



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Rebecca Horner, AICP, CZA
Director of Planning

September 8, 2017

TO: Planning Commission

FROM: Meika F. Daus, AICP
Planning Office

RE: Rezoning #REZ2017-00023, Aura Development
Brentsville Magisterial District

I. Background is as follows:

- A. Request – This is a request to rezone ±261.11 acres from A-1, Agricultural, to M-2, Light Industrial, to allow by-right uses, including data center development, and allow an increased building height of up to 80 feet.

Uses/Features	Existing	Proposed
Zoning	A-1, Agricultural	M-2, Light Industrial
Use(s)	Vacant	Those permitted by-right
Uses/Features	Allowed in M-2	Proposed
Max Floor Area Ratio (FAR)	0.5	±0.22
Max Building Height	60 ft.	Up to 80 ft.

Additionally, the rezoning request includes an electric substation (NOVEC substation) consisting of a transmission voltage switching station and associated power lines. Approval of the rezoning will fulfill the requirement for a public facility review for an electric substation in accordance with the Code of Virginia, § 15.2-2232. The 230kV transmission voltage switching station will be limited to a 440,000-square-foot fenced area that will be located within the northeastern portion of the 261-acre site, which is at a higher elevation within the site, proximate to the existing 200-foot-tall transmission lines. Structures within the substation will have varying heights. The NOVEC substation will include four transformers and transmission line backbones that will be approximately 75-80 feet in height.

- B. Site Location – The site is located south of Wellington Road, approximately 1,800 feet southwest of the intersection of Wellington Road and Rollins Ford Road. The site is identified on County maps as GPINs 7496-37-4872 pt., 7496-65-4921 pt., 7496-35-1841 pt., and 7496-17-4609 pt., and a portion of Casey Lane. The site is located within the Brentsville Magisterial District.

- C. Comprehensive Plan – The site is designated FEC, Flexible Use Employment Center, and ER, Environmental Resources.
- D. Zoning – The subject property is zoned A-1, Agricultural, without proffers, and is located within the Data Center Opportunity Zone Overlay District and the Airport Safety Overlay District.
- E. Surrounding Land Uses – The subject site is surrounded by vacant land. To the north and west are uses that are generally industrial in nature, and Jiffy Lube Live. To the south and the east are areas that have a largely residential character. The 13th High School site is located directly west of the subject property.

II. Current Situation is as follows:

- A. Planning Office Recommendation – The Planning Office recommends approval of the Rezoning #REZ2017-00023, Aura Development, subject to the proffers dated September 6, 2017, found in Attachment C, for the following reasons:
 - The proposed rezoning is consistent with the FEC, Flexible Use Employment Center, Long Range Land Use designation in the Comprehensive Plan.
 - Rezoning the site to M-2 would be consistent with adjacent industrial land uses.
 - The proposed light-industrial campus supports Strategic Plan goals by increasing the commercial tax base, at-place employment, and the number of targeted jobs with up to 240 professional, high tech workers, at full build-out.
- B. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for September 20, 2017. This application was deferred from a prior Planning Commission hearing date of July 26, 2017, to a date certain (see attached resolution). The public hearing for this application was never opened.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
 - 1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the FEC and ER long-range land use designations?
 - 2. Level of Service – How does the proposal address the mitigation of impacts to existing levels of service?
- B. Strategic Plan
 - 1. Robust Economy – How does the proposal help to foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities, and an expanded commercial tax base?

2. Mobility – How does the proposal help to provide an accessible, comprehensive, multi-modal network of transportation infrastructure that supports local and regional mobility?
- C. Community Input – Have members of the community raised any issues?
- D. Other Jurisdictional Comments – Have other jurisdictions raised any issues?
- E. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- F. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend approval of Rezoning #REZ2017-00023, Aura Development, subject to the proffers dated September 6, 2017, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use – The site is designated FEC, Flexible Use Employment Center, and ER, Environmental Resources. 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. The subject application proposes a rezoning to M-2, Light Industrial, which implements the FEC designation in the Comprehensive Plan.

Approximately 20 acres of the property are designated ER, which is a designation for environmentally sensitive areas. A substantial portion of the ER area will be preserved. The largest area of clearing within the ER designation is anticipated in the northeastern portion of the site, where clearing associated with utility connections for the substation are planned.

- b) Level of Service – The level of service impacts related to the request would be mitigated by the proffered monetary contributions as follows:

Level of Service (LOS) Contribution			
Environment	\$75 per acre	261.11 acres	\$19,583.25
Fire & Rescue	\$0.61 per sq. ft.	2,502,270 sq. ft. (max)	\$1,526,384.70
Total			\$1,545,967.95

2. Strategic Plan:

- a) Robust Economy – The subject application proposes to rezone an A-1 property to M-2 for light industrial development. This aligns with the Strategic Plan goal to increase commercial tax base as a percentage of overall tax revenue to 35%, and goals to increase at-place employment.
- b) Mobility – The subject rezoning will increase employment opportunities in the County, which may further efforts to decrease the percentage of the Prince William County workforce commuting to other localities for employment from 69%. Additionally, the application proposes future right-of-way dedication for Rollins Ford and University Boulevard extensions. New road connections in the future may help facilitate a decrease in average travel time to work for some area residents.

- 3. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. During the review, an adjacent non-residential property owner raised a number of concerns regarding the proposal, which were forwarded to the Applicant for response. The Applicant submitted revised proffers dated September 6, 2017, in response to those concerns.
- 4. Other Jurisdictional Comments – This project site is located outside of the required notification area from adjacent jurisdictions.
- 5. Legal Uses of the Property – Those uses allowed in the M-2 zoning district would be permitted subject to the approved proffers. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
- 6. Timing – The Planning Commission has until December 19, 2017, 90 days from the first public hearing date, to take action on this proposal. Approval of the rezoning would meet the 90-day requirement.

B. Recommend denial of Rezoning #REZ2017-00023, Aura Development.

1. Comprehensive Plan

- a) Long-Range Land Use – If the application is denied, the land use designation of the site would remain FEC, Flexible Use Employment Center, and ER, Environmental Resources, and the zoning classification would remain A-1, Agricultural.
- b) Level of Service – Denial would not have any impact on the existing level of service.

2. Strategic Plan:

- a) Robust Economy – The subject application proposes to rezone an A-1 property to M-2 for light industrial development. Denial would have no impact on the planned capacity for non-residential development; however, the tax base would remain agricultural until a rezoning is approved.
- b) Mobility – Denial of the rezoning would not directly result in a change in the current number of people in the Prince William County workforce currently commuting to other localities. Denial of the application would also have no impact on current commuting times in the County.

3. Community Input – Notice of the application has been transmitted to adjacent property owners within 200 feet. During the review, an adjacent non-residential property owner raised a number of concerns regarding the proposal, which were forwarded to the Applicant for response. The Applicant submitted revised proffers dated September 6, 2017, in response to those concerns.

4. Other Jurisdictional Comments – This project site is located outside of the required notification area from adjacent jurisdictions.

5. Legal Uses of the Property – Those uses allowed in the A-1 zoning district would be permitted. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.

6. Timing – The Planning Commission has until December 19, 2017, 90 days from the first public hearing date, to take action on this proposal. Denial of the rezoning would meet the 90-day requirement.

