



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**July 16, 2025**

**SECOND:**

**Regular Meeting  
Res. No. 25-xxx**

**RE:**

**PROFFER AMENDMENT #REZ2023-00001, INNOVATION ON THE PARKWAY  
BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**RECOMMEND APPROVAL**

**WHEREAS**, this is a request to amend the proffers associated with #REZ2000-0001 to allow for an increase in building height for data center buildings up to 80 feet (excluding rooftop mechanical equipment and screening walls that may be an additional 15 feet, not to exceed a total height of 95 feet) and to allow a maximum floor area ratio (FAR) up to 0.75 for data center uses, and with other associated development waivers and modifications; and

**WHEREAS**, the subject ±17.73-acre project site is located at the southeastern intersection of University Boulevard and Prince William Parkway (Route 234) and west of Innovation Drive, is currently addressed as at 11101 University Boulevard, and is identified on County maps as GPIN 7695-09-7902; and

**WHEREAS**, the subject site is designated OMU-4, Office Mixed Use – High Rise, with a T-4 Transect that recommends a range of 0.58 to 1.38 FAR, and is located within the Innovation Park Small Area Plan and Innovation Park – Technology Center special planning areas of the Comprehensive Plan; and

**WHEREAS**, the site is currently zoned PBD, Planned Business District, with proffers. The site is also located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, Technology Overlay District, and Technology Overlay District – Employment Center Office / R&D subdistrict; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this proffer amendment/rezoning for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 16, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Proffer Amendment #REZ2023-00001, Innovation on the Parkway, subject to the proffers dated June 6, 2025.

**ATTACHMENT:** Proffer Statement, Dated June 6, 2025

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

Attest:

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Oly Peña  
Clerk to the Planning Commission

## **PROFFER STATEMENT**

REZ2023-00001, Innovation on the Parkway  
Amendment to REZ2000-0001  
Owner: University Blvd LLC  
Property: ±17.7267 acres Prince William County, Virginia  
Zoning: PBD: O/F, O(H), and M-2  
GPIN 7695-09-7902  
Brentsville Magisterial District  
Date: June 6, 2025

The undersigned Property Owner and/or Assigns (the “Applicant”) hereby proffers that the use and development of the subject Property (“Property”) shall be in substantial accordance with the following proffers or development conditions and shall supersede any and all other proffers made prior hereto, including REZ #PLN2000-0001. In the event the referenced rezoning is not granted as applied for by Applicant, then these proffered conditions shall be deemed withdrawn and null and void and Rezoning #PLN2000-0001 shall remain in effect.

The headings of the proffers set forth below have been prepared for convenience of reference only and shall not control or affect the meaning nor shall the headings be taken as an interpretation of any provision of the proffers.

“Final Rezoning,” as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors’ decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed or, if appealed, the day following which the decision has been affirmed on appeal.

There is an approved site plan on the Property, identified as Prince William County File No. 00-00132R1, which shall govern current development on the Property. All future development/redevelopment of the Property, shall be in substantial conformance with the Master Zoning Plan entitled “Master Zoning Plan - Innovation on the Parkway”, prepared by Urban Ltd., dated September 1, 2022, last revised June 6, 2025 (the “MZIP”) subject to minor modifications in connection with final site plan review or final engineering, or modifications as allowed pursuant to the Amended INNOVATION Design Guidelines adopted by the Prince William Board of County Supervisors on February 15, 2001. The MZIP consists of the following sheets:

1. Cover Sheet
2. General Development Plan:
  - 2.A Utility Plan;

3. Open Space Plan;
4. Landscape Plan (“Landscape Plan”);
- 4.A. 50’ Enhanced Landscape Buffer Detail;
5. Concept Layout; and
6. General Notes & Details.

### **USES & SITE DEVELOPMENT**

1. Uses. The Property is zoned PBD, Planned Business District with a Landbay designation of O(F), Office/Flex District, O(H), Office High-Rise District, and M-2, Light Industrial District. Uses set forth as by right uses, secondary uses, and special use permit uses in the Prince William County Zoning Ordinance (the “Zoning Ordinance”) shall be so permitted on the Property, except for those uses listed below shall be prohibited:
  - a. Adult day care facility.
  - b. Ambulance services, commercial.
  - c. Bus station, commercial.
  - d. Cafeteria/lunchroom/snack bar/automat.
  - e. Crematory, secondary to hospital only.
  - f. Donated materials collection center.
  - g. Electric substation
  - h. Flea market.
  - i. Fraternity or sorority, secondary to college, university or seminary (on campus only).
  - j. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
  - k. Gunsmith shop.
  - l. Helipad.
  - m. Heliport.
  - n. Heliport, secondary only.
  - o. Helistop.
  - p. Hospital.
  - q. Live entertainment in accordance with the provisions of section 32-400.15.
  - r. Marina.
  - s. Mortuary, funeral or wedding chapel.
  - t. Quick service food store (not freestanding).
  - u. Racetrack (equestrian or motorized).
  - v. Radio or TV broadcasting station.
  - w. Railroad passenger station.
  - x. Ranges, shooting, indoor or outdoor.
  - y. Recording Studio.
  - z. Recycling collection points, subject to the standards in section 32-250.84.



- aa. Recyclable materials separation facility.
- bb. Stadium or arena, indoor or outdoor.
- cc. Solar energy facility.
- dd. Testing/experimental laboratories (HAZMAT).
- ee. Trade or convention center.
- ff. Veterinary hospital.
- gg. Watchman's dwelling.
- hh. Water transportation facility.

2. Building Height. Pursuant to Section 32-506.03.2.(f)(1), the maximum height of any data center building, located on the Property may be eighty feet (80'). The maximum height with all other rooftop equipment and screening walls shall not exceed ninety-five feet. (95'), exclusive of elevator overrides. Building height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this Proffer Amendment. The building height for non-data center buildings shall be limited by the applicable provisions of the Zoning Ordinance.
3. Floor Area Ratio. Pursuant to Section 32-400.04.3 and Section 32-506.09.1 of the Zoning Ordinance, the maximum floor area ratio ("FAR") for any data center/data center associated use on the Property may be up to 0.75 FAR. In the event the Property is subdivided, the FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel.
4. Development Parameters. Development of the Property, subject to compliance with all applicable County ordinances, requirements and individual site plan approvals, shall be allowed in accordance with the development parameters set forth below. The Applicant may amend the development parameters as they apply to the Property during any future rezoning of any portion of the Applicant's Property without the consent of other landowners within Innovation.
  - a. The minimum building height for any new data center or office buildings shall be forty-five feet (45'). This Proffer shall not apply to accessory buildings or structures.
  - b. The maximum lot coverage on the Property shall not exceed seventy percent (70%).
  - c. At the time a site plan is submitted for the Property, the Applicant shall provide a tabulation on each such site plan which demonstrates compliance with the development parameters set forth in 4.a and 4.b above.
  - d. Security fencing and a gated entrance shall be provided as shown on the MZP, In the event a guard booth is constructed, it shall be located in proximity to the gated entrance.

5. Architecture. Data center building architecture shall be subject to the following:
- a. Any new data center building shall be designed in substantial accordance with the sample elevations identified below, data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Prince William County Zoning Ordinance and the Amended INNOVATION Design Guidelines adopted by the Prince William Board of County Supervisors on February 15, 2001 (the “Guidelines”).
  - b. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include all five (5) of the design elements listed therein on principal building facades and shall provide a minimum of thirty percent (30%) fenestration on any building façade facing and visible from the Innovation Drive, and University Boulevard. Architectural design concepts for the data center building(s) are provided in the exhibit entitled “Innovation on the Parkway – Building Elevations,” (the “Elevations”) prepared by DMA Architects and Urban LTD., dated April 4, 2025.
  - c. The Elevations may be subject to changes approved by the Innovation Architectural Review Board pursuant to the review process identified in the Guidelines. In addition, minor modifications may be approved by the County in connection with site plan review.
  - d. Additional changes to the architecture and materials may be made provided that any such changes are approved by the Planning Director or designee, prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations.
  - e. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it may ensure compatibility with the Elevations.
6. Interparcel Connection. In the event the Property is developed with a secured campus, the Applicant may close the existing interparcel access subject to obtaining written consent from the owner of the property identified as GPIN 7695-08-9341 (adjacent and to the south of the Property), to close the existing ingress/egress point, that provides interparcel access along the shared property line.
7. Monument/Entrance Sign. Any new monument sign on the Property sign shall not exceed ten feet (10') in height and low-growth landscaping shall be planted around the base.

8. Bicycle Rack. As a condition of final site plan approval, the Applicant shall provide a bicycle rack at each new data center building located on the Property. The final location and design of the bike rack will be determined by the Applicant at final site plan approval.

Generators. All generators shall be screened in a manner so as to not be visible from the public right-of-way and said screening shall be shown on the final site.

9. Noise. Notwithstanding and in addition to the applicable Noise Ordinance, any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or at any point within any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 7:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above.
10. Emergency Operations. Emergency operations shall not be subject to the limitations outlined in Proffer 10 above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.
11. Sound Studies. Prior to the approval of each final site plan for the Property that includes a data center building, the Applicant shall provide a Sound Study (the “Sound Study”) that is specific to the proposed site layout and building type to ensure compliance with the

maximum permissible sound levels as outlined in Proffer 10. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to the issuance of a building permit. The Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these proffers.

12. Construction Management Plan. As a condition of site plan approval, the Applicant shall prepare a Construction Management Plan which shall identify the haul routes for earth-moving construction trucks to and from the site during the site development stage of the Property. The Applicant shall provide a courtesy copy of the Construction Management Plan to the Brentsville District Supervisor's office.
13. Optimized Performance Strategies for Data Center Building. The Applicant shall utilize the below performance strategies to reduce energy and water usage associated for any Data Center uses on the Property. Information detailing compliance with this Proffer shall be submitted prior to the approval of each building permit issued for a data center building on the Property. The Optimized Performance Strategies shall consist of the following:
  - a. Low Water Usage or Liquid Cooling Systems, defined as use of an air-cooled/adiabatic chiller plant and/or liquid to chip (or liquid to liquid) closed loop cooling system to reduce cooling water usage;
  - b. Low Flow Plumbing Fixtures, defined as use of low-flow or ultra-low-flow restrooms;
  - c. LED light fixtures including advanced zoned lighting controls with occupancy sensors;
  - d. Building Management System, consisting of a computer system(s) that monitors and controls the building's physical environment, including temperature, humidity levels, and air quality sensors;
  - e. A minimum of two (2) strategies developed for Leadership in Energy and Environmental Design ("LEED") by the US Green Building Council, or equivalent environmental strategies, proposed by the Owner and deemed acceptable by the Prince William County Sustainability Officer;
  - f. The Applicant shall report its energy withdrawn from the grid to the Zoning Administrator and Office of Sustainability on an annual basis; and Energy withdrawn from the electric grid will be monitored by the Applicant at least every quarter hour and will be reported to the Zoning Administrator and Office of Sustainability on an

annual basis for three (3) years beginning one year after initially reaching Full Power.;  
and

- g. Energy withdrawn from the electric grid will be monitored by the Applicant at least every quarter hour and will be reported to the Zoning Administrator on an annual basis for three (3) years beginning one year after initially reaching Full Power. The purpose of this monitoring commitment is to reasonably minimize the use of electricity from the grid at times of peak grid demands.

