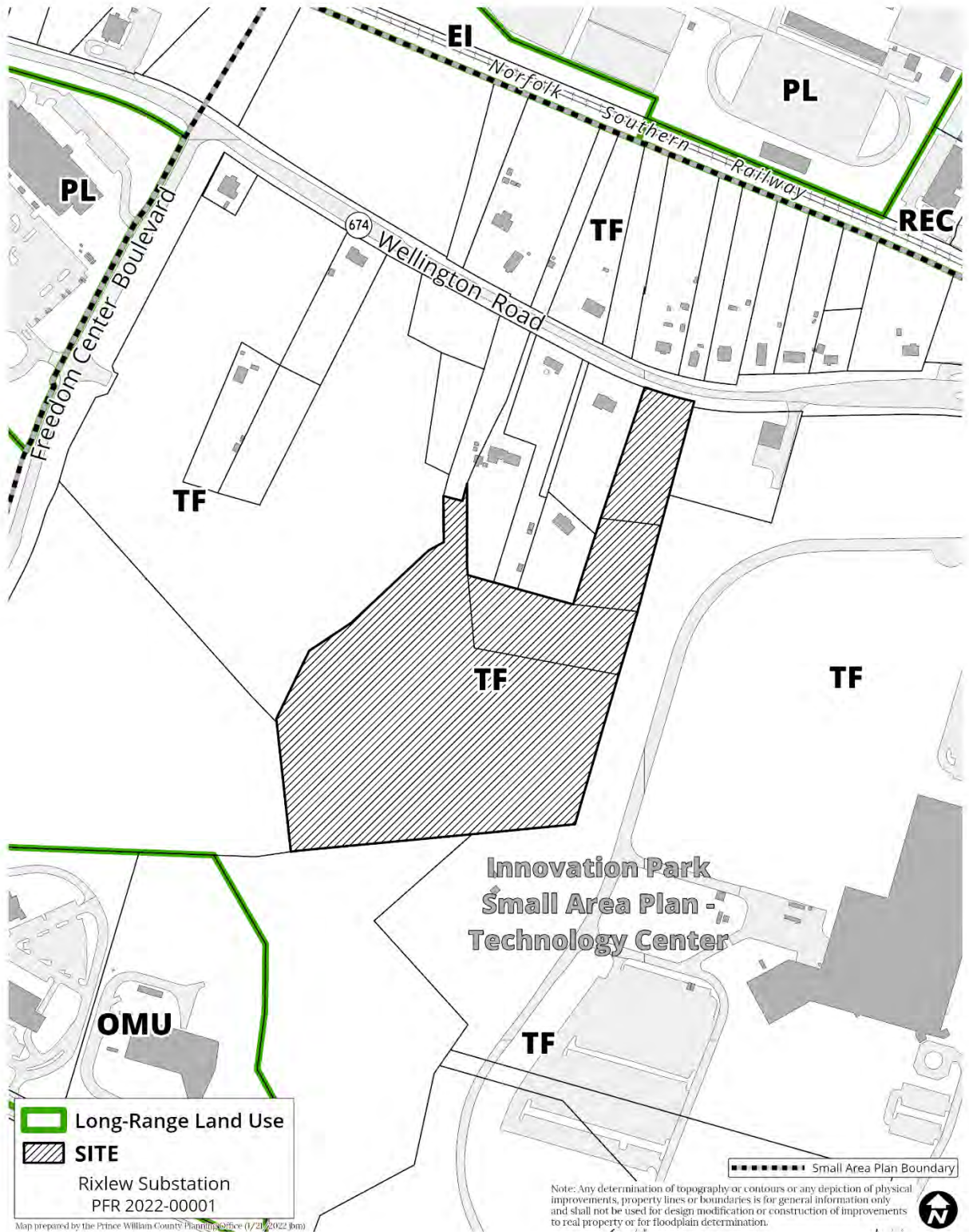
ATTACHMENTS

Attachment A: Historical Commission Resolution

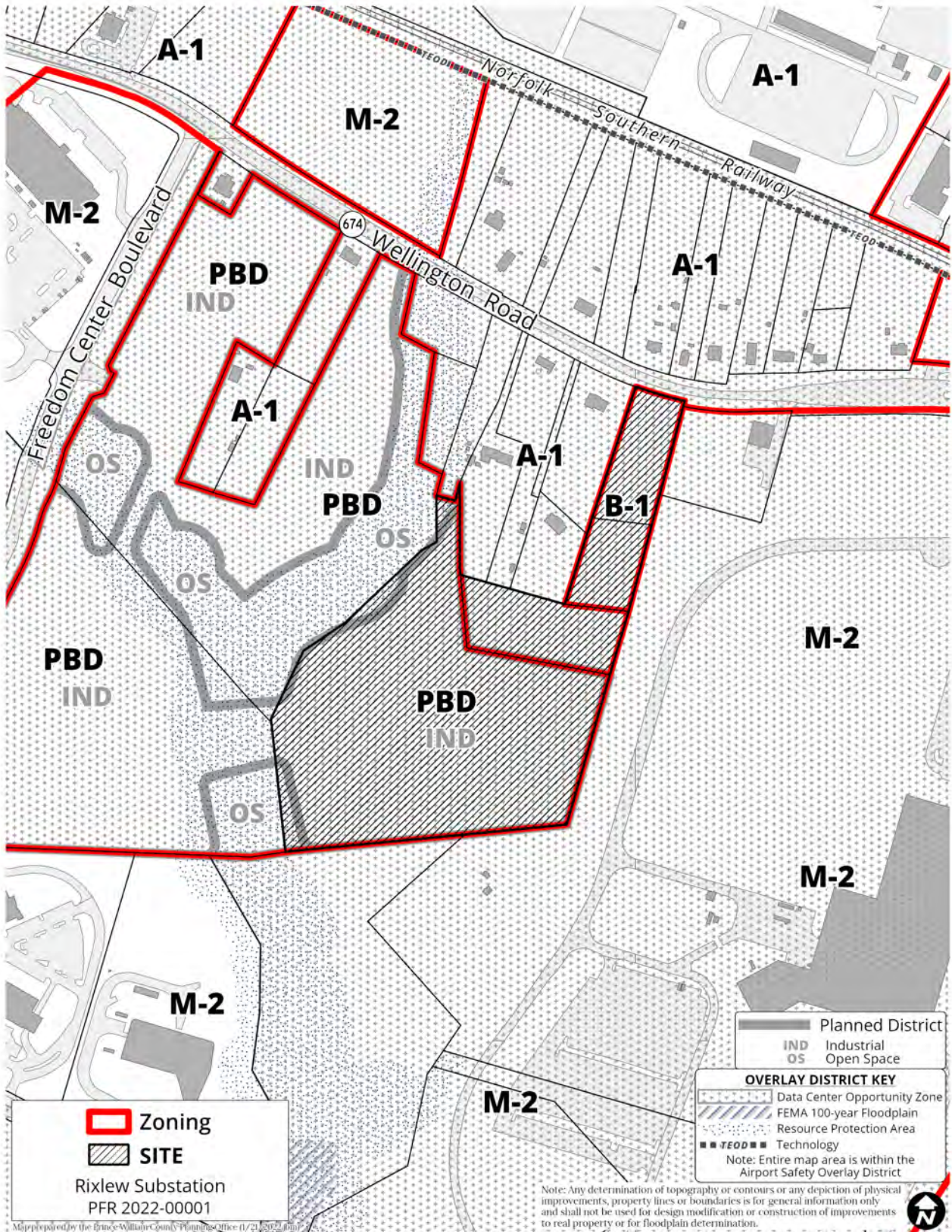


Rixlew Substation
PFR 2022-0001





Map prepared by the Prince William County Planning Office (1/20/2022.jfm)



Zoning
SITE
 Rixlew Substation
 PFR 2022-00001

OVERLAY DISTRICT KEY
 Data Center Opportunity Zone
 FEMA 100-year Floodplain
 Resource Protection Area
 Technology
 Note: Entire map area is within the Airport Safety Overlay District

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.

Map prepared by the Prince William County Planning Office (1/21/2022, JMM)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Finding of substantially in accord with Comprehensive Plan

The application is a proposal by NOVEC for a Public Facility Review (PFR) to determine consistency with the Comprehensive Plan to allow for an electric substation on 16.15-acre tract. One parking space will be provided to the subject substation. The substation site will be secured by chain link fence that is 12-feet in height and includes a 5/8" mesh around the perimeter of the facility, locked at all times. The PFR plan provides for a Type "A" 15-foot-wide peripheral landscaped buffer. Landscape buffering will be installed in accordance with the Prince William County Zoning Ordinance and the Design and Construction Standards Manual.

This 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 & Rescue	Yes
Police	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Residential, Wellington Road	TF	A-1, PBD (IND)
South	Vacant and Office,	TF and OMU	M-2
East	Vacant and Office	TF	M-2
West	Vacant	TF	PBD (OS and IND)

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 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. The Comprehensive Plan Long Range Land Use designation is TF, Technology Flex. The site is located within the Innovation Park Small Area Plan, Technology Subdistrict, and it is located within the Data Center Opportunity Zone Overlay, Airport Safety Overlay, Resource Protection Area, and TeOD, Technology Overlay Districts.