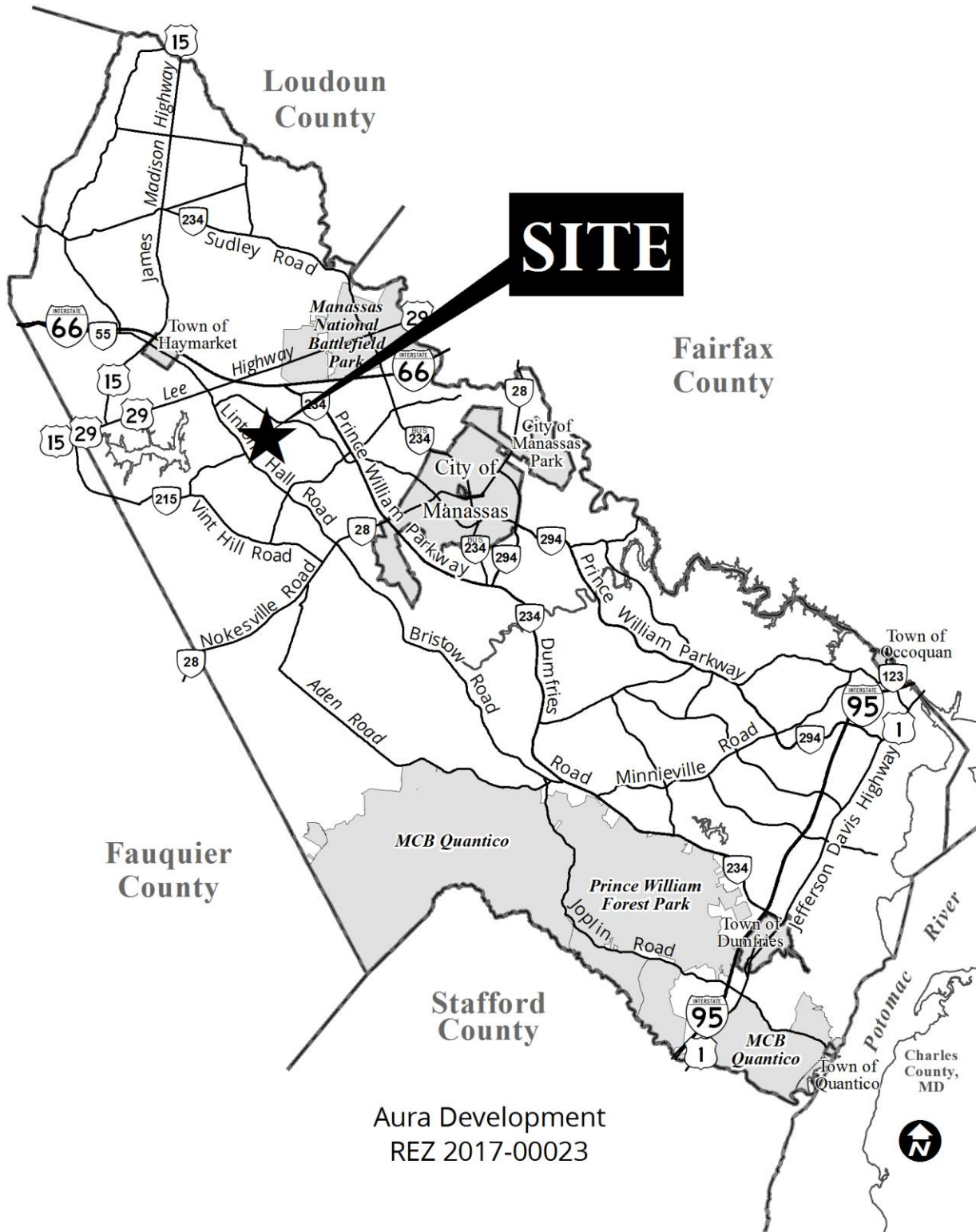
V. Recommendation is that the Planning Commission accept Alternative A and recommend approval of Rezoning #REZ2017-00023, Aura Development, subject to the proffers dated September 6, 2017.

Staff: Meika F. Daus, AICP x7901

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proffer Statement
- D. Generalized Development Plan
- E. Environmental Constraints Analysis
- F. Historical Commission Resolution
- G. Planning Commission Resolution