## ENVIRONMENT

14. Water Quality. In the event a new building is constructed on the Property, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval for such new building with the amount to be based on the acreage reflected on the final site plan.
15. Spill Contingency. In the event the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. Fire Marshal approval shall be required for such plan prior to final site plan approval. If any tenant, operator or owner handles or produces hazardous chemical waste or petroleum products, the individual site owners and their operators shall be responsible for notifying the Fire Marshal's Office in a timely manner in the event of a spill of any such hazardous chemical waste or petroleum products on the Project. The Applicant, tenant and/or operator shall assume full responsibility for all public expenses incurred in the clean-up of such products spilled, even if an on-site spill requires off-site cleanup. The owner, tenant and/or operators of the individual units located on the Property shall be solely responsible for any product spills from their respective sites.
16. Landscaping and Buffers. The Applicant shall provide buffers in substantial conformance as shown on the Landscape Plan. The planted buffers shall be planted in accordance with the DCSM planting requirements or as otherwise provided herein. The use of existing vegetation/trees within the buffer and landscaped areas shall be credited towards the planting requirements. In addition, at final site plan, the Applicant shall meet the minimum landscaping standards of DCSM 800 for interior parking lot landscaping.
  - a. Prince William Parkway Buffer. Pursuant to Proffer 16 below, the Applicant shall preserve areas of existing healthy forest area within the one hundred foot (100') buffer

located along Prince William Parkway, as shown on the MZP. The existing forest area shall be credited towards the planting requirement such that the combination of existing vegetation and, if needed, supplemental vegetation consists of 600 plant units per 100 linear feet within this buffer.

- b. University Boulevard Buffer. Notwithstanding the Typical 50' Type C Buffer planting graphic shown on the Landscape Plan, the fifty foot (50') buffer located along University Boulevard shall be planted primarily with evergreen trees and shrubs in addition to those existing trees that are identified to be preserved pursuant to Proffer 16 below.
  - c. Innovation Drive Buffer. A fifty foot (50') buffer shall be provided along Innovation Drive as shown on the Landscape Plan.
  - d. Southern Property Line Buffer. A fifty foot (50') buffer shall be provided along the southern property lines as shown on the Landscape Plan. A portion of the 50' buffer shall include enhanced landscaping, and a six foot (6') board-on-board fence, as identified and detailed on Sheet 4.A of the MZP entitled, "50' Enhanced Landscape Buffer Detail, ("the Buffer Detail"). To facilitate tree growth within this 50' buffer, the Applicant shall plant the trees identified on the Buffer Detail prior to construction for the purposes of allowing the trees to establish a root system which will enhance the growth time to maturity.
  - e. Supplemental Plantings on Adjacent Property. Prior to site plan approval, the Applicant shall contact the property owner of GPIN 7695-08-9341 (parcel address 9400 Innovation Drive, Manassas, Virginia) (the "Adjacent Property") and offer to provide supplemental plantings within the Adjacent Property's existing ten foot (10') landscape strip located along the shared property line with the subject Property. Any such supplemental plantings agreed to shall be planted prior to issuance of the first occupancy permit for any new data center building on the Property. Upon planting, the Adjacent Property owner shall be responsible for the maintenance of said plantings, and the Applicant shall have no further obligation pursuant to this proffer.
17. Preservation of Existing Trees. Within the buffers and landscaped areas shown on the Landscape Plan, the Applicant shall prepare a tree survey at the time of final site plan to identify trees measuring ten inch (10") caliper d.b.h. within the buffer or landscaped areas that are determined to be preserved. A tree preservation plan shall be provided with the final site plan submission identifying locations of trees to be preserved and methods and procedures for protection during construction. The tree preservation plan shall be prepared in accordance with the DCSM, and in consultation with the Prince William County Arborist.

18. Native Plant Species. Eighty percent (80%) of all new plantings required by the DCSM for buffers, landscape strips, and parking lots shall be comprised exclusively of landscape material that is drought resistant and native to Virginia in accordance with the DCSM.
19. Soil Remediation. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.
20. Limits of Disturbance. The Applicant shall limit disturbance ("LOD") on the Property to be in substantial conformance with the LOD shown on the Landscape Plan, except for utility crossings permitted per the DCSM.

#### **FIRE AND RESCUE**

21. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of new building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.
22. For buildings with a building height greater than sixty feet (60'), the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshal's Office. Issuance of Occupancy Permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

#### **WATER AND SANITARY SEWER**

23. All uses on the Property shall be connected to public water and sewer as a part of the development of the Property.

24. Applicant shall be responsible for the design and construction of all on-site water lines and sanitary sewer lines necessary to provide service to its Property in accordance with applicable Service Authority, County and state requirements.

### **EASEMENTS**

25. Applicant shall grant utility easements or other easements necessary for the development of any property in Innovation subject to the following limitations and requirements being observed by the property owner in Innovation requesting the easement over the Property: The owner or owners of property within Innovation requesting the easement grant shall (1) provide a copy of the proposed easement document and plat with at least forty-five (45) days written notice explaining the necessity of the proposed easement; (2) provide that the easement shall be of the minimum width required by the applicable government authority or utility company needing the easement and use commercially reasonable efforts to minimize any economic or aesthetic injury to the subject property; (3) locate the proposed easement as near to the property boundary perimeter as is possible and reasonable; and (4) endeavor to locate the proposed easement in a manner that does not unreasonably interfere with the granting party's use or enjoyment of the property over which the easement is granted; and utility easements shall not be located within any buffers, except to allow for perpendicular crossings across the buffer. No easement requested pursuant to this provision shall go through the building envelope of the Property based on an approved site plan. Provided further that any disturbance or damage resulting from the exercise of the rights created by this paragraph shall be promptly repaired and the site restored to its original condition prior to such disturbance or damage by the requesting party. In any event, the cost of such repair and restoration shall be paid for by the party requesting the easement.

### **WAIVERS AND MODIFICATIONS**

26. Pursuant to Section 32-400.04.3 and Section 506.09.1 of the Zoning Ordinance, a modification to increase the maximum floor area ratio (F.A.R.) to 0.75.
27. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section 32-506.07.1(a) of the Zoning Ordinance requiring 5% of the parking spaces to be available for vehicles used for ridesharing by employees.
28. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section 32-506.07.2(a) of the Zoning Ordinance requiring shared access driveways and interparcel connecting streets or travelways and facilities and access routes for deliveries, service, and maintenance shall be separated from other parts of a development's on-site circulation system; and service.



PROFFER STATEMENT  
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University Blvd LLC  
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29. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section of the Zoning Ordinance 32-506.08.2(d) to allow for a maximum monument sign height of ten feet (10').

[SIGNATURES APPEAR ON FOLLOWING PAGES]

PROFFER STATEMENT  
REZ2023-00001, Innovation on the Parkway  
University Blvd LLC  
June 6, 2025  
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SIGNATURE PAGE

**UNIVERSITY BLVD LLC**

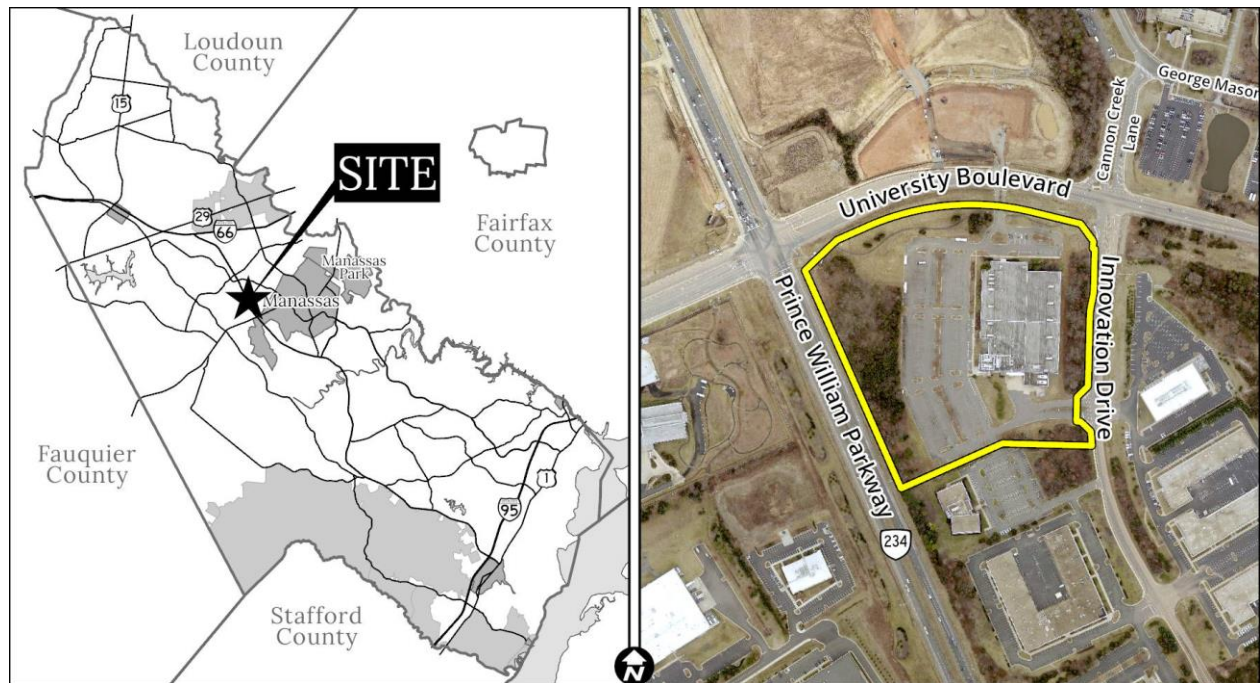
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## STAFF REPORT

<b>PC Meeting Date:</b>	July 16, 2025
<b>Agenda Title:</b>	Proffer Amendment #REZ2023-00001, Innovation on the Parkway
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Proffer Amendment # REZ2023-00001, Innovation on the Parkway, subject to the proffers dated June 6, 2025
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Scott F. Meyer, Principal Planner

### EXECUTIVE SUMMARY



This is a request to amend the proffers associated with #REZ2000-0001 to allow for an increase in building height for data center buildings up to 80 feet (excluding rooftop mechanical equipment and screening walls that may be an additional 15 feet, not to exceed a total height of 95 feet) and to allow a maximum floor area ratio (FAR) up to 0.75 for data center uses, and with other associated development waivers and modifications.

It is the recommendation of staff that the Planning Commission recommend approval of Proffer Amendment #REZ2023-00001, Innovation on the Parkway, subject to the proffers dated June 6, 2025.

## BACKGROUND

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- A. Request: To amend the proffers associated with #REZ2000-0001 to allow for an increase in building height for data center buildings up to 80 feet (excluding rooftop mechanical equipment and screening walls that may be an additional 15 feet, not to exceed a total height of 95 feet) and to allow a maximum floor area ratio (FAR) up to 0.75 for data center uses, and with other associated development waivers and modifications.
- B. Site Location: The ±17.73-acre project site is located at the southeastern intersection of University Boulevard and Prince William Parkway (Route 234) and west of Innovation Drive, is currently addressed as 11101 University Boulevard, and is identified on County maps as GPIN 7695-09-7902.
- C. Comprehensive Plan: The project site is designated OMU-4, Office Mixed Use – High Rise, with a T-4 Transect that recommends a range of 0.58 to 1.38 FAR, and is located within the Innovation Park Small Area Plan and Innovation Park – Technology Center special planning areas of the Comprehensive Plan. Please refer to the following link for the Innovation Park Small Area Plan:  
<https://storymaps.arcgis.com/collections/8fef7d2b9f1345bb9dfed914ae5d02eb>
- D. Zoning: The subject site is currently zoned PBD, Planned Business District, (with proffers in association with #REZ2000-0001). The site is also located within the following overlay districts, as specified in the Zoning Ordinance: Data Center Opportunity Zone Overlay District; Airport Safety Overlay District; Agritourism and Arts Overlay District; Technology Overlay District; and Technology Overlay District – Employment Center Office / R&D subdistrict.
- E. Surrounding Land Uses: The project site is located within the Innovation Park area and has three prominent road frontages, and is bordered by University Boulevard, Prince William Parkway, and Innovation Drive to the north, west, and east. To the north and across University Boulevard is land under development as part of the Innovation Town Center (University Village at Innovation) with mixed residential, commercial/retail and service-type uses. Existing office and light industrial/flex-type uses are located south (including the Brentsville district office). Other offices and light industrial/flex-type uses are located to the east. To the west and across Prince William Parkway is the FBI Northern Virginia Residency office complex.