The following table summarizes the uses and densities that are intended, based upon the TF, Technology/Flex long range land use designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>TF/Technology/Flex</p> <p>Primary Designation</p>	<p>Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust, or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable. chapter of the Comprehensive Plan. to deep setbacks and larger block sizes. Surface parking is acceptable.</p>

The current proposal is to determine, via the Public Facility Review (PFR) process, consistency with the Comprehensive Plan to construct an electric substation required to provide power to serve local data center loads. Public facility reviews have a different standard of review than applications for rezoning or special use permits. Section 15.2-2232, Code of Virginia, ann. requires that the Planning Commission review the general location or approximate location, character, and extent of all public facilities when the proposed facility is not already a feature shown on the Comprehensive Plan map or deemed a feature already shown. The purpose of the Planning Commission review is to determine whether the general location or approximate location, character, and extent of the proposed substation is substantially in accord with the adopted Comprehensive Plan.

Proposal's Strengths

- Comprehensive Plan Consistency: LU3.11 states, "Focus future public utilities and facilities, infrastructure improvements, and social service delivery systems within the Development Area with priority given to those areas where Prince William County is undertaking economic development or redevelopment initiatives, in accordance with the Economic Development Plan chapter." The proposed substations will serve the data centers, an approved targeted industry, and the surrounding area.
- Consistency with the Zoning Ordinance: The site is located within the Data Center Opportunity Zone Overlay District, which is intended to encourage data center development. An electric substation is permitted as a public facility and allowed in all zoning districts in the Data Center Opportunity Zone Overlay District, subject to the Public Facilities Review (PFR) process.

Proposal's Weaknesses

- None identified

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan with the commitment letter and PFR 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 Applicant has proposed to plan, site, and buffer the proposed substation to provide compatibility with the surrounding, existing, and planned land uses.

Proposal's Strengths

- Fencing: The applicant has provided, in the letter of commitment, that the facility will be enclosed with a 12-foot-tall security fence with 5/8th wire mesh, that will be locked at all times.
- 15-foot wide Peripheral Buffer: The applicant has committed to provide the required Type A 15-foot-wide peripheral buffer (Sec. 32-201.18) on the final site as reflected on the PFR Plan. (Reference Item #2 of the letter of commitment)
- Targeted Industry: The Rixlew substation is proposed to support data center uses which are a targeted industry.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Community Design Plan with the commitment letter and PFR Plan. The commitment letter, including the PFR Plan, is not enforceable.

Cultural Resources Plan Analysis

Residents of and visitors to Prince William County are aware of the important links of the County today with the rich heritage of the past because of the preservation and enhancement of our cultural resources. The Cultural Resources Plan sets out policies and action strategies that further the County's goal of identifying and protecting our historical, archaeological, architectural, and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historic resources, as well as Phase I, II, and III level archaeological studies, as appropriate.

Proposal's Strengths

- Cultural Resource Study: This property was reviewed by the Historical Commission and the County Archaeologist with a recommendation of "Cemetery delineation. 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." at their regularly scheduled meeting on February 8, 2022 (Res. No. 22-012). This request was acknowledged in item 8 of the letter of commitment dated May 18, 2022.
- Gaskins Cemetery: The site lies within a Cemetery Preservation Area (Gaskins). The letter of commitment provides that NOVEC will delineate the cemetery prior to site plan approval. The PFR Plan identifies a 25 foot buffer around the cemetery.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- Increased Capacity for Economic Growth: The substation is expected to provide infrastructure to support existing and proposed development in the area as shown on the Long-Range Land Use Map, including the existing and proposed data centers. Data center uses are a targeted industry.

Proposal's Weaknesses

- None identified

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Economic Development Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow that 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.

Proposal's Strengths

- Stormwater Management: Stormwater Management (SWM) and Best Management Practices (BMP) will be accommodated in accordance with current County and State regulations. Reference Note #5 on the PFR Plan dated April 18,2022. The location of the proposed SWM/BMP area is subject to change at final engineering.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Environment Plan with the commitment letter and PFR Plan. The Commitment letter, including the PFR Plan is not enforceable.

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.

The nearest responding fire station would be Fire & Rescue Station #11. The site is outside the required 4.0-minute travel response time for fire suppression and Basic Life Support but is within the 8.0-minute response time for Advanced Life Support services. Fire/Rescue Station 11 responded to 2,693 incidents in FY21. The workload capacity of Station #11 is 2,000 incidents per year. The proposed electric substation does not generate any substantial impacts to the Fire and Rescue Plan.

Proposal's Strengths

- **Emergency Protocols**: The Applicant has committed to secure and lock the facility at all times and provide Prince William County Fire and Rescue with a protocol for accessing the site in the event of an emergency,
- **Emergency Spill Plan**: In the letter of commitment, the Applicant (NOVEC) committed that they will prepare an emergency spill plan for review and approval by the Prince William County Fire Marshal's Office.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Fire and Rescue Plan with the commitment letter and PFR Plan. The Commitment letter, including the PFR Plan is not enforceable.