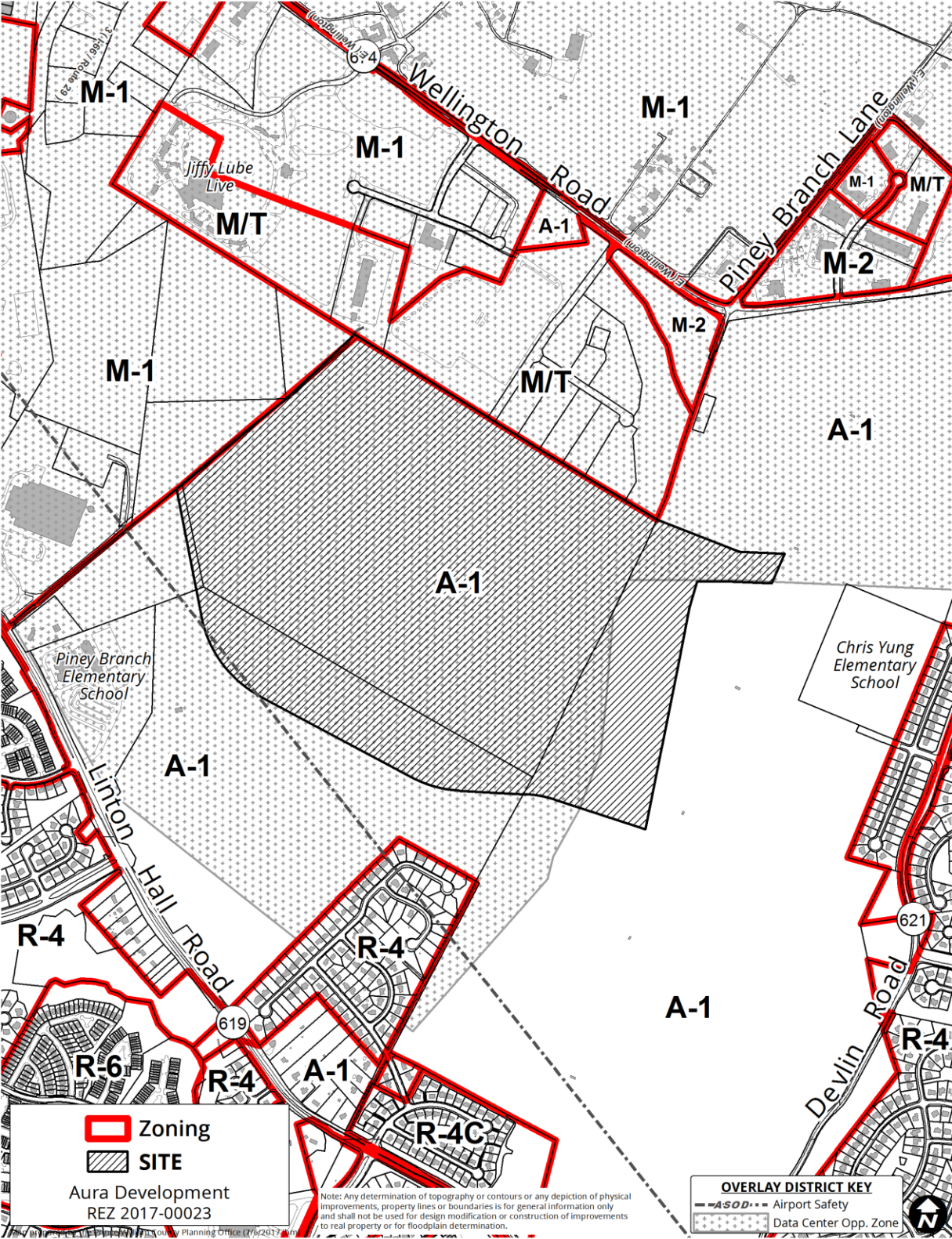
Attachment A – Maps
VICINITY MAP



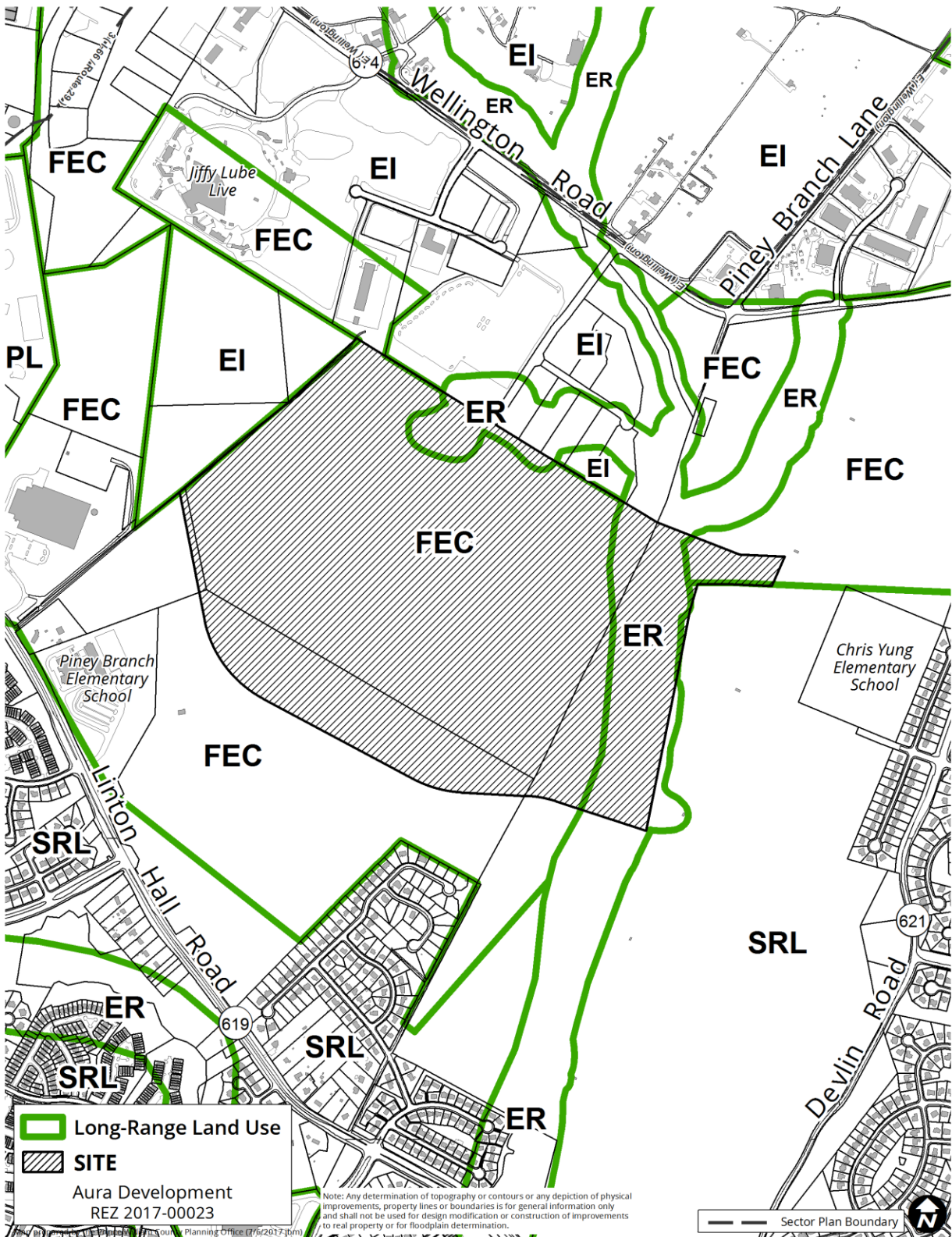
Attachment A – Maps
AERIAL MAP



Attachment A – Maps
ZONING MAP



Attachment A – Maps LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency
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Staff Recommendation: Approval

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 and Rescue	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 maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Vacant, Industrial, Nursery, Amphitheater, and Parking	EI, ER, and FEC	M/T, M-1, and A-1
South	Vacant with Residential Beyond	FEC and SRL	A-1 and R-4
West	Vacant, Future High School Site, Piney Branch Elementary School	E-1, FEC, PL, O, and ER	M-1 and O(M)
East	Vacant	FEC, ER, and SRL	A-1 and R-4

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 and is classified FEC, Flexible Use Employment Center, and ER, Environmental Resources. The following table summarizes the uses and densities intended within the FEC and ER designations:

Long Range Land Use Map Designation	Intended Uses and Densities
Flexible Use Employment Center (FEC)	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 FEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i> , provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.

Environmental Resources (ER)	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 <i>DCSM</i> , and Resource Protection Areas (RPAs) as defined by the <i>Chesapeake Bay Preservation Act</i> . 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.
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This is a request to rezone ±261.11 acres from A-1, Agricultural, to M-2, Light Industrial, to allow by-right uses, including data center development, and allow an increased building height of up to 80 feet. Additionally, the request includes an electric substation to be located on-site. Approval of the rezoning will fulfill the requirement for a public facility review for an electric substation in accordance with the Code of Virginia, § 15.2-2232.

Proposal's Strengths

- Long-Range Land Use Plan – The site is designated FEC on the Long-Range Land Use Map. 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.
- Zoning Consistency – The proposed M-2, Light Industrial, district is consistent with the FEC land use designation.
- Data Center Opportunity Zone Overlay District – The majority of the property is located within the Data Center Opportunity Zone Overlay District. The overlay district was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. If approved, all uses permitted in the M-2 district could be constructed, in conformance with the approved GDP, however a data center development is anticipated.

Proposal's Weaknesses

- None Identified

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.

Height Regulations Modification Request:

This proffer amendment includes a request to increase the allowable building height from 60 feet to a maximum height of 80 feet.

The Applicant provided the following summarized justification for this request:

Environmental site constraints around the perimeter of the Subject Property, as identified on the "Environmental Constraints Analysis" submitted with this application, include the Piney Branch Resource Protection Area and floodplain along the eastern side of the site and wetlands in the other three corners, which require that proposed buildings be centrally located. The site design is further constrained by the need to avoid development on cultural resource sites. The planned extension of Rollins Ford Road down the center of the Subject Property necessitates reservation and future dedication by the Applicant of up to 104 feet of right-of-way to accommodate a regional, public roadway with associated trails. The combination of all these constraints justify the 20-foot height increase being requested, while retaining a relatively low ± 0.22 proposed floor area ratio.

Per Zoning Ordinance, Section 32-400.03.2, the Board of County Supervisors may, by approval of a proffered rezoning or a Special Use Permit application, approve a structure with a height greater than any specific limitation. Staff supports the building height modification. While a site layout is not provided, proffered buffers at the perimeter of the site, and resource protection area in the eastern portion of the site, will restrict where buildings can be located and create greater than minimum setbacks from many adjacent property lines. Approval of the height modification should, therefore, not have any significant adverse impact on the light and air of adjacent and nearby properties.

For building height modifications, the Zoning Ordinance recommends that the County Fire Marshal certify in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire. Staff notes that the Fire Marshal's Office provided review of the zoning application, but did not provide comment on the building height increase request. Adequate fire suppression and safety measures will need to be

addressed at the time of site plan and building permit review, when information is made available regarding site layout and building design. Additional safety measures may be requested at time of building permit review to ensure adequate building protection.

Proposal's Strengths

- Incompatible Use Buffers – The Applicant proposes incompatible use buffers on the generalized development plan (GDP). A 50 foot-wide, Type C buffer in accordance with DCSM requirements is proposed along the western property boundary adjacent to the 13th High School site. Along the northern property boundary, a 50-foot wide, Type C Buffer, planted in accordance with DCSM requirements, is proposed between the substation facility and adjacent industrial-zoned parcels accessed by Industrial Park Court.
- Building Materials – While conceptual information regarding the appearance of future buildings on the site have not been submitted, the proffer statement includes a recommended building materials list for highly visible buildings on the site (not including the substation). Primary exterior building materials include: precast or tilt-wall concrete panels with reveals and accent color scheme, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulation and finishing system) and/or metal panels of architectural grade and quality.
- Views from Adjacent Residential Areas – The Applicant has provided an exhibit demonstrating the views of the project from the northern property boundary of Amberleigh Station residential community. The exhibit indicates that visibility from this area is limited.
- Screening of Mechanical Areas – Data centers, and other industrial uses, often require extensive mechanical equipment to support the use, specifically air conditioning units. Standard screening measures might not be sufficient to screen the mechanical areas on rooftops, or might result in an unattractive overall appearance of the building(s). To address this concern the Applicant proffers that any rooftop, mechanical and HVAC equipment shall be screened through the use of parapets or other opaque walls.
- Fencing – If a secure campus with perimeter fencing is proposed, the Applicant proffers that any perimeter fencing will not be chain link and will not include barbed wire (except for enclosure of the substation).