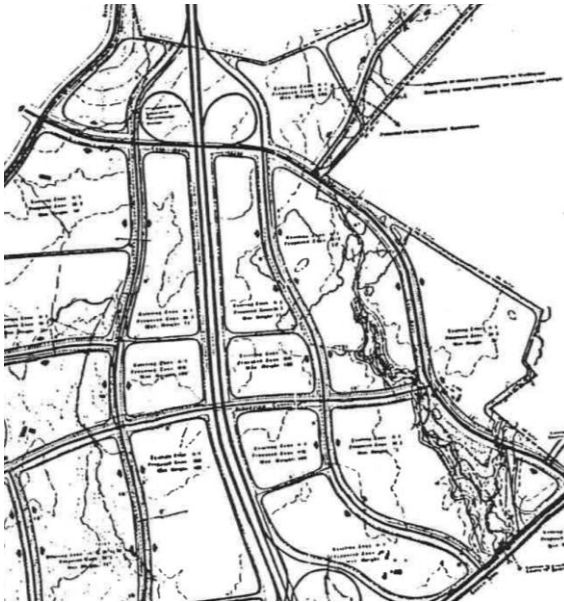
The following table on the next page summarizes the area's land use and zoning characteristics:

Direction	Existing Land Use	Long-Range Future Land Use	Zoning
North	Across University Boulevard; Vacant land under development as part of the Innovation Town Center (University Village at Innovation) with mixed residential, commercial/retail, and service-type uses	MU-6 (Mixed Use - Urban Town Center)	PMD (Planned Mixed Use District); PBD (Planned Business District)
South	Existing office and light industrial/flex-type uses are located south (including the Brentsville district office)	OMU-4 (Office Mixed Use - High-Rise)	PBD
East	Other offices and light industrial/flex-type uses	OMU-4; POS (Parks & Open Space)	PBD
West	Across Prince William Parkway; Office/Institutional buildings; FBI Northern Virginia/Manassas office complex	OMU-4	PBD

- F. Background & Context: This site is occupied by a 1-story building with a building footprint of 105,032 square feet, constructed in 2000. On July 23, 2002, the Board of County Supervisors (Board) approved Innovation, REZ2000-0001 Proffer Amendment (of the original proffer: REZ1989-0039 - BroadView Center, approved on October 3, 1990) and rezoned this Property (Land Bay 18) to PMD, Planned Mixed District (with PBD, O/F, O(H), M-2 (formerly OC3/IC1) zoning). This previous rezoning allowed for a maximum of 167,562 square feet of nonresidential uses on land bay 30 and 15,233 square feet of non-residential uses on land bay 29.

Based on #REZ2000-0001, the following key provisions were proffered:

- The maximum gross floor area of all buildings constructed on the Property shall not exceed 208,173 square feet from 769,269 square feet, which is 27% of the site.
- The maximum height of all buildings, including mechanical equipment, shall not exceed seventy feet (70').
- The maximum site lot coverage shall not exceed seventy percent (70%).



Land Use Plan from REZ-1989-0039- BroadView Center,  
approved on October 3, 1990



Land Use Plan from REZ2000-0001 Proffer Amendment, approved  
on July 23, 2002  
The property location is represented by the red star.

With this subject application, the Applicant/Owner (University Blvd, LLC) is requesting to amend the proffers that were approved with #REZ2000-0001, to allow for an increase in building height for data center buildings from 70 feet to 80 feet and to allow a maximum FAR of 0.75. The property is located as GPIN: 7695-09-7902 (the "Property"). The Property was rezoned on February 8, 2000, to PBD, Planned Business District to allow O(F), O(H) and M-2 (formerly OC3/IC1) uses, pursuant to #REZ2000-0001. The Applicant is planning to retain and upgrade the existing office/data center building located onsite, or redevelop the property with a new data center. It is noted that a data center has been operational on the property, under the ownership of the prior owner. As stated by the Applicant's representative, the proposed building height increase and FAR will allow for necessary upgrades in design to meet current data center industry standards.

## STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment #REZ2023-00001, Innovation on the Parkway, subject to the proffers dated June 6, 2025, for the following reasons:

- The proposal brings an upgraded/enhanced data center, which is an end user that fulfills the vision of what can be envisioned in the Innovation Park Small Area Plan – Technology Center District.
- The property is already being used as a data center, is located within the Data Center Opportunity Zone Overlay District, and the proposed FAR is within the recommended and appropriate range for this location.

- As proffered, there are enhanced mitigation measures proposed to offset the impacts while being sensitive to surrounding uses – such as height/FAR controls, enhanced buffering measures where feasible, enhanced building design themes, site development sustainability provisions, specific use parameters, and access improvements.
- The proposal will facilitate the delivery of a data center campus, which is identified as a “targeted industry”, that favorably aligns with strategic goals for economic development and the adopted Strategic Plan, while increasing the industrial/commercial tax base and increasing at-place employment options.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use: Based on the currently adopted Comprehensive Plan, the project site is currently designated OMU-4, Office Mixed Use – High Rise, with a T-4 Transect that recommends a range of 0.58 to 1.38 FAR. The site is also located within the Innovation Park Small Area Plan and Innovation Park – Technology Center special planning areas of the Comprehensive Plan. Please refer to the following link for the Innovation Park Small Area Plan:

<https://storymaps.arcgis.com/collections/8fef7d2b9f1345bb9dfed914ae5d02eb>

The purpose of the OMU-4 classification is to provide for areas of mid-rise to high-rise offices or research and development activities. Projects developed in this classification shall be primarily for office use, with supportive retail and retail service uses. Office development areas are encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan.

The property is located at a prominent intersection, and as such, design elements are a crucial aspect of whatever is to be developed. The Innovation Park Small Area Plan encourages specific characteristics for building placement and architectural style/form for this area, such as the following:

- At least 50% of each building’s frontage should occupy the street frontage along designated build-to lines.
- New developments should create occasional special building forms that terminate views and aid in wayfinding of landmarks. Lower building heights or upper-level setbacks are encouraged.
- All buildings located at or near street corners should incorporate special architectural elements that add visual interest and provide a sense of human proportion and scale.

It's important to note that while a data center use is still permitted on this site, it is not among the preferred primary uses in OMU-4 land use designation, which typically include offices, hotels, and research and development. Over the review process, Planning staff has requested that the Applicant take further steps to mitigate the impacts of this use, considering it is not an envisioned use in the long-range planning for this site, especially given its prominent location at this intersection. In response to this, the Applicant has made adjustments to the proposal, which lessen the extent of staff concerns from earlier versions of the project.

Level of Service (LOS): The LOS impacts related to this subject Rezoning request would be mitigated by the monetary contributions provided by the Applicant, as per the Proffer Statement, dated June 6, 2025, as follows below.

<b>Water Quality</b>	\$75.00 per acre	\$75.00 for ±17.73 acres (project area)	\$1,329.75
<b>Fire &amp; Rescue</b>	\$0.61 per square foot (SF) of new building floor area	Floor Area Ratio (FAR) of up to 0.75 for data center building(s)  17.73 acres X 43,560 SF / acre = 772,318.8 total SF (total property area)  772,318.8 SF X 0.75 FAR X 0.61 per SF = \$353,335.85	\$353,335.85
<b>TOTAL \$</b>			<b>\$354,665.60</b>

### **Community Input**

Notice of the proffer amendment/rezoning application has been transmitted to property owners within 500 feet of the site. The Applicant met with the developers of Innovation Town Center, (i.e. Stanley Martin Homes LLC and Innovation Development LLC). In addition, the Applicant held a Zoom (virtual) meeting on June 24, 2025 for residents within Innovation Town Center. The Applicant has also discussed the application with the neighboring office park property owners (i.e., Buchanan Innovation GGP LLC TR, and BUN Innovation LLC).

Furthermore, communications with the Brentsville District magisterial office were ongoing throughout the application review process.

As of the date of this report, the Planning Office has not received any verbal or written comments on the current version of the proposal, and staff is not aware of any opposition.

### **Other Jurisdiction Comments**

The City of Manassas was notified with earlier versions of the application package, as the subject site is approximately 0.75 miles to northwest of the jurisdictional boundary. When the proposal previously included a building height of up to 105 feet (exceeding rooftop/mechanical equipment), the City had a few comments about the overall height in relation to its proximity to the Manassas Regional Airport. With the more recent lower building height of 80 feet, the City of Manassas has not expressed any specific concerns.



## **Legal Issues**

If the proffer amendment proposal is approved, the site could be developed as a data center facility with increased FAR, enhanced design elements, and other waivers/modifications, as proffered.

In the event the rezoning request is not approved, the project site could still be developed with the by-right uses under its current PBD zoning, and subject to the proffers associated with #REZ2000-0001. It is important to note that the site is currently being utilized as a data center, but with lower height and FAR, and with an older-style warehouse/flex office-like design theme that predates much of the more recent data center development.

Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until October 14, 2025, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

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**Scott F. Meyer | (703) 792-6876**

[smeyer@pwcgov.org](mailto:smeyer@pwcgov.org)

## **ATTACHMENTS**

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Staff Analysis

Proffer Statement – Cumulative Comparison Mark-up (for Informational Purposes)

Rezoning Plat

Master Zoning Plan (MZP)