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. In order to maintain low response times and minimize the

amount of crime, this chapter 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 chapter 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 and effective. The chapter also encourages reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center and ultimately to the public.

The nearest police station would be the Western District station located at 8900 Freedom Center Boulevard, Manassas, Virginia 20110. The proposed electric substation does not generate any substantial impacts to the Police Plan.

Proposal's Strengths

- **Security Lights/Fencing**: The Applicant has proposed that the compound will be enclosed with a 12-foot tall 5/8" mesh chain link fence that will be locked at all times. The substation facility will be equipped with manually controlled sodium lights for emergency and maintenance purposes mounted on the steel structure.
- **Crime Prevention Through Environmental Design (CPTED)**: The Applicant has acknowledged the request to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and CPTED concepts and strategies as the site develops.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Police Plan and with the commitment letter and PFR Plan. The Commitment letter, including the PFR Plan is not enforceable.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out 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 proposed facility will be accessed from University Boulevard by way of a private access easement to the site. A portion of the substation access road is located on property owned by the Board of County Supervisors. Substation site plan approval will be contingent on acquisition of an easement from Prince William County as noted on the PFR plan and in the letter of commitment.

The estimated trips generated by the proposed use are approximately two trips a month. Due to the low trip generation, a Traffic Impact Analysis (TIA) was not required with the submission.

Proposal's Strengths

- Minimum Impacts to Transportation Network – The proposal will have a minimum impact on the transportation network. The estimated trips by the proposed use are four maintenance trips a month. One onsite parking spaces will be provided at the time of final site plan as required for both the NOVEC site area and the Dominion Switching Station area,
- Access from Wellington Road –The substation parcel will be accessed from a gravel access road from Wellington Road.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Transportation Plan with the commitment letter and the PFR 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:

- As previously stated, since this is a Public Facility Review, the analysis is limited based on the general or approximate location, character, and extent. Therefore, staff's review and analysis are limited to the relevant parameters of this PFR request and many of the design and site layout matters will be addressed at final site plan review.
- To mitigate some of the layout, design, and outstanding issues, the Applicant is offering a letter of commitment, dated May 18, 2022, which refers to the PFR Plan dated April 18, 2022. This is serving as the Applicants voluntary documentation to acknowledge and provide assurances of their intentions to address and mitigate concerns during the planning, site plan review, and building processes. Letters of commitment, including the PFR plan, are not enforceable.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the Applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the review record. Such issues are more appropriately addressed during site plan review.

- DCSM and Zoning Ordinance requirements will pertain and must be satisfied, at the time of site plan review.

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:

City of Manassas
PWC County Archaeologist
PWC Fire Marshal Office
PWC Historical Commission
Manassas Regional Airport
PWC Parks and Recreation
PWC Planning Office
PWC Police/Crime Prevention
PWC Public Works – Watershed/Environmental/ Arborist
PWC Service Authority
PWC Transportation
PWC Zoning Administrator
Virginia Department of Aviation
Virginia Department of Transportation (VDOT)

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

February 8, 2022

SECOND: BROWN

Regular Meeting

Res. No. 22-012

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2021-00019	Compton Property 2nd Submission	Conduct an architectural survey and record all buildings and structures. Provide first right of refusal to the County to salvage historic building materials. Applicant to fabricate and install 3 or 4 interpretive signs in the planned pocket parks with content provided by the Historical Commission on 3 subjects - the Lewis family, dairy farming and the Civil War.
SUP2021-00030	Compton Property 2nd Submission	No Further Work
CPA2021-00005	Compton Property 2nd Submission	No Further Work
SUP2022-00015	River Ridge Energy Center	No Further Work

Case Number	Name	Recommendation
PFR2021-00024	River Ridge Energy Center	No Further Work
REZ2022-00015	Potomac Technology Park	Table
SUP2022-00016	Potomac Technology Park	Table
PFR2022-00001	Rixlew Substation	Cemetery delineation. 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.
SUP2022-00017	Love Church	No Further Work
CPA2021-00004	PW Digital Gateway – 2 nd Submission	<p>Request applicant provide specific responses to previous Historical Commission recommendations and include citations as appropriate.</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&OS).</p> <p>Northern Section – before decision on the CPA, request an Architectural Survey and 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,</p>

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		<p>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>

Votes:

Ayes: by acclamation

Nays: None

Abstain: Henson

Absent from Vote: None

Absent from Meeting: Brace, Carter, Moser, Sargo, Shockley

MOTION CARRIED

ATTEST:



Secretary to the Commission