Proposal's Weaknesses

- Lack of Layout and Illustrative Information – The Comprehensive Plan recommends that generalized development plans submitted with applications for rezonings include architectural, sign, lighting, and landscape concepts for all developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided. The subject application does not include conceptual building design and building location information for the 261.11-acre development. Furthermore, a building height increase is requested without this information, which created difficulty for staff and the Fire Marshal's Office to fully evaluate

this request. Fire Marshal review will be required prior to approval of a final site plan and building permits.

- University Boulevard Landscaping – During the review, staff requested that the Applicant provide a minimum 50-foot-wide landscape strip along future University Boulevard. University Boulevard is a master planned roadway that extends east to west, and connects industrial properties to a larger residential area to the east. Staff believed a 50-foot wide buffer would provide mitigation of the planned uses and the building height increase request. In lieu of a 50-foot-wide buffer, the Applicant proposes to install a 30-foot wide landscape strip consisting of Type B Buffer plant units along the site's University Boulevard frontage upon construction of the roadway by others.
- Substation Location – The application includes a potential substation located within a 440,000-square-foot enclosed area surrounded by a chain link security fence. Limited details have been provided regarding the substation proposal, and the application notes that the location and size of the substation are subject to change. The GDP locates the substation toward the edge of the property, along the northern portion of the property line that is adjacent to properties along Industrial Park Court.

On balance, while this application lacks a project layout and illustrative building design information, staff finds the application to be consistent with the relevant components of the Community Design Plan. The level of detail provided with the application is generally consistent with similar projects requesting an industrial district that implements the underlying FEC land use designation.

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.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans studies may also be required. Records research is required of all applicants for rezoning, special use permit, Comprehensive Plan amendment, and public facility review applications.

A Phase I archaeological investigation of cultural resources on the subject property was conducted as part of a larger study. This report, entitled "A Phase I Cultural Resource Survey of the Hunter Tract Prince William County, Virginia," as revised February 21, 2006, was previously submitted to and approved by the County. The Phase I Survey identified one archaeological site on the subject property, a 19th century domestic farmstead identified as 44PW1594, as being potentially eligible for listing in the National Register of Historic Places. The Applicant plans to avoid any disturbance of this archaeological site. In the unlikely event this archaeological site cannot be avoided during construction, then a Phase II archaeological evaluation, and, if necessary, mitigation plan and curation shall be provided. In addition, a 19th or 20th century domestic cemetery may exist south of the application boundary which does not appear to extend onto the subject property. The proposed proffers address these findings and commit to allow the County to conduct research on archaeological site 44PW1594.

Proposal's Strengths

- Historical Commission Review – The Historical Commission reviewed this proposal at its May 9, 2017, meeting, and determined that no further work was needed. Adequate proffers are proposed to mitigate any archaeological impacts.

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

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

- Targeted Industry – Approval of the subject rezoning will allow for by-right data center development. Data centers are a targeted industry for the County as approved by the Board of County Supervisors via Resolution No. 14-95, and the site is located within the Data Center Opportunity Overlay District.

Proposal's Weaknesses

- None identified.

On balance, 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 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.

In recent history the site was almost entirely wooded; however the A-1 property has been recently timbered and thinned. There are wetlands and intermittent streams located on the site with the eastern portion more heavily encumbered by steams, wetlands, a 100-year Flood Hazard Overlay, a 500-year Flood Hazard Overlay, Resource Protection Area Overlay (RPA), and a Dam Inundation Zone. A portion of the RPA, is proposed to be impacted for the installation of transmission lines onsite.

There are seven specimen trees onsite, most of which are of good quality. With this rezoning, three specimen trees will be preserved as noted on the GDP. The Applicant proffers to complete a tree preservation plan and include tree preservation measures to enhance the survivability of these trees.

SUBWATERSHED:	Broad Run subsheds 244 and 246
TOTAL SITE AREA/ ER AREA:	261.11 acres/ 19.81 acres
TREE SAVE AREA:	Not provided
UNDISTURBED AREA:	Not provided
IMPERVIOUS/ PERVIOUS:	Existing 0 ac / 261.11 acres
	Proposed 67.04 acres / 194.07 acres

Proposal's Strengths

- **Limits of Clearing and Grading** – The Applicant agrees to limit clearing and grading to within those areas depicted on the GDP, subject to minor revisions due to final engineering at the time of site plan review and approval.
- **Monetary Contribution** – The Applicant proffers to 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.

Proposal's Weaknesses

- Impacts to Ephemeral Streams – Approximately 1,000 linear feet of ephemeral streams are proposed to be impacted by the subject development.

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.

Proposal's Strengths

- Station Capacity – In FY2016, Linton Hall Fire and Rescue Station #25 responded to 1,831 incidents, which is within the workload capacity of 2,200 incidents for this station.
- 4.0-Minute Response Time – The site is located within the recommended 4.0-minute response time for fire suppression and basic life support.
- 8.0-Minute Response Time – The site is located within the recommended 8.0-minute response time for advanced life support.
- Monetary Contributions – The Applicant proffers monetary contributions to fire and rescue that will mitigate impacts to those services.

Proposal's Weaknesses

- None identified.

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

During the review the Police Department requested additional information on the construction to determine if there is a need for the Applicant's accommodation of radio signal augmentation to include providing conduit or design accommodations to permit public safety radio antenna systems communications. Since the Applicant has not provided a preliminary building design, accommodations of radio signal augmentation will be determined at the time of the final building permit release letter.

Proposal's Strengths

- Secure Facility – Onsite security will be maintained by the Applicant. Staff understands that a secure facility is proposed that will be fenced and monitored.

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 located within the Development Area of the County and is required to utilize public water and sewer to develop. Public water is available to the site from an existing 16-inch transmission main located north of the property at Rollins Ford Road and from an existing 24-

inch transmission main located south of the property along Linton Hall Road. The developer will be required to install a minimum 16-inch water main from the existing 16-inch main through their site in the southward direction to connect to the existing 24-inch main and create a system loop closure. Provisions for a future connection with the proposed 30-inch transmission main along the extension of University Boulevard will also be required.

Proposal's Strengths

- Potable Water – The site will be developed using public water, with the Applicant responsible for all associated costs.

Proposal's Weaknesses

- None identified.

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

Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The 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 Suburban Residential Rural (SRR), as well as the Rural Area.

The subject property is located within the Development Area of the County and is required to utilize public water and sewer to develop. The closest available gravity sewer with adequate capacity is a 24-inch gravity sewer located south of the proposed development in the cul-de-sac of Dennis Court. The developer will be required to install an adequately sized gravity sewer main from their site to the existing 24-inch gravity main. The Service Authority has identified a Capital Improvement Project to be routed along the eastern portion of the site as shown on the 2008 PWC Comprehensive Plan Map and the Service Authority's FY17-21 CIP (Project SPS-126). The Service Authority may enter into an agreement with the developer to oversize the connection to the public system to a 24-inch sanitary sewer, and extend it toward the northern boundary. All details will be handled at the time of site plan submittal.

Proposal's Strengths

- Public Sewer – The site will be developed using public sewer systems, with the Applicant responsible for costs associated with the subject development.

Proposal's Weaknesses

- None identified.

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

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 site would be developed with multiple buildings over phases with up to 2.5-million square feet of a data center use with approximately 240 workers at buildout. The Applicant's Traffic Impact Analysis estimates that the proposed use would generate 106 AM peak hour trips, 101 PM peak hour trips and 725 daily vehicle trips. Any future development on the subject site that is inconsistent with the assumptions provided in the TIA with the subject rezoning, may require a new TIA submission at the time of the final site plan review, in accordance with the Design and Construction Standards Manual (DCSM).