Environmental Constraints Analysis (ECA) Map

Architectural / Building Elevations

Viewshed Analysis Perspectives

Historical Commission Resolution

**Part I. Summary of Comprehensive Plan Consistency**

**Staff Recommendation: APPROVAL**

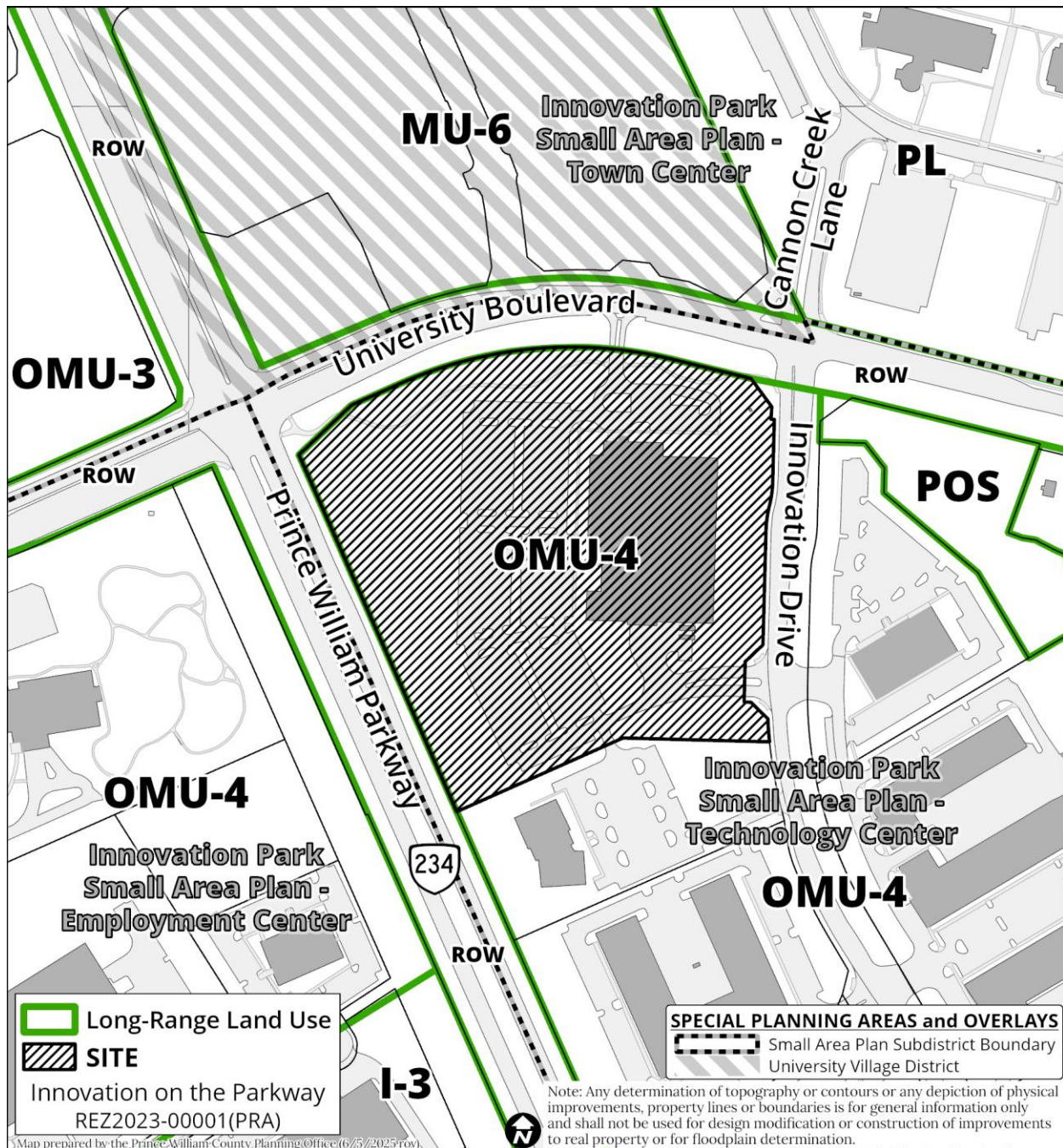
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<b>Comprehensive Plan Sections</b>	<b>Plan Consistency</b>
Long-Range Land Use	Yes
Community Design	No
Cultural Resources	Yes
Economic Development	Yes
Electrical Utility Services	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 land use characteristics (see below map):

Direction	Existing Land Use	Long-Range Future Land Use
North	Across University Boulevard; Vacant land under development as part of the Innovation Town Center (University Village at Innovation) with mixed residential, commercial/retail, and service-type uses	MU-6 (Mixed Use - Urban Town Center)
South	Existing office and light industrial/flex-type uses are located south (including the Brentsville district office)	OMU-4 (Office Mixed Use – High-Rise)
East	Other offices and light industrial/flex-type uses	OMU-4; POS (Parks & Open Space)
West	Across Prince William Parkway; Office/Institutional buildings; FBI Northern Virginia/Manassas office complex	OMU-4



The following table summarizes the area zoning characteristics (see below map):

Direction	Existing Land Use	Zoning
North	Across University Boulevard; Vacant land under development as part of the Innovation Town Center (University Village at Innovation) with mixed residential, commercial/retail, and service-type uses	PMD (Planned Mixed Use District); PBD (Planned Business District)
South	Existing office and light industrial/flex-type uses are located south (including the Brentsville district office)	PBD
East	Other offices and light industrial/flex-type uses	PBD
West	Across Prince William Parkway; Office/Institutional buildings; FBI Northern Virginia/Manassas office complex	PBD





## Long-Range Land Use Plan Analysis

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

Based on the currently adopted Comprehensive Plan, the project site is currently designated OMU-4, Office Mixed Use – High Rise, with a T-4 Transect that recommends a range of 0.58 to 1.38 FAR. The site is also located within the Innovation Park Small Area Plan and Innovation Park – Technology Center special planning areas of the Comprehensive Plan.

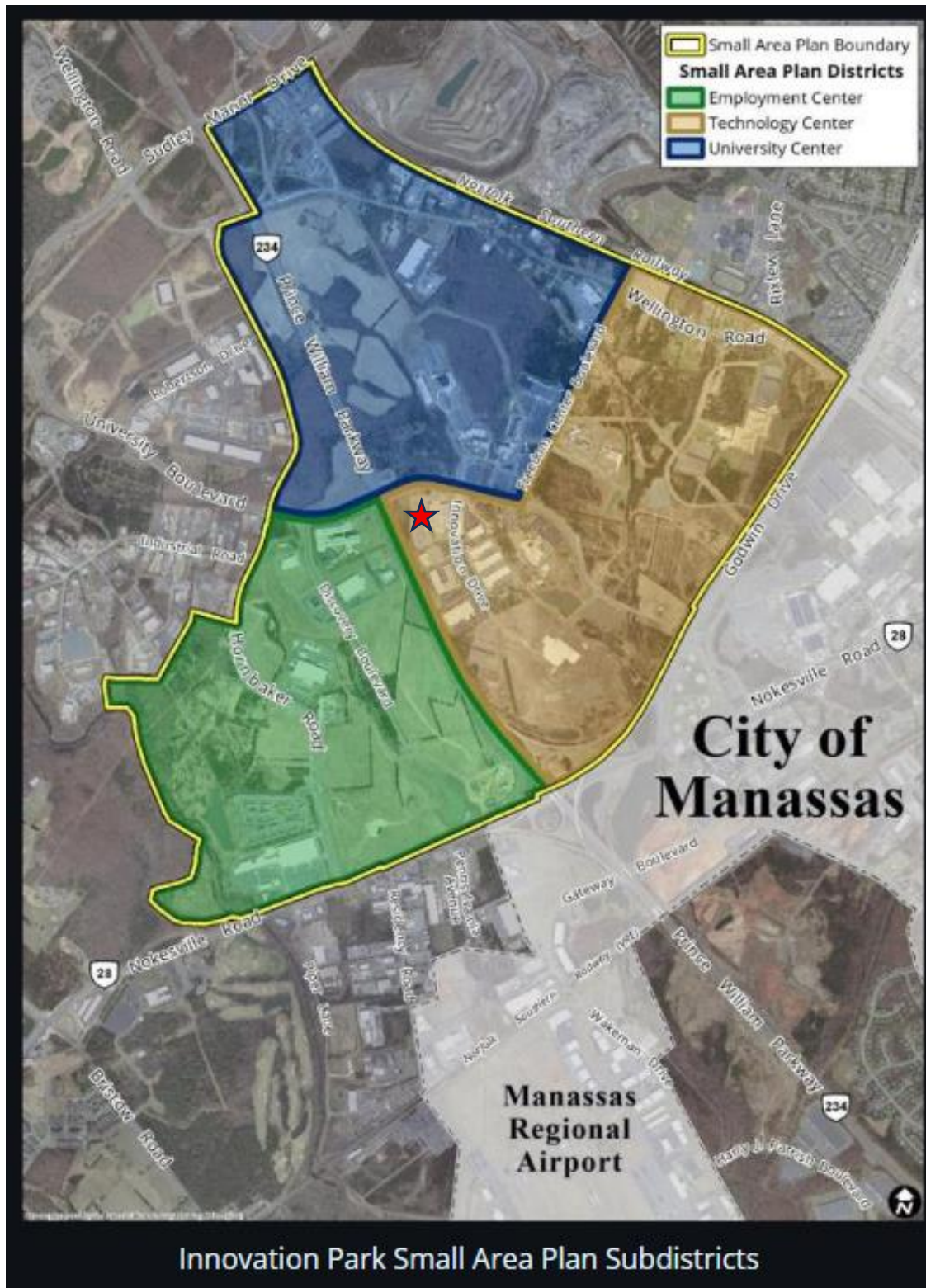
The following table on the next page summarizes the uses and densities intended within the current land use designation, special planning areas, and the Technology Overlay District, as they relate to this project:

Long-Range Land Use Map Designation	Intended Uses and Densities
<b>OMU-4, Office Mixed Use – High Rise</b>	<p>The purpose of the OMU-4 land use classification is to provide for areas of medium to high-rise offices or research and development activities coupled with other non-residential uses. Office development areas are encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. In the T-4 or higher transects, retail and retail services are discouraged as stand-alone structures.</p> <p>Primary preferred uses are as follows: government contracting; offices; hotels; and research &amp; development. Secondary uses can be are retail, retail services, and workforce &amp; affordable housing.</p> <p>The targeted non-residential floor area ratio (FAR) range in the T-4 Transect is 0.58 - 1.38 FAR. Target building height is 4 – 8 stories, and with a minimum of 20% open space for the site.</p>

<p><b>Innovation Park Small Area Plan</b> <i>(special planning area)</i></p>	<p>The Innovation Park Small Area Plan intends to build upon the previous Innovation @ Prince William Science and Technology Sector Plan and capitalize on the County's major investment in the Innovation Business Park in partnership with George Mason University to create a successful advanced technology business and academic environment core for Prince William County. The Small Area Plan has been prepared to further the economic development goals of the County to provide opportunities for high-quality employment, integrated with a mixed-use Town Center that will foster local and regional economic opportunities. The primary focus of the Innovation Park Small Area Plan is to create a sustainable advanced science &amp; technology academic and business community anchored around George Mason University (GMU) – Science and Technology Campus while also preserving existing natural resources.</p>
<p><b>Innovation Park – Technology Center</b> <i>(special planning area)</i></p>	<p>The Technology Center District of the Innovation Park Small Area Plan consists of land areas south of Freedom and University Boulevards and bound by Godwin Drive in the south and Prince William Parkway in the west. This district mostly consists of a blend of Office Mixed-Use (OMU) and Technology Flex (TF) to build upon the existing uses, which creates an ideal area for targeted industries related to science, technology, and research and development facilities.</p>

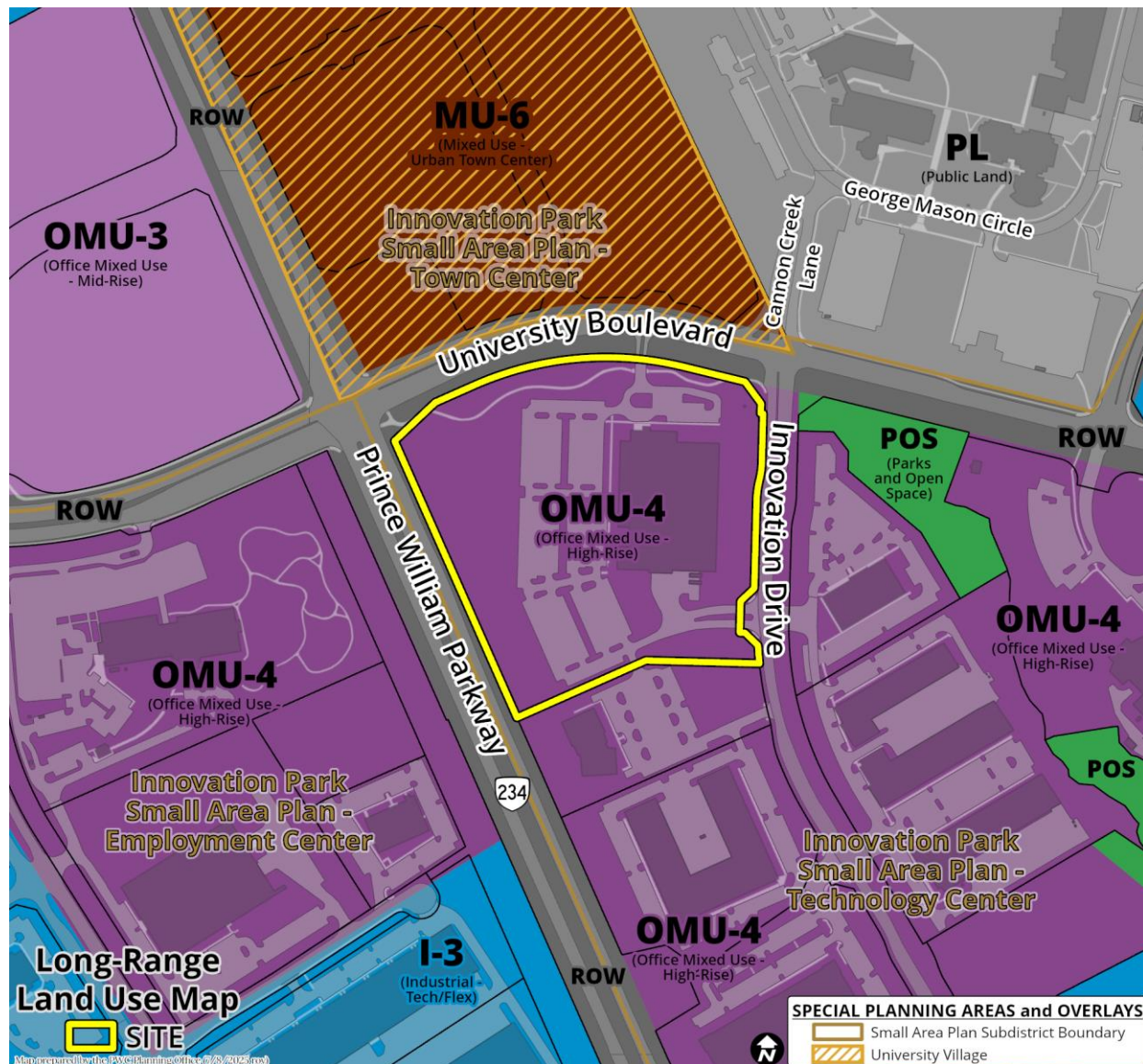


The specific project area is shown below in the exhibit with the red star marking. ★



Zoning Overlay Designation	Intended Uses
<b>Technology Overlay District (TeOD) – Employment Center Office/R&amp;D (EO) subdistrict</b>	The TeOD <u>EO subdistrict</u> is intended to provide primary employment uses including office, office-oriented R&D, and labs.
	<p>Sec. 32-506.03. (1) Building Height: 90 feet maximum.</p> <p>Sec. 32-506.03. (2) Floor Area Ratio (FAR): 0.50 FAR maximum.</p> <p>Sec. 32-506.05. (1). Maximum Lot Coverage: 70 percent with a required open space of 30 percent</p> <p>Sec. 32-506.06. (1) Setbacks: 100 feet from all public street rights-of-way. Setback areas shall contain plantings equivalent to a buffer type C.</p>
	As proposed through this Proffer Amendment/Rezoning request, the height for data center buildings up to 80 feet (excluding rooftop mechanical equipment and screening walls that may be an additional 15 feet, not to exceed a total height of 95 feet) and a maximum floor area ratio (FAR) up to 0.75 for data center uses.

The below graphic is the long-range land use designation map as it relates to the project area. The subject site is outlined in yellow.



## Land Use Mix Analysis

As per the Comprehensive Plan, OMU-4 planned areas recommend a range of 0.58 to 1.38 FAR, a targeted building height in the T-4 Transect with 4 to 8 stories, and with a minimum open space requirement of 20%. Data centers are not among the envisioned uses in OMU-4.

The targeted mix of uses within OMU-4 areas is as follows:

- Residential = 0%
- Nonresidential = 95%
- Civic = 5%



Based on the above breakdown, the current proposal to amend the proffers associated with #REZ2000-0001 to allow for an increase in building height for data center buildings up to 80 feet (excluding rooftop mechanical equipment and screening walls that may be an additional 15 feet, not to exceed a total height of 95 feet) and to allow a maximum floor area ratio (FAR) up to 0.75 for data center uses, can be consistent with the recommended use/mix/density ranges and policy intent of the OMU-4 land use designation, while implementing the overall mixture of uses that is envisioned within this area.

However, given the highly visible site location and the fact that data centers are not specifically mentioned among the preferred uses for OMU-4 areas, design context sensitivity must be considered and is a crucial component for staff to fully support.

### **Proposal's Strengths**

- **Enhancement/Redevelopment of Existing Office/Data Center Building:** Through this proposal, the existing site will be redeveloped as a state-of-the-art data center campus with the appearance of an office building, with a new site layout and modern building with enhanced architectural features.
  - The proposal brings an upgraded/enhanced data center, within a higher-end office like building, which is a type of end user that fulfills the vision of what can be envisioned in the Innovation Park Small Area Plan – Technology Center District.
  - The site is also located within the Data Center Opportunity Zone Overlay District, which is where such data center uses are anticipated.
- **Proffered Master Zoning Plan (MZP):** As proffered, all future development/redevelopment of the property shall be in “substantial” conformance with the MZP, subject to minor modifications in connection with final site plan review or final engineering, or modifications as allowed pursuant to the Amended INNOVATION Design Guidelines. Key plan features and development parameters are shown on the MZP, such as a conceptual layout, site access, landscaping and buffering, open space, defined limits of disturbance, interparcel access, drive aisles, parking tabulations, impervious coverage, and provisions for floor area ratio (FAR) and building height limits.
- **Prohibited Uses:** As proffered, the Applicant has provided a list of thirty-four (34) uses that are not envisioned for the site. Such proffered-out uses provide more control and better predictability for how the site may develop, while ensuring end uses that are more compatible with the surrounding area.

### **Proposal's Weaknesses**

- **Data Centers Not Preferred Uses in OMU-4:** Although the existing use is a low-rise office building that functions as a data center, such data center uses are not among the preferred uses that are envisioned in such OMU-4, Office Mixed Use – High Rise, areas. Rather, preferred uses in OMU-4 are as follows: government contracting; offices; hotels; and research & development, and with secondary/supportive retail and retail services.

### **Consistency Recommendation**

- Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

### **Community Design Plan Analysis**

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

The property is currently developed with an office/data center building. Through this proposed proffer amendment, the existing building may be retrofitted with upgrades to meet data center industry standards, or the existing building may be removed in order to build a modern state of the art data center facility. Either way, the Applicant is striving to develop the property will be consistent and in harmony with development in this area of the County. The architectural details for potential future building are proffered. In addition, the Property is subject to the Innovation Declaration that requires review and approval of the building elevations and site plan by the Innovation Architectural Review Board.

The Applicant has proffered enhanced data center design standards by including all five (5) design elements, which exceeds the standard requirement of two as specified in Section 32-509.02.4(A) of the Zoning Ordinance. Regarding the perimeter landscape buffers, the Applicant has complied with the requirements set by the DCSM standards. A more detailed analysis and description of these buffers are provided below.

The Master Zoning Plan (MZP) does not provide a site layout specifically for the proposed data center building. Instead, they depict a "conceptual layout", which can be subject to further revisions. Furthermore, it is essential to recognize that these large-scale data center developments can have a substantial impact on the appearance and overall image of the community.

### **Proposal's Strengths**

- **Site Development Parameters:** As proffered, development of the site shall be allowed in accordance with several development parameters. Such parameters provide predictability and a sense of expectation for future development/redevelopment, as follows:
  - a. The minimum building height for any new data center or office buildings shall be 45 feet. This proffer shall not apply to accessory buildings or structures.
  - b. The maximum lot coverage on the property shall not exceed 70%.

- c. At the time a site plan is submitted, the Applicant shall provide a tabulation on each such site plan that demonstrates compliance with the development parameters.
  - d. Security fencing and a gated entrance shall be provided as shown on the MZP. In the event a guard booth is constructed, it shall be in proximity to the gated entrance.
- Enhanced Data Center Design Elements: As proffered, notwithstanding the requirement set forth in Section 32-509.02.4(A)(1) of the Zoning Ordinance, the Applicant shall include all five (5) of the design elements listed therein on principal building facades, and shall provide a minimum of 30% fenestration on any building façade facing and visible from the Innovation Drive and University Boulevard.
- Building Architecture: As proffered, any new data center building shall be designed in substantial accordance with the sample elevations in the exhibit entitled “Innovation on the Parkway – Building Elevations,” (the “Elevations”) prepared by DMA Architects and Urban LTD., dated April 4, 2025.
  - In addition, all buildings shall adhere to data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Zoning Ordinance and the Amended INNOVATION Design Guidelines adopted by the Board of County Supervisors on February 15, 2001 (the “Guidelines”).
  - The Elevations may be subject to changes approved by the Innovation Architectural Review Board, pursuant to the review process identified in the Guidelines.
  - Additional changes to the architecture and materials may be made, provided that any such changes are approved by the Planning Director or designee, prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations.
- Screening of Ground Generators: All generators shall be screened in a manner as to not be visible from the public right-of-way and said screening shall be shown on the final site.
- Landscaping & Buffers: As proffered, the Applicant shall provide buffers in substantial conformance, as shown on the Landscape Plan. The planted buffers shall be planted in accordance with the DCSM planting requirements or as otherwise provided herein. In addition, the Applicant shall meet the minimum landscaping DCSM standards for interior parking lot landscaping.
  - a. Prince William Parkway Buffer. The Applicant shall preserve areas of existing healthy forest area within the one-hundred-foot (100') buffer located along Prince William Parkway, as shown on the MZP. The existing forest area shall be credited towards the planting requirement such that the combination of existing vegetation and, if needed, supplemental vegetation consists of 600 plant units per 100 linear feet within this buffer.

- b. University Boulevard Buffer. Notwithstanding the Typical 50-foot Type C Buffer planting graphic shown on the Landscape Plan, the fifty-foot (50') buffer located along University Boulevard shall be planted primarily with evergreen trees and shrubs in addition to those existing trees that are identified to be preserved.
- c. Innovation Drive Buffer. A fifty-foot (50') buffer shall be provided along Innovation Drive, as shown on the Landscape Plan.
- d. Southern Property Line Buffer. A fifty-foot (50') buffer shall be provided along the southern property lines, as shown on the Landscape Plan. A portion of the 50-foot buffer shall include enhanced landscaping, and a six-foot (6') board-on-board fence, as identified and detailed on Sheet 4.A of the MZP entitled, "50' Enhanced Landscape Buffer Detail, ("the Buffer Detail"). To facilitate tree growth within this 50-foot buffer, the Applicant shall plant the trees identified on the Buffer Detail prior to construction for the purposes of allowing the trees to establish a root system.
- e. Supplemental Plantings on Adjacent Property. Prior to site plan approval, the Applicant shall contact the property owner of GPIN 7695-08-9341 (adjacent and to the south) and offer to provide supplemental plantings within the Adjacent Property's existing ten-foot (10') landscape strip located along the shared property line. Any such supplemental plantings shall be installed prior to issuance of the first occupancy permit for any new data center building on the property. Upon planting, the Adjacent Property owner shall be responsible for maintenance of said plantings.
- Sustainability Performance Measures: As proffered, the Applicant shall utilize various performance strategies to reduce energy and water usage associated with any data center uses on the property. The overall intent of this is positive, and reflects the Applicant's commitment to incorporate sustainability concepts into the site and building design. As such, these efforts are being acknowledged.
  - However, there are numerous County staff concerns in regard to policy implementation, enforcement, and tracking. More such details are provided below, and are considered as weaknesses by staff.