ROAD NETWORK

Wellington Road – Wellington Road is a two-lane minor arterial in the vicinity of Rollins Ford Road north of the site. It intersects existing Rollins Ford Road at an unsignalized, channelized right in/right out only "T" intersection. There are no turn lanes onto the existing northbound leg of Rollins Ford Road at the unsignalized intersection. There are no pedestrian facilities on Wellington Road in the vicinity of Rollins Ford Road. This segment of Wellington Road includes a posted speed limit of 45 MPH. The latest available VDOT traffic counts shows this segment of Wellington Road with 14,000 annual average daily vehicle trips. The Comprehensive Plan calls for this segment of Wellington Road to be constructed as a six-lane divided facility (MA-1 DCSM standard) within 128 feet of right of way. The Comprehensive Plan also calls for a Class 1 trail along the south side of Wellington Road.

Rollins Ford Road – This segment is constructed as a four-lane undivided urban section minor arterial road, which terminates approximately 1,500 feet south of Wellington Road at the site's

northern boundary of the site. This segment includes an island at the unsignalized intersection with Wellington Road, which restricts access to right in/right out only movements. In addition, Rollins Ford Road is in place between Linton Hall Road and Vint Hill Road. This segment is constructed as a four-lane median divided road and includes pedestrian facilities. The Comprehensive Plan calls for Rollins Ford Road to be constructed as a four-lane divided facility (MA-1 DCSM standard) within 128 feet of right of way. This includes the yet to be built section within the site between the northern and southern segments. The Comprehensive Plan also calls for a Class 1 trail along the south side of Rollins Ford Road.

University Boulevard – A future planned segment of University Boulevard, between Lee Highway and Godwin Drive, traverses the southern portion of the site. The Comprehensive Plan calls for University Boulevard to be constructed as a four-lane divided facility (MA-1 DCSM standard) within 128 feet of right of way. The Comprehensive Plan also calls for a Class 1 trail along the south side of University Boulevard. There are no current projects to build this segment of University Boulevard adjacent to the site.

Linton Hall Road – Linton Hall Road is a four-lane divided minor arterial in the vicinity of Rollins Ford Road south of the site. It includes a traffic signal with existing Rollins Ford Road. It already includes an existing left-turn lane on eastbound Linton Hall Road onto the future southbound leg of Rollins Ford Road at the signalized intersection. However, it does not include a separate right-turn lane on westbound Linton Hall Road the future southbound leg of Rollins Ford Road at the signalized intersection. It does include a 10-foot wide multi-use trail along the south side of the road in the vicinity of Rollins Ford Road. This segment of Linton Hall Road includes a posted speed limit of 45 MPH. The latest available VDOT traffic counts shows this segment of Linton Hall Road with 28,000 annual average daily vehicle trips. The Comprehensive Plan calls for Rollins Ford Road to be constructed as a four-lane divided facility (MA-1 DCSM standard) within 128 feet of right of way. The Comprehensive Plan also calls for a Class 1 trail along the south side of Linton Hall Road.

DAILY LEVEL OF SERVICE ANALYSIS

The daily LOS represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the speed of traffic versus the expected speed of traffic over the course of a normal weekday. The daily LOS provides a planning tool to understand the relationship of travel patterns and to help understand the impacts of large land use changes and large scale roadway changes within the County. The daily LOS from the County model (as referenced in Strategy R1.1 and Appendix A of the Comprehensive Plan) is not to be confused with a peak hour LOS analysis – which is generally derived from traffic impact analyses and focuses on the impacts of traffic signal timings, intersection lane geometries, turning movements, and peak hour volumes. The following table provides information concerning the average annual weekday daily volumes and LOS of roadways important to this development:

Roadway Name	Number of Lanes	2016 VDOT Volume	2015 Daily LOS
Wellington Road (Rt. 674)	2	15,000 vpd	E
Linton Hall Road (Rt. 619)	4	29,000 vpd	B

TRAFFIC STUDY RESULTS

The traffic study consultants utilized the ITE Trip Generation 9th Edition Manual, Code 110, for light industrial for the proposed data center based on the anticipated number of employees. It projects 106 AM peak hour, 101 PM peak hour, and 725 daily weekday vehicle trips.

The Traffic Impact Analysis (TIA) reviews three intersections in the vicinity of the site:

1. Wellington Road/Rollins Ford Road
2. Linton Hall Road/Rollins Ford Road
3. Linton Hall Road/Wellington Road

The TIA includes two access scenarios. Scenario 1 assumes the proposed site with sole access along Rollins Ford Road via Wellington Road with the existing right in/right out entrance. Scenario 2 assumes access to/from the north, as per Scenario 1, plus an extension of Rollins Ford Road south of the site to Linton Hall Road.

- Access is anticipated to occur in phases with initial access to the north via the Wellington Road/Rollins Ford Road intersection followed by future (additional) access to Linton Hall Road via Rollins Ford Road extended.
- The development would accommodate the future alignment and construction of Rollins Ford Road between future University Boulevard and Wellington Road as a major collector facility.
- The existing Wellington Road/Rollins Ford Road and Linton Hall Road/Rollins Ford Road intersections currently operate at LOS C or better overall.
- In 2022 with development under Scenario 1, all movements of the Wellington Road/Rollins Ford Road and Linton Hall Road/Rollins Ford Road intersections would operate at LOS C or better.
- The 2022 development Scenario 2 includes a new 2,500-student public high school previously assumed to be located in the southeast quadrant of the Linton Hall Road/Rollins Ford Intersection. Under this scenario, all movements of the Wellington Road/Rollins Ford Road intersection would operate at LOS C or better. However, the Linton Hall Road/Rollins Ford Road intersection, would operate at LOS E during the AM peak hour and D overall during the PM peak hour. Under the AM peak hour, the queues would exceed the southbound left-turn lane capacity without additional improvements. Staff notes that the high school is no longer anticipated in the location shown in the TIA, so these Scenario 2 findings are no longer an issue.

Proposal's Strengths

- Site Access - Access will be provided from the north by existing Rollins Ford Road generally as shown on the GDP.
- Wellington Road Access Improvements - The Applicant proposes to construct a 100-foot long right turn lane with a 100-foot taper from eastbound Wellington Road onto southbound Rollins Ford Road prior to issuance of the first occupancy permit on the subject property.
- Existing Rollins Ford Road - Prior to first occupancy permit, Rollins Ford Road will be extended from the north into the site to serve the development and include a new cul-de-sac, sidewalks, and public access will be granted and recorded.
- Rollins Ford Road Extended Right-of-Way Dedication - The GDP depicts a general alignment for the planned extension of Rollins Ford Road as a public street through the subject property. The Applicant proffers to reserve the right-of-way for the planned extension of Rollins Ford Road to the MC -1 typical section up to 104 feet in width. The Applicant will dedicate the right-of-way at the time the County is ready to proceed with its construction, at no cost to the County.
- University Boulevard Right-of-Way Dedication - The Applicant proffers to dedicate half of the required right-of-way (up to 64-feet in width) for the construction of University Boulevard along the site's southern property boundary by others.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posts that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 relevant aspects of the Strategic Plan are as follows:

Increase commercial tax base

- Increase commercial tax base as a percentage of overall tax revenue to 35%.

Increase at-place employment

- Increase growth in at-place employment by more than 3,300 jobs per year.

Decrease percentage of residents commuting out of the County

- Decrease percentage of the Prince William County workforce commuting to other localities for employment from 69%.

Decrease congestion and travel time

- Decrease average travel time to work for County residents from 39.3 minutes.

The chart below summarizes the proposed zoning changes and the effect on potential gross floor area:

Existing Capacity vs. Proposed Capacity		
	Existing Zoning (A-1)	Proposed Zoning (M-2)
Residential Acres	±261.11	±0.00
Non-Residential Acres	±0.00	±261.11
Maximum Development	26 dwelling units	2,502,270 square feet nonresidential

The rezoning to M-2 increases the site's potential to yield more non-residential gross floor area, and generate more employees, than if the site were retained in the A-1 zoning district. The proposed light-industrial campus will increase the commercial tax base, increase at-place employment, and increase the number of targeted jobs with up to 240 professional, high tech workers at full build-out, which is consistent with the goals in the Strategic Plan.