### **Proposal's Weaknesses**

- Lack of MZP Layout & Illustrative Details: During previous review cycles, Planning staff requested a specific site layout as part of the MZP to better understand the proposed site arrangement, internal circulation, drive aisles, parking, open spaces, landscaping, building footprints, equipment areas with details of generators and screening, easements, stormwater management, and orientation of structures in relation to other site features.
  - The Master Zoning Plan (MZP) contains a "conceptual layout" sheet, which is subject to further revisions. There is a note provided at the bottom of (Sheet 5 of 6) that specifically states that many of the crucial plan features are subject to change during final engineering and site plan review, as proffered.

- As such, this creates a level of uncertainty and unpredictability. It is essential to recognize that these large-scale data center developments can have a substantial impact on the appearance and overall image of the community, and staff needs certainty to adequately analyze.
- Use Within the Site Context: Given the high visibility of the site and with three (3) distinct frontages, staff believes that the site is not ideal for data centers uses within the area context, being directly across the future town center and among transitional uses within a technology-focused office area of Innovation.
  - However, it is important to note that there is an existing data center use on the site, and the town center across the street to the north of University Boulevard was approved with this use already existing.
- Massing & Visual Impacts: As proposed, the new data center facility will be constructed with minimal screening/buffering and directly across the street from the future site of the Innovation Town Center. The high visibility of the site, with three (3) distinct frontages and increased building height and FAR, contributes to the overall combined massing and intensity. While a quality building design is being proposed with supplemental plantings, there are still unmitigated impacts – which is compounded by the fact that due to the highly visible location, there is essentially no landscape screening or buffering that will be able to fully mitigate the visual and massing impacts.
- Preclusions for Building Height: As currently proffered, the maximum building height for data center buildings will be up to 80 feet. However, it is important to note that this excludes rooftop mechanical equipment and screening walls that may be an additional 15 feet. As such, the total all-in finished building height may be 95 feet. In addition, this overall limitation for building height shall not apply to any elevator over-ride(s). As such, there will be additional resulting height extensions that can protrude above the 95-foot height limit.
  - To more effectively mitigate height impacts within the area context, staff believes that such rooftop/mechanical equipment and elevator over-ride features should also be included in the overall maximum cap of 80 feet. Such height limitation/cap will reduce the overall massing effect. Since this is not the case, staff considers it to be a considerable weakness.
- Lack of Details for Electrical Infrastructure & Transmission Lines: As previously mentioned, the Applicant has been advised by NOVEC that a regional/multi-use 300 MW electric substation is in the early planning stages in the general area. Because the substation is still only in the planning stage, NOVEC is not able to provide any additional details regarding its exact location(s), other than to say it is targeted for an area somewhere north of the site and south of the nearby quarry. As additional details become available through NOVEC's process, more details and updates can be provided.
  - As such, minimal information was provided on the proposed location of the electrical infrastructure, such as the alignment of transmission and service lines. This is also in conjunction with the fact that no detailed site layout was provided. Such information



will help staff to fully analyze the anticipated project's impacts on the surrounding community, to include, but not be limited to, impacts on viewsheds, proposed open space, proposed tree preservation areas, buffering, and site layout.

- Implications and Concerns on Optimized Performance Strategies & Sustainability: As proffered, the Applicant shall utilize the performance strategies below to reduce energy and water usage associated with any data center uses on the property. Information detailing compliance shall be submitted prior to the approval of each building permit for a data center building. The Optimized Performance Strategies shall consist of the following:
  - a. Low Water Usage or Liquid Cooling Systems, defined as use of an air-cooled/adiabatic chiller plant and/or liquid to chip (or liquid to liquid) closed loop cooling system to reduce cooling water usage;
  - b. Low Flow Plumbing Fixtures, defined as use of low-flow or ultra-low-flow restrooms;
  - c. LED light fixtures including advanced zoned lighting controls with occupancy sensors;
  - d. Building Management System, consisting of a computer system(s) that monitors and controls the building's physical environment, including temperature, humidity levels, and air quality sensors;
  - e. A minimum of two (2) strategies developed for Leadership in Energy and Environmental Design ("LEED") by the US Green Building Council, or equivalent environmental strategies, proposed by the Owner and deemed acceptable by the Prince William County Sustainability Officer;
  - f. The Applicant shall report its energy withdrawn from the grid to the Zoning Administrator and Office of Sustainability on an annual basis; and Energy withdrawn from the electric grid will be monitored by the Applicant at least every quarter hour and will be reported to the Zoning Administrator and Office of Sustainability on an annual basis for three (3) years beginning one year after initially reaching Full Power.; and

*Staff Comment/Concern: Staff still needs to consider and evaluate the implications of including this energy data reporting moving forward in terms of what the County will do with this data, given the fact that the County does not control the electrical grid, and the potential for setting these expectations for future data center applications. The Planning Office needs to continue coordination with other County entities, including but not limited to Zoning Administration, Land/Building Development, and the Office of Sustainability.*

- g. Energy withdrawn from the electric grid will be monitored by the Applicant at least every quarter hour and will be reported to the Zoning Administrator on an annual basis for three (3) years beginning one year after initially reaching Full Power. The

purpose of this monitoring commitment is to reasonably minimize the use of electricity from the grid at times of peak grid demands.

*Staff Comment/Concern: This is outside of the County's control (minimizing use of electricity at times of peak demand), so staff has concerns on the appropriateness of including this proffer.*

- Enforceability and Compliance Concerns with Optimized Performance Strategies & Sustainability: To assist the Planning Office in reviewing the Applicant's additional and enhanced commitments to "sustainability" practices/themes for this proposal, the County's Office of Sustainability was consulted to provide overall feedback and advisement. Based on further review of the sustainability-related proffers, they do not provide sufficient mitigation for this project site in regard to various Comprehensive Plan action strategies and the County's Climate Mitigation and Resiliency goals. The Applicant has provided minimal revisions, as per County guidance – as these are still relatively newer and evolving concepts.
  - There are numerous proffer tracking, enforcement, and compliance details that have not been adequately resolved and clarified, as the date of this staff report.
  - It is important to note that what the Applicant is proffering is more for operational issues (impacts on electrical grid) that are outside of the County's purview to control.
  - At this time, the above-mentioned sustainability-related items have not been signed off by the Office of Sustainability and the Zoning Administrator, and are unresolved and need further vetting by staff.

### **Consistency Recommendation**

- Staff recommends that this application is inconsistent with the relevant components of the Community Design Plan.

## **Cultural Resources Plan Analysis**

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

The subject property is developed with an office/data center building and associated surface parking. A Cultural Resource Assessment and Record Check (CRARC) was completed on June 16, 2022, and was submitted with the original application package. Further cultural resource review is not warranted at this time due to previous ground disturbance or recommendations of no further work from prior cultural resource survey reports. The County Archaeologist concurs with these overall findings.

The application package was originally reviewed by the Historical Commission at its December 13, 2022 meeting, and with the recommendation of “No Further Work”. The resolution from this meeting is attached at the end of this staff report.

### **Proposal's Strengths**

- No Further Work: The Historical Commission reviewed the proposal at its December 13, 2022 meeting and determined that no further work was needed. The County Archaeologist concurs.

### **Proposal's Weaknesses**

- None identified.

### **Consistency Recommendation**

- Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

## **Economic Development Analysis**

A robust and diversified nonresidential tax base not only enhances the commercial tax revenue, but also facilitates the creation of quality jobs. This empowers residents to improve their overall quality of life by both residing and working within Prince William County. The Economic Drivers outlined in the Land Use Plan put forth policies and action strategies that “encourage Comprehensive Plan amendments and rezonings which could lead to increased acreage for targeted industries and mixed-use development”.

The proposed proffer amendment provides the opportunity to upgrade and enhance the existing use on the Property. The data center associated with the future development/redevelopment of the property will generate needed jobs for those employed in tech sectors. Tax revenues produced by the use of the property will result in a positive economic benefit to the County. This proffer amendment is to increase the height and FAR of a data center facility, which is currently a Targeted Industry in Prince William County.

The Board of County Supervisors recognizes data centers as a targeted industry for driving economic growth and retaining businesses. Furthermore, this proposal aligns with the County's Strategic Plan goal to expand its commercial and industrial tax base and will help attract more high-tech jobs and businesses to the area.

### **Proposal's Strengths**

- Alignment with Targeted Industry: The endorsement of data centers as a targeted industry by the Board of County Supervisors underscores the strategic alignment of the proposal.

### **Proposal's Weaknesses**

- None identified.

### **Consistency Recommendation**

- Staff recommends that this application is consistent with the relevant components of the Economic Development component of the Comprehensive Plan.

## **Electrical Utility Services Plan Analysis**

Electrical utility services include facilities that generate, transmit, distribute, and/or store power. The need for these facilities accelerates commensurate with development. As the need for sites for these facilities increases, so does the scarcity of appropriate land for their construction. The policies and action strategies set forth in this Plan provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other county, state, and federal laws pertaining to these facilities.

There are three main policy objectives associated with this section of the Comprehensive Plan.

1. Locate electrical utility facilities to provide maximum service levels as unobtrusively as possible.
2. Design electrical facilities to minimize negative impacts on existing and future communities.
3. Support and encourage alternative green energy infrastructure.

Development within the area should prioritize context sensitive design considerations toward adjacent land uses. To facilitate this, any electrical substations should be located to the interior of proposed development to minimize viewshed impacts. Any substations are encouraged to use innovative designs to enhance screening from adjacent non-compatible uses. The Applicant is encouraged to depict, label, and provide dimensions on the MZP for the proposed electrical infrastructure on the property. The Applicant is also encouraged to have a proffer to only permit limited perpendicular crossings of these areas, and if these areas are disturbed more than by permissible perpendicular crossings, additional areas shall be provided to make up the lost areas. During a previous meeting between County staff and NOVEC, NOVEC stated that preference will be given to the developer and/or the County regarding the routing and locations of powerlines. NOVEC also stated that pre-planning of utility lines is preferred, and encouraged the County to emphasize this as part of review of all data center developments. A data center has been operating on the subject property and the existing electrical infrastructure will be upgraded to serve the site. NOVEC has also confirmed their ability to provide the necessary power.

Furthermore, it is important to note that the site is in NOVEC's service territory, and no onsite substation is being proposed – in response to staff concerns. As of August 2024, the Applicant has been advised by NOVEC that a regional/multi-use 300 MW electric substation is in the early planning stages in the general area. Because the substation is still only in the planning stage, NOVEC is not able to provide any additional details regarding its potential location(s), other than to say it is targeted for an area somewhere north of the site and south of the quarry. As additional details become available through NOVEC's process, more details and updates can be provided.

### **Proposal's Strengths**

- **Ability to Power the Site:** As previously mentioned, electrical infrastructure already exists and NOVEC has confirmed they can provide the necessary power needs for the site.
- **Prohibition of Electric Station:** As currently proffered, an electric substation is prohibited on the property. This is in response to previous staff concerns, and will require a Public Facility Review (PFR) and another proffer amendment request to change.

### **Proposal's Weaknesses**

- **Lack of Details for Proposed Electrical Infrastructure:** Minimal information is provided about the proposed location of the electrical infrastructure on the property that will serve the facilities, such as transmission lines. Without this information, staff is not fully able to analyze the project's impacts on the surrounding community, to include, but not be limited to, impacts on viewsheds, proposed open space, proposed tree preservation areas, buffering, and site layout.