Incremental improvements to mobility in the County are also anticipated. New employment opportunities on the subject property, may further efforts to decrease the percentage of the Prince William County workforce commuting to other localities for employment from 69%. Additionally, the application proposes future right-of-way dedication for future Rollins Ford and University Boulevard extensions. New road connections in the future may help facilitate a decrease in average travel time to work for some area residents, which supports overall County goals to decrease average travel time to work for County residents from 39.3 minutes.

Proffer Analysis

This section of the report is intended to identify issues with the proffer statement, as drafted:

- Proffer 15 contains the phrase, “TO BE UPDATED WITH A MORE SPECIFIC DESCRIPTION OF PLANTING DETAILS”. This placeholder text should be removed from the proffer statement.
- Proffer 23 appears to reference an incorrect proffer regarding utility crossings. Proffer 30 is referenced; however, the proffer that discusses utility crossings is Proffer 34.

Corrections to the proffer statement should be made prior to a hearing with the Board of County Supervisors.

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.

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 permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

The following waiver has been approved:

- WAI2017-000143 Waiver of Right Turn Lane Length - The Applicant requested a waiver of the required turn lane length for a proposed right turn lane along eastbound Wellington Road on to southbound Rollins Ford Road. The DCSM states that for a road with a 50 mile per hour design speed, the minimum turn lane length shall be 350 feet and the minimum taper length shall be 100 feet. The Applicant proposes to construct the turn lane with 100 feet full width and a 100-foot taper. A waiver request was approved on June 28, 2017.

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:

County Archaeologist and Historical Commission
Building Official
DPW- Environmental Services
Department of Economic Development
Development Services
Fire and Rescue
Planning Office: Case Manager, Long Range Planning, and Zoning Administration
Parks and Recreation
Police Department
PWC Transportation and VDOT
Service Authority

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DRAFT PROFFER STATEMENT

RE: #REZ2017-00023, Aura Development (the "Rezoning Application")

Applicant: Scout Development LLC
Record Owners: E.V. Hunter Trust by Edith H. Rameika, Trustee (the "Owner")
Property: GPIN 7496-37-4872 (part), 7496-65-4921(part), 7496-35-1841 (part),
7496-17-4609 (part) and a Portion of Casey Lane (collectively, the
"Subject Property")
Brentsville Magisterial District
Approximately 261.11 Acres
A-1 Agricultural to M-2 Light Industrial
Data Center Opportunity Zone Overlay District

Date: March 28, 2017; revised through September 6, 2017

The undersigned hereby proffer that the use and development of the Subject Property shall be in conformance with the following conditions. In the event the above-referenced Rezoning Application is not granted as applied for by Scout Development LLC (the "Applicant"), these proffers shall be withdrawn and shall be null and void. The headings of the proffers set forth below have been prepared for convenient reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvement proffered herein shall be provided at the time of development of the portion of the Subject Property served by such improvement, unless otherwise specified. The terms "Owner," "Applicant" and "Developer" shall include all future owners and successors in interest of the Subject Property.

For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be that plan prepared by christopher consultants, ltd. entitled "Aura Development" dated March 6, 2017, as revised through June 20, 2017.

USE AND DEVELOPMENT

1. General Development Plan. The Subject Property shall be developed for uses permitted in the M-2 District in substantial conformance with the GDP, subject to changes approved by the County in connection with site plan review.

DESIGN

2. Campus. The uses on the Subject Property may be located within a private campus with gated access and perimeter fencing as determined by the Applicant. Perimeter fencing shall not be chain link and shall not include barbed wire (except for enclosure of the substation).

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3. Building Materials. The façades of any building (which does not include the structures for the electric substation) constructed on the Subject Property that is within 150 feet of, and is visible from, the perimeter boundary of the Subject Property shall have as the primary exterior building material precast or tilt-wall concrete panels with reveals and accent color scheme, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulation and finishing system) and/or metal panels of architectural grade and quality. Changes to the permitted exterior building materials may be approved by the Planning Director. Compliance with this proffer shall be evidenced by submission of building elevations at least two weeks prior to the issuance of the building permit release letter.
4. Maximum Building Heights. Building height for each individual building shall not exceed 80 feet as measured by the vertical distance from the average grade to the highest point of the roof. Roof structures, as described in Section 32-400.03(3) of the Zoning Ordinance, mechanical equipment and necessary parapet walls, screen walls or enclosures shall not be included in the 80-foot maximum building height. This proffer shall not apply to the electric substation use which is addressed in a separate proffer paragraph.
5. Screening. Rooftop, mechanical and HVAC equipment shall be screened through the use of parapets or other opaque walls that extend above the 80-foot building height maximum and are constructed of materials complementary to the exterior walls in accordance with Sec. 32-400.03(3) of the Zoning Ordinance.
6. Commercial Antennas. Commercial antennas mounted on structures and rooftops shall be permitted on the site in accordance with the requirements of Sec. 240.12 of the Zoning Ordinance.

ENVIRONMENTAL

7. Monetary Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors (the "Board") in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. This 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 such site plan.
8. Limits of Clearing and Grading. The Applicant shall limit clearing and grading to within those areas depicted on the GDP, subject to minor revisions due to final engineering at the time of site plan review and approval and except as may be qualified in these Proffers. No clearing or improvements shall be made outside of the limits of clearing and grading without County approval, with the exception of (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees, and (b) perimeter fencing, an associated security path, stormwater outfalls and utilities, all of which shall be allowed. Conformance shall be demonstrated on the final site plan.

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9. Tree Preservation Plan. A tree preservation plan and narrative shall be prepared by a certified arborist and shall consist of a survey which identifies those existing trees that are 12 inches in diameter or greater and that are located on the Subject Property within twenty (20) feet outside or within ten (10) feet inside the limits of clearing and grading identified on the GDP. Tree preservation measures to enhance the survivability of those trees identified as to be preserved on the tree preservation plan, such as crown and root pruning, mulching, fertilization, fencing, minor adjustments to the clearing limits and other tree protection measures, shall be identified in the tree preservation plan. The tree preservation plan shall be submitted to the County for review with the first site plan for the Subject Property.
10. Stormwater Management. Stormwater management and/or Best Management Practices ("BMPs") shall be provided on-site or off-site in accordance with the DCSM. The potential stormwater management facilities depicted on the GDP may vary in terms of size, location, configuration and number based on final engineering.
11. NOVEC Lines Connection Area. The NOVEC electricity lines from the Dominion Energy transmission lines to the substation shall be located within the area depicted on the GDP, however, the clearing of the Resource Protection Area in the ultimate location of such lines shall not exceed 200 feet in width.
12. Peripheral Buffers. The Applicant shall provide buffers as depicted on the GDP, except if any of the adjacent A-1 zoned properties are rezoned for non-residential uses, then such buffer may be reduced or eliminated in accordance with the DCSM, subject to site plan approval. Within buffer areas, high quality, native existing vegetation shall be preserved to the extent practicable and supplemental planting shall be provided where existing vegetation is removed or is not sufficient to meet the intent of the buffer, in order to satisfy the minimum buffer requirements. Conformance shall be demonstrated on the final site plan.
13. University Boulevard Landscaping. A 30-foot wide landscape strip planted in accordance with Type B Buffer plant unit requirements shall be installed by the Applicant upon construction of that roadway by others. Conformance shall be demonstrated on the final site plan.
14. High School Buffer. In the event a high school is approved and constructed on the abutting property to the west of the Subject Property, a 50 foot-wide, Type C Buffer in accordance with DCSM requirements shall be installed by the Applicant along the western boundary of the Subject Property outside the overhead electrical easement. Conformance shall be demonstrated on the final site plan.