### **Consistency Recommendation**

- Staff recommends that this application is consistent with the relevant components of the Electrical Infrastructure Service Plan component of the Comprehensive 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.

The project site is occupied by an existing 1-story, low rise office use built in 2000. A 100-foot wide landscape buffer consisting of preserved forest cover exists along Prince William Parkway. Other smaller areas of existing forest preservation are along most of the Innovation Drive frontage and the southern property line. The site is also in the Innovation Park Small Area Plan and is designated as Office Mixed-Use – High Rise.

The existing development preserved a significant amount of forest within and outside of required landscaped setbacks. Forest cover was retained within the 100-foot-wide setback along Prince William Parkway, within the southern setback as well as along Innovation Drive. This is consistent with Comprehensive Plan Policies DES-12.1, 12.2, 12.3 12.5, EN-10; TEOD standards in ZO 32-506.06.1.(e)1; and the stated objective 3(b) of the planned development districts (See ZO 32-280.01). In addition, Policy EN-10.1 connects such modification requests by applicants to improving the conservation of natural resources onsite.

### Water Quality

As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre ( $\pm 17.73$  acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the site area acreage.

### Proposal's Strengths

- Enhanced Efforts for Preservation of Existing Trees: As proffered, the Applicant shall prepare a tree survey at the time of final site plan to identify trees measuring 10-inch caliper diameter at breast height (d.b.h.) within the buffer or landscaped areas that are determined to be preserved. A tree preservation plan shall be provided with the final site plan submission, identifying locations of trees to be preserved and methods and procedures for protection during construction. The tree preservation plan shall be prepared in accordance with the DCSM, and in consultation with the County Arborist.
- Commitment to Native Plant Species with Landscaping: As proffered, 80% of all new plantings required by the DCSM for buffers, landscape strips, and parking lots shall be comprised exclusively of landscape material that is drought resistant and native to Virginia, in accordance with the DCSM.
- Onsite Soil Remediation: As proffered, to facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.
- Delineated Limits of Disturbance (LOD): As proffered, the Applicant shall limit disturbance on the property to be in substantial conformance with the LOD shown on the Landscape Plan, except for utility crossings permitted per the DCSM. Over various review cycles, this has evolved to minimize the extent of site disturbance and preserve more onsite vegetation.

### **Proposal's Weaknesses**

- Loss of Intact Tree Areas: As proposed, the latest plan is clearing approximately 1.2 acres of existing forest cover along Prince William Parkway, while still intending to preserve most the forest cover within the 100-foot-wide setback/buffer. However, there will be impacts to the existing forest cover along Innovation Drive and the southern property line. As always, preservation of existing woodlands is preferred over clearing and replanting (as per DCSM 802.12).
  - The Applicant's proposed site design and layout is intensive, and will clear-cut and re-grade portions of the property with intact tree cover, which is not consistent with existing environmental policies of avoidance of impacts. In addition, the overall scale and massing impacts of the data center use will drastically alter the site, and does not fully consider the existing onsite environmental features – especially in regard to avoidance of impacts.

### **Consistency Recommendation**

- Staff recommends that this application is 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.

The first due fire/rescue resource for this subject site is Fire/Rescue Station #22 (Groveton), which is located about 2.9 miles to the north of the project site. The site is not within the 4.0-minute travel time for fire and basic life support, but is within the 8.0-minute travel time for advanced life support. In FY2024 (most recent available data), Fire/Rescue Station 22 responded to 2,178 incidents, while the workload capacity is 6,000 incidents per year.

A list of considerations for data centers based on the Design and Construction Standards Manual (DCSM), Virginia Statewide Building Code, and the Virginia Statewide Fire Prevention Code have been provided to the Applicant for reference and consideration. Fire lanes and other specific data center safety requirements/provisions will be addressed at the time of site plan submission. The specific needs for the end user/tenant within the proposed data center complex will be contingent upon the type of business or end use(s), which will be addressed on a case-by-case basis.

All onsite circulation, fire protection, and emergency access requirements will need to be reconfirmed during site plan review.

### **Proposal's Strengths**

- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$0.61 per square foot of new building area constructed on the Property. Such contribution shall be used for fire and rescue purposes, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the property.
- Development Site Within 8.0-Minute Travel Time: The site to be developed is located within the required 8.0-minute travel time for advanced life support.
- Station Workload: Fiscal Year 2024 figures indicate that Fire and Rescue Station #22 responded to 2,178 incidents, while the workload capacity is 6,000 incidents per year. As such, it is operating well within capacity.
- Emergency Spill Contingency: As proffered, if the property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the property. Fire Marshal approval shall be required for such plan prior to final site plan approval.
  - If any tenant, operator, or owner handles or produces hazardous chemical waste or petroleum products, the individual site owners and their operators shall be responsible for notifying the Fire Marshal's Office in a timely manner in the event of a spill of such hazardous chemical waste or petroleum products. The Applicant, tenant, and/or operator shall assume full responsibility for all public expenses incurred in the clean-up of such products spilled, even if an on-site spill requires off-site cleanup. The owner, tenant, and/or operators of the individual units located on the property shall be solely responsible for any spills from their respective sites.
- Additional Compliance for Building over 60-Foot in Height: As proffered, for buildings with a height greater than sixty feet (60'), the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived/modified by the Fire Marshal's Office.
  - Issuance of any occupancy permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

### **Proposal's Weaknesses**

- Development Site Outside of 4.0-Minute Travel Time: The site to be developed is not located within the required 4.0-minute travel time for basic life support and fire suppression services.



### **Consistency Recommendation**

- Staff recommends that this application is 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.

As proposed, the Applicant is providing a secured campus that will have a security gate, a 24/7 security guard, access control, video surveillance, and other security measures. The Applicant will work with County Police at the time of site plan to discuss additional security measures, if needed. At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: natural surveillance; access control; security measures; onsite lighting; and activity support.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

### **Proposal's Strengths**

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

### **Proposal's Weaknesses**

- None identified.

### **Consistency Recommendation**

- Staff recommends that this application is 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, and the use of private wells or public water.

*Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.*

The subject property is within the utility service area of the Prince William County Service Authority, d/b/a Prince William Water, and is thereby required to utilize public water from Prince William Water to develop. Prince William Water has existing 12-inch and 8-inch water mains looped through the site. All connections to the public water system shall be in accordance with the Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Prince William Water to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Prince William Water, and County and State requirements, standards, and regulations.

#### **Proposal's Strengths**

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

#### **Proposal's Weaknesses**

- None identified.

#### **Consistency Recommendation**

- Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

### **Sanitary Sewer Plan Analysis**

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

*Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.*

The subject property is within the utility service area of the Prince William County Service Authority, d/b/a Prince William Water, and is thereby required to utilize public sewer from Prince William Water to develop. Prince William Water has an existing onsite 8-inch gravity sewer main located near the southern property boundary. In addition, the Applicant shall size, design and install a Prince William Water-approved grease trap onsite and submit an Industrial Users Survey, if required. The Applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer. All connections to the public sewer system shall be in accordance with the Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations.

### **Proposal's Strengths**

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

### **Proposal's Weaknesses**

- None identified.

### **Consistency Recommendation**

- Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

## **Transportation Plan Analysis**

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management

strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Because the proposed proffer amendment has no impact on the already approved development for the site, a Traffic Impact Analysis (TIA) deferral was approved by the Department of Transportation on July 8, 2022, and the TIA deferral form was included with the submission.

As part of the justification for deferral of the TIA, a Site Trip Generation Comparison was provided by Gorove Slade Associates. The proposed site (new, enhanced data center) is anticipated to generate 94 AM peak hour trips, 79 PM peak hour trips, and 762 trips throughout a typical weekday. However, when compared to the existing use (office building/data center), the proposed development would generate 81 fewer AM trips, 89 fewer PM trips, and 449 fewer trips throughout a typical weekday.

Access for the site is provided via an existing right-in/right-out along University Boulevard and a full-access entrance along Innovation Drive.

### **Proposal's Strengths**

- Interparcel Connection Management: In the event the property is developed with a secured campus, the Applicant may close the existing interparcel access subject to obtaining written consent from the owner of the property identified as GPIN 7695-08-9341 (adjacent and to the south), to close the existing ingress/egress point, that provides interparcel access along the shared property line.
- Coordination with Construction Management Plan: As a condition of site plan approval, the Applicant shall prepare a Construction Management Plan, which shall identify the haul routes for earthmoving construction trucks to and from the site during the site development stage. The Applicant shall provide a courtesy copy of the Construction Management Plan to the Brentsville District Supervisor's office.
- Access Provision: Access for the site will be provided via an existing right-in/right-out configuration along University Boulevard and a full-access entrance along Innovation Drive.

### **Proposal's Weaknesses**

- None identified.

### **Consistency Recommendation**

- Staff recommends that this application is 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 posits 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. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impacts 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 aspects of this proposal relative to the 2025-2028 Strategic Plan are as follows:

- GOAL 5 – QUALITY OF LIFE; Key Objective #2: Advocate for diversity in existing and new County businesses to offer various workplace options that attract and retain residents.
- GOAL 8 – SMART GROWTH; Key Objective #2: Ensure the County's growth holistically addresses the impact on natural resources and infrastructure and enhances community and economic resilience.
- GOAL 8 – SMART GROWTH; Key Objective #4: Identify strategic emerging sectors to diversify the commercial tax base, lessen reliance on any single industry, and create and retain quality jobs for residents.

## **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:

- Height & Massing Impacts at Specific Location: One of the unique aspects of this project site is the high visibility and prominent location, with three (3) street frontages. As such, given the increased building height and FAR, staff continues to have concerns in regard to the proposed data center building's overall combined massing and height impacts – at this specific location and being within the middle of Innovation, and across for the town center.
- Compliance & Enforceability of Sustainability Measures: Based on further review of the sustainability-related proffers, although the intent is positive, there are numerous proffer tracking, enforcement, and compliance details that have not been adequately resolved and clarified, as of the date of this staff report. At this time, these above-mentioned

sustainability-related items have not been signed off by the Office of Sustainability and the Zoning Administrator, and are unresolved and need further vetting by staff.

### **Proffer Issues / Deficiencies**

- Proffer #13. Optimized Performance Strategies for Data Center Building.
  - Based on further assessment of the sustainability-related proffers, there are numerous proffer tracking, enforcement, and compliance details that have not been adequately resolved and vetted.
  - As written, while the intent is positive, Planning staff has proffer administration concerns in regard to implementation, compliance, and tracking.
  - Prior to consideration by the Board of County Supervisors, staff will continue to coordinate with the Applicant team, as needed.

### **Waivers / Modifications**

As per Proffers #26 and #29, the following waivers and modifications to the requirements of the Zoning Ordinance are being proposed. Approval of the subject proffer amendment/rezoning shall constitute a waiver/modification in accordance with the following, as listed below.

Please also note that a summary of the Applicant justification and Planning Office position in regard to each specific waiver/modification item follows.

26. Pursuant to Section 32-400.04.3 and Section 506.09.1 of the Zoning Ordinance, a modification to increase the maximum floor area ratio (F.A.R.) to 0.75.

*Applicant Justification: Aligning with the Board's policy of allowing increased FAR for data centers, the Applicant is seeking this rezoning to increase the permitted maximum FAR to 0.75 to allow for the maximum gross floor area to be 577,045 square feet. Because the Applicant is seeking a height modification, the proposed FAR modification is also needed, as noted above. The subject property is currently located within the Data Center Opportunity Zone Overlay District, which permits up to a 1.0 FAR.*

*Planning Office Position: Staff supports this FAR modification request. However, Planning staff still has concerns about the overall combined massing and height of the proposed data center facility, at this specific location. Due to the fact that the property has three (3) distinct street frontages, it is highly visible. As previously discussed in the Community Design section of this staff report, staff would have preferred the building height to be all-inclusive (including rooftop/mechanical equipment and elevator overrides).*

27. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section 32-506.07.1(a) of the Zoning Ordinance requiring 5% of the parking spaces to be available for vehicles used for ridesharing by employees.