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15. Northern Buffer Adjacent to the Substation. Northern Buffer Adjacent to the Substation. The security fence for the substation (the “Substation Fence”) shall be setback a minimum of 68 feet from the northern property boundary. This 68-foot setback area shall be provided along the northern property boundary of the Subject Property beginning at the east side of the Rollins Ford Road right-of-way and ending on the west side of the Resource Protection Area. Within this 68-foot setback area, the landscaped buffer shall consist of the preservation of existing, high quality trees to the extent practicable and include supplemental, native plantings, including evergreens, **[TO BE UPDATED WITH A MORE SPECIFIC DESCRIPTION OF PLANTING DETAILS]** for the full 68-foot width of the setback area, except as necessary to accommodate the security fence around the perimeter of the site (the “Perimeter Fence”), the associated security path, any clearance required by NOVEC along the Substation Fence and any utilities and related easements. The Perimeter Fence and associated security path shall be located within this landscaped buffer area, and the Perimeter Fence shall be black galvanized steel and a minimum of ten (10) feet in height. Conformance shall be demonstrated on the final site plan.

FIRE & RESCUE

16. Monetary Contribution. The Applicant shall make a monetary contribution to the Board in the amount of \$0.61 per square foot of gross building floor area to be used for fire and rescue services. This contribution shall be based on the size of the building shown on the applicable site plan (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

CULTURAL RESOURCES

17. Potential Phase II Archaeological Evaluation and Cemetery Delineation. If any portion of archaeology site 44PW1594 is to be disturbed by the Applicant's construction on the Subject Property, then the Applicant shall retain a qualified professional to conduct a Phase II Archaeological Evaluation of such portion. If required, three (3) copies of the draft report documenting the results and recommendations of the Phase II evaluation shall be submitted to the Planning Office for review, comment, and approval with first submission of the site plan that includes such area of disturbance. The Phase II scope of work shall be approved by the Planning Director or his designee. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the Virginia Department of Historic Resources ("VDHR") Guidelines for Conducting Cultural Resource Survey in Virginia. Final Phase II reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist.
18. Mitigation Plan. In the event that archaeology site 44PW1594 will be disturbed by the Applicant's construction and the Phase II evaluations find that site 44PW1594 is significant, then the Applicant shall either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act ("NHPA"), with the County

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as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval for the portion of the Subject Property that includes such area of disturbance. The mitigation plan shall meet the standards set forth in the October 2011 VDHR Guidelines for Conducting Cultural Resource Survey in Virginia and also the June 1999 Advisory Council on Historic Preservation's Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites. Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the reports have been approved by the Planning Director or his designee.

19. Curation. In the event that archaeology site 44PW1594 will be disturbed by the Applicant's construction and the Phase II evaluations find that site 44PW1594 is significant, then within two (2) months of acceptance by the Planning Director or his designee of the final cultural resource report for archaeology site 44PW1594, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. 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. A curation fee identical to VDHR's curation fee shall be paid to the County by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for such portion of the Subject Property.
20. County Archaeological Research. The Applicant, Owner and successors in title of the Subject Property shall permit the County Archaeologist or his designee to conduct archaeological research on archaeology site 44PW1594 in accordance with the following provisions. The County shall provide notice to the Applicant by requesting access to that portion of the Subject Property at least two (2) weeks prior to such access. The notice shall provide the time, location and extent of the work and excavations. All archaeological activities by the County on the Subject Property shall be approved in advance by the Applicant and shall not interfere with operations of the Applicant's use. Any findings shall be shared with the Applicant with the understanding that all artifacts and research data shall become the property of the County.

TRANSPORTATION

21. Site Access. Access to the Subject Property shall be provided from the north by existing Rollins Ford Road generally as shown on the GDP. One or more additional site entrances from the south from the planned extensions by others of Rollins Ford Road and/or University Boulevard may be provided as determined by the Applicant, subject to Virginia

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Department of Transportation ("VDOT") approval. Conformance shall be demonstrated on the final site plan.

22. Existing Rollins Ford Road. Prior to issuance of the first occupancy permit for a use on the Subject Property, the Applicant shall construct to the applicable public street standards an extension of the existing CI-1 typical section of Rollins Ford Road from the existing public, temporary turnaround located in the Bristow Industrial Park north of the Subject Property, terminating in a temporary, public vehicular turn-around in the general vicinity of the private site entrance(s). The Applicant, in its discretion, can construct such extension on-site as a half section of an MC-1 roadway with appropriate transitions to minimize disruptions of the Applicant's business and facilitate future construction by others of the ultimate MC-1 roadway. The Applicant shall construct a five (5) foot-wide concrete sidewalk along the eastern side of such extension from the northern property boundary to the temporary turn-around. The Applicant shall grant and record a temporary public access easement over any portion of this temporary turn-around area that is not within dedicated public street right-of-way, which temporary public access easement shall terminate automatically if and when Rollins Ford Road is extended by others through to Linton Hall Road.
23. Rollins Ford Road Extended Right-of-Way Reservation and Dedication. The GDP depicts a general alignment for the planned extension of Rollins Ford Road as a public street through the Subject Property. The alignment shown on the GDP is conceptual and may be revised by the Applicant, without amending these proffers and/or the GDP, as long as the alternative alignment meets the applicable public street design standards for the design speed for a Major Collector ("MC-1") typical section. The Applicant shall have the right to (i) construct access to the uses on the Subject Property by means of a private road located within this planned alignment of future Rollins Ford Road as long as such private road is constructed to meet the design standards of a half-section of an MC-1 road, and (ii) install conduit and extend utilities across this planned alignment of a future Rollins Ford Road as described in Proffer 30. At such time as funding is obtained by the County and approval of a preliminary design for the extension of Rollins Ford Road as a public MC-1 road is completed, right-of-way shall be dedicated, at no cost to the County or VDOT, up to a maximum of 104 feet in width for the extension of Rollins Ford Road through the Subject Property with associated public trails to be constructed by others. Until such time as these conditions are met, this right-of-way shall be identified on every final site plan and shall be reserved for future dedication at no cost to the County or VDOT once such conditions are met. Such dedication shall include all road improvements that have been constructed by the Applicant for access. In the event that the Board amends the County Thoroughfare Plan to remove the extension of Rollins Ford Road as a public road through the Subject Property, then no such public right-of-way shall be dedicated for public use and the area generally shown on the GDP for such right-of-way may be used by the Applicant for all permitted uses without amending the proffers and/or the GDP.

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24. Wellington Road/Rollins Ford Road Intersection. The Applicant shall construct a 100-foot long right turn lane with a 100-foot taper from eastbound Wellington Road onto southbound Rollins Ford Road prior to issuance of the first occupancy permit on the Subject Property, unless waived by VDOT and/or the County. The Applicant may apply funds already in escrow with the County for such intersection improvements, as may be available.
25. University Boulevard Right-of-Way Dedication. Prior to approval of the first site plan for the Subject Property, the Applicant shall dedicate, at no cost to the County or VDOT, right-of-way up to sixty-four (64) feet in width along the southern boundary of the Subject Property, as shown on the GDP, for the future extension of University Boulevard by others.
26. Replacement Bond. In the event the existing performance bond for Rollins Ford Road has not been released to the party who posted such bond prior to commencement of construction on the Subject Property, then the Applicant shall replace such performance bond so the party who posted such bond does not remain responsible for damage to this section of Rollins Ford Road during construction of the uses on the Subject Property.
27. Construction Traffic Coordination. Prior to commencement of initial construction on the Subject Property, the Applicant shall coordinate the timing of construction traffic with the owner(s) of adjacent properties on Industrial Park Court to the north.
28. Private Road Restriction. The Applicant acknowledges that the existing road connecting Rollins Ford Road and Arto Street (i.e. the Jiffy Lube property) is private and not open to public use or use by the Applicant.

NOVEC SUBSTATION

29. Substation Type. If constructed with a data center use on the Subject Property, the electric substation shall be located in the general location identified on the GDP and is expected to consist of a 230 kV transmission voltage switching station containing structures of varying heights. Such substation generally shall be located within an approximately 440,000 square foot enclosed area surrounded by a chain link security fence up to twelve feet (12') in height. The substation shall be developed in conjunction with the data center use and shall only serve the Applicant's private uses on the Subject Property, unless and until a separate Public Facility Review ("PFR") is approved; therefore, a peripheral landscaped buffer shall not be required around the perimeter of the substation. See Proffer 15 regarding the setback and buffer to be provided along the northern property boundary in the area where the substation fence parallels the industrial parcel to the north.

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30. Adjustments. Adjustments to the location, size and heights of the substation may be allowed by the Planning Director or his designee without requiring amendments to the proffers and/or the GDP or approval of a PFR as long as the substation is serving specific private uses on the Subject Property. Due to its location within the Data Center Opportunity Zone Overlay District, no Special Use Permit is required for this substation.
31. Public Facility Review. The electric substation, as a facility of a public service corporation that is the subject of a proffered rezoning, shall be deemed a feature shown in the Comprehensive Plan when it is identified within, but not the entire subject of, a site plan pursuant to Virginia Code§ 15.2-2232(D) and County Code Sec. 32-201.12(a).
32. Future Utility Easement. If requested by the owner of the parcels located immediately adjacent to the north of the substation, the Applicant shall grant a future utility easement to permit a utility connection to the substation, subject to NOVEC approval. The location and width of such utility easement shall be coordinated with the Applicant to avoid any material adverse impact on the Applicant's use. The terms of such utility easement shall be based on the utility's standard form easement. Such utility easement shall be granted by the Applicant without requiring compensation for such easement rights from the utility or from the owner of the parcel immediately adjacent to the north of the substation.

WATER AND SEWER

33. Public Water and Sewer. The Subject Property shall be served by public water and public sanitary sewer. The Applicant shall be responsible for the infrastructure necessary to connect the uses on the Subject Property to such public systems, based on the demand anticipated to be generated by the development of the Subject Property.

MISCELLANEOUS

34. Utility Crossings. The Applicant reserves the right to cross road dedication areas with private or public utilities until such time as the rights-of-way shall be accepted into the state highway system. At such time as any portion of the land within the dedication area is accepted by the Commonwealth of Virginia or any appropriate agency thereof for maintenance into the state highway system, all easement rights acquired by the Applicant in such portion of land shall cease and terminate, provided that the Commonwealth of Virginia or any appropriate agency thereof concurrently grants to the Applicant all necessary permits for the continued operation, maintenance, inspection, repair and replacement of its private utilities and appurtenant facilities in such location.
35. Escalator. In the event the monetary contributions set forth in this Proffer Statement are paid to the Board within eighteen (18) months of the approval of this Rezoning Application, as applied for by the Applicant, such contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board

**Attachment C – Proposed Proffers
dated March 28, 2017 and revised through September 6, 2017**

after eighteen (18) months following the approval of this Rezoning Application shall be adjusted in 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 Application to the most recently available CPI-U on the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

36. Notification. At least three (3) days prior to blasting activity or drone use in connection with construction on the Subject Property, the Applicant shall notify the owner(s) of adjacent properties on Industrial Park Court to the north.

[SIGNATURES ON THE FOLLOWING PAGES]

**Attachment C – Proposed Proffers
dated March 28, 2017 and revised through September 6, 2017**

SIGNATURE PAGE

E.V. HUNTER TRUST, a _____

BY: _____

NAME: Edith H. Rameika

TITLE: Trustee

**Attachment C – Proposed Proffers
dated March 28, 2017 and revised through September 6, 2017**

SIGNATURE PAGE

SCOUT DEVELOPMENT LLC, a Delaware limited liability company

BY: _____

NAME: _____

TITLE: _____

Attachment D – Generalized Development Plan Dated March 6, 2017

GENERAL DEVELOPMENT PLAN REZ2017-00023

AURA DEVELOPMENT

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT TEAM

ARCHITECT / DEVELOPER
SCOTT D. HUNTER, LLC c/o
HUNTON & WILLIAMS LLP
SUITE 1700
1701 PINNACLE DRIVE
FAIRFAX, VA 22032

OWNER
E. V. HUNTER TRUST BY EDITH
H. RAHEKA, TRUSTEE
SUITE 1700
1701 PINNACLE DRIVE
FAIRFAX, VA 22032

LAND ATTORNEY
HUNTON & WILLIAMS LLP
SUITE 1700
1701 PINNACLE DRIVE
FAIRFAX, VA 22032

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS, LTD
1000 ASSETT LOOP
SUITE 202
MANASSAS, VA 20108

TRANSPORTATION
WELLS & ASSOCIATES
1120 ASSETT LOOP
SUITE 202
MANASSAS, VA 20108

DATE
REVISION

DATE
REVISION

CHRISTOPHER CONSULTANTS
8417 INNOVATION DRIVE • MANASSAS, VA 20110
PHONE 703.393.9887 • FAX 703.393.9076

COVER SHEET

GENERAL DEVELOPMENT PLAN
REZ2017-00023
AURA DEVELOPMENT
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT MAP
SCALE: 1"=500'

SHEET INDEX:
1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN

650.08

650.09

GENERAL NOTES:

- The project shall be constructed in accordance with the current VDOT Road and Bridge Standards for District 1 (see District 1 map and project location map).
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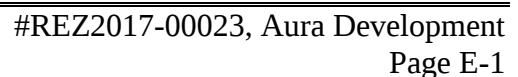
650.08

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#REZ2017-00023, Aura Development
Page D-1

#REZ2017-00023, Aura Development
Page D-2

#REZ2017-00023, Aura Development
Page E-1



Attachment F – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: VAN DERLASKE

**May 9, 2017
Regular Meeting
Res. No. 17-024**

SECOND: SMITH

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>
SUP2017-00027	Heathcote – Car Wash	No further work
REZ2017-00020	James Madison Marketplace Proffer Amendment	No further work
SUP2017-00040	James Madison Marketplace - Large Retail Use	No further work
REZ2016-00021	Kline Property - 3 rd Submission	Proffer Acceptable No Further Work
REZ2016-00029	Devlin Road Rezoning - 2 nd Submission	Proffer Acceptable No Further Work
REZ2017-00023	Aura Development	No further work
SUP2017-00045	Manassas Presbyterian Church SUP Amendment	No further work

May 9, 2017
Regular Meeting
Res. No. 17-024
Page 2

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Wright

MOTION CARRIED

CERTIFIED COPY

Secretary to the Commission

Attachment G – Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: MCKAY

**July 26, 2017
Regular Meeting
Res. No. 17-74**

SECOND: FRY

**RE: REZONING #REZ2017-00023, AURA DEVELOPMENT
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: DEFER TO DATE CERTAIN

WHEREAS, this is a request to rezone ±261.11 acres from A-1, Agricultural, to M-2, Light Industrial, and to allow an increased building height of up to 80 feet and an electric substation onsite; and

WHEREAS, the site is located south of Wellington Road, approximately 1,800 feet southwest of the intersection of Wellington Road and Rollins Ford Road; and is identified on County maps as GPINs 7496-37-4872 pt., 7496-65-4921 pt., 7496-35-1841 pt., and 7496-17-4609 pt., and a portion of Casey Lane; and

WHEREAS, the site is designated FEC, Flexible Use Employment Center, and ER, Environmental Resources; and

WHEREAS, the site is zoned A-1, Agricultural, without proffers, and is located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, and Dam Inundation Zone; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 26, 2017; and

WHEREAS, by a letter dated July 20, 2017, the Applicant's representative requested that the public hearing on this case be deferred to a date certain of September 20, 2017; 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 defer Rezoning #REZ2017-00023, Aura Development, to date certain September 20, 2017.

Attachment G – Planning Commission Resolution

July 26, 2017
Regular Meeting
Res. No. 17-074
Page 2

Votes:

Ayes: Berry, Bryant, Fry, McKay, Taylor

Nays: None

Absent from Vote: Vanegas

Absent from Meeting: Holley, Milne

MOTION CARRIED

Attest: 
Antoinette Brzyski
Acting Clerk to the Planning Commission