*Applicant Justification:* Due to the low number of employees associated with a data center use, ridesharing is uncommon in the data center industry and should not be required at this location.

*Planning Office Position:* Staff supports this ridesharing requirement modification request, as proposed.

28. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section 32-506.07.2(a) of the Zoning Ordinance requiring shared access driveways and interparcel connecting streets or travelways and facilities and access routes for deliveries, service, and maintenance shall be separated from other parts of a development's onsite circulation system; and service.

*Applicant Justification:* This waiver is needed because there will be a shared travelway for the delivery/service areas around the site. This requirement is a unique requirement for the TeOD. This proposal will generate a small number of trips, in which separate access routes for deliveries/service areas is not needed.

*Planning Office Position:* Staff supports this shared access driveways and interparcel travelway modification request, as proposed.

29. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section of the Zoning Ordinance 32-506.08.2(d) to allow for a maximum monument sign height of ten feet (10').

*Applicant Justification:* The Applicant is requesting a modification of the maximum monument sign height from six feet (6') to ten feet (10') in order to allow for continuity and proportionate scaling between building height and street level viewing. It is noted that this request is half the sign height allowed pursuant to the underlying O(H), O(F) and M-2 zoning for the property.

*Planning Office Position:* Staff supports this sign height modification request, as proposed.

### **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 Archaeologist
- PWC Building Official
- PWC Development Services – Land Development / Zoning & Proffer Administration
- PWC Economic Development & Tourism
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Office of Sustainability
- PWC Planning Office – Case Manager / Long-Range Planning / Community Development
- PWC Police / Crime Prevention
- PWC Public Works – Arborist / Environmental Services / Watershed Management
- PWC Service Authority (*d/b/a Prince William Water*)
- PWC Transportation
- Virginia Department of Transportation (VDOT)



**DIECA COMMUNICATIONS, INC. PROFFER STATEMENT**

~~Rezoning Number: 00-0001~~

REZ2023-00001, Innovation on the Parkway

Amendment to ~~Rezoning: #89-39/Aaronson~~REZ2000-0001

Owner: ~~DIECA COMMUNICATIONS, INC.~~University Blvd LLC

Property: ~~17.7267~~±17.7267 acres Prince William County, Virginia

Zoning: PBD-~~("OC3"/"ICF")~~: O/F, O(H), and M-2

GPIN 7695-09-7902

~~G.P.I.N. 7695-18-3523 (pt.)~~

Brentsville Magisterial District

Date: ~~January 31~~June 6, 2000 2025

The undersigned Property Owner and/or Assigns (the "Applicant") hereby proffers that the use and development of the subject Property ("Property") shall be in ~~strict~~substantial accordance with the following proffers or development conditions and shall supersede any and all other proffers made prior hereto ~~on all or any part of the subject Property by Applicant or others, including REZ #PLN2000-0001~~. In the event the referenced rezoning is not granted as applied for by Applicant, then these proffered conditions shall be deemed withdrawn and null and void and Rezoning #PLN2000-0001 shall remain in effect.

The headings of the proffers set forth below have been prepared for convenience of reference only and shall not control or affect the meaning nor shall the headings be taken as an interpretation of any provision of the proffers.

"Final Rezoning"~~, "~~" as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed~~, "~~" or, if appealed, the day following which the decision has been affirmed on appeal.

There is an approved site plan on the Property, identified as Prince William County File No. ~~00-001321R1~~00-00132R1, which shall govern current development ~~of on~~ the Property. All future development/redevelopment of the Property, ~~identified as part of Land Bay 18 on~~ shall be in substantial conformance with the Master Zoning Plan ~~("MZP") prepared by Dewberry & Davis and dated September 19, 1999, shall be generally consistent with the MZP entitled "Master Zoning Plan - Innovation on the Parkway", prepared by Urban Ltd., dated September 1, 2022, last revised June 6, 2025 (the "MZP") subject to minor modifications in connection with final site plan review or final engineering, or modifications as allowed pursuant to the Amended INNOVATION Design~~

Guidelines adopted by the Prince William Board of County Supervisors on February 15, 2001.  
The MZP consists of the following sheets:

1. Cover Sheet
2. General Development Plan:
- 2.A Utility Plan;
3. Open Space Plan;
4. Landscape Plan (“Landscape Plan”);
- 4.A. 50’ Enhanced Landscape Buffer Detail;
5. Concept Layout; and
6. General Notes & Details.

## **USES & SITE DEVELOPMENT**

### **1. Uses**

~~A.1. Principal Uses~~ Uses. The Property is zoned PBD, Planned Business District with a Landbay designation of O(F), Office/Flex District, O(H), Office High-Rise District, and M-2, Light Industrial District. Uses set forth as by right uses, secondary uses, and special use permit uses, ~~and provisional use permit uses~~ in the Prince William County Zoning Ordinance (the “Zoning Ordinance”) shall be so permitted on the Property, ~~except as modified or~~ for those uses listed below shall be prohibited ~~hereinbelow (“Principal Uses”).~~

### **B. Subordinate Uses**

~~Subordinate uses are supportive of Principal Uses in convenient locations on the Property. The following Subordinate Uses are permitted by right, special use permit, provisional use permit or ancillary to a permitted Principal Use subject to the provisions of the zoning ordinance on the Property as set forth in subparagraph 1.A immediately preceding provided that the total combined square footage of all such uses does not exceed fifty percent (50%) of the total square footage of the building.~~

#### **(1)a. Adult day**

- ~~(2) ——— care facility~~ Alarm systems operation, office
- ~~(3) ——— Barber shop or beautician studio, tanning or toning salon~~
- ~~(4) ——— Bookstore~~
- ~~(5) ——— Cafeteria/lunchroom/snack/bar/automat~~
- ~~(6) ——— Candy store~~
- ~~(7) ——— Card, stationery and party supply store~~
- ~~(8) ——— Catalog sales; contractor’s, tradesman’s or industrial shop (with or without showroom)~~

~~(9) Catalog sales (without showroom)~~  
~~(10) Catering, commercial (off premises)~~  
~~Child care facility.~~

b. Ambulance services, commercial.

~~(11) Civic club~~  
~~(12) Commercial artist or photographer's studio~~  
~~(13) Commercial bus station~~  
~~(14) Commercial recreation facility (indoor)~~  
~~(15) Computer store~~  
~~(16) Copy shop~~  
~~(17) Cultural arts center~~

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- ~~(18) — Drug store or pharmacy~~
- ~~(19) — Dry cleaners, retail~~
- ~~(20) — Financial institution~~
- ~~(21) — Florist, plant and gift shop~~
- ~~(22) — Hobby and craft shop~~
- ~~(23) — Home electronics sales, lease and service~~
- ~~(24) — Institute for special education and training~~
- ~~(25) — Janitorial services~~
- ~~(26) — Jewelry and engraving store~~
- ~~(27) — Locksmith~~
- ~~(28) — Medical care facility, specialized~~
- c. Bus station, commercial.
- d. Cafeteria/lunchroom/snack bar/automat.
- e. Crematory, secondary to hospital only.
- f. Donated materials collection center.
- g. Electric substation
- h. Flea market.
- i. Fraternity or sorority, secondary to college, university or seminary (on campus only).
- j. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
- k. Gunsmith shop.
- l. Helipad.
- m. Heliport.
- n. Heliport, secondary only.
- o. Helistop.
- p. Hospital.
- q. Live entertainment in accordance with the provisions of section 32-400.15.
- r. Marina.
- s. Mortuary, funeral or wedding chapel.
- ~~(29) — Medical or dental laboratory~~
- ~~(30) — Medical or dental office or clinic~~
- ~~(31) — Music store~~
- ~~(32) — Newsstand~~
- ~~(33) — Office equipment sales, lease and service~~
- ~~(34) — Optical and eye care facility~~
- ~~(35) — Package, telecommunications and courier service~~
- ~~(36) — Photographic processing laboratory~~
- ~~(37) — Photography retail store~~
- ~~(38) — Private recreational facility~~
- ~~(39) — Publishing and printing~~
- ~~(40)~~ t. Quick service food store (not freestanding).

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- ~~(41) Recording studio~~
- ~~(42) Recreational facility for employees~~
- ~~(43) Restaurant, full service~~
- ~~(44) Restaurant, limited service~~
- ~~(45) School of special instruction~~
- ~~(46) Indoor amphitheater~~
- ~~(47) Tailor, seamstress shop~~
- ~~(48) Theater (indoor)~~
- ~~(49) Trade, technical or vocational school~~
- ~~(50) Travel agency~~
- ~~(51) Watchman's dwelling~~
- ~~(52) Wholesaling~~

C. Prohibited Uses

The following uses are prohibited:

- (1) ~~Ambulance service, commercial~~
- (2) ~~Ambulance service maintenance facility~~
- (3) ~~Apparel/clothing store~~
- (4) ~~Art gallery (private)~~
- (5) ~~Bakery, industrial~~
- (6) ~~Bakery, retail~~
- (7) ~~Carpet or flooring retail sales~~
- (8) ~~Catalog sales (with showroom)~~
- (9) ~~Catering, commercial (on premises)~~
- (10) ~~Church~~
- (11) ~~Clock shop, sales and service~~
- (12) ~~Cold storage facility (industrial)~~
- (13) ~~Commercial kennel~~
- (14) ~~Commercial parking~~
- (15) ~~Commercial recreation facility (outdoor)~~
- (16) ~~Company vehicle service facility~~
- (17) ~~Contractor or tradesman's shop (limited) no trash removal service~~
- (18) ~~Equipment storage, ancillary to contractor's or tradesman's shop; no trash  
or refuse service~~
- (19) ~~Flea market~~
- (20) ~~Fraternity or sorority~~
- (21) ~~Furniture sales or lease~~
- (22) ~~Greenhouse or nursery, wholesale~~
- (23) ~~Gun shop~~
- (24) ~~Hardware store~~
- (25) ~~Heliport~~
- (26) ~~Helistop, helipad (not ground level)~~
- (27) ~~Helistop (ground level only)~~
- (28) ~~Home Improvement Center~~
- (29) ~~Hospital~~
- (30) ~~Motel~~
- (31) ~~Household equipment and appliance sales, lease or service~~
- (32) ~~Institutional food service~~

- (33) ~~Interior design and decorating shop~~
- (34) ~~Laundromat~~
- (35) ~~Lawn mower, sales, lease and service~~
- (36) ~~Live entertainment, dancing~~
- (37) ~~Manufacturing, musical instruments, toys~~
- (38) ~~Marina~~
- (39) ~~Metal fabrication and signs~~
- (40) ~~Mortuary, funeral home or wedding chapel~~
- (41) ~~Motor vehicle fuel station~~
- (42) ~~Motor vehicle parts, retail~~
- (43) ~~Nursing or convalescent care facility~~
- (44) ~~Private school~~
- (45) u. Racetracks ~~Racetrack~~ (equestrian) or motorized).
- (46) ~~Racetracks (motorized vehicles)~~
- (47) v. Radio or TV broadcasting station.
- (48) w. Railroad passenger station.
- (49) x. ~~Range~~Ranges, shooting, indoor or outdoor.
- y. Recording Studio.
- (50) ~~Recyclable materials separation facility~~
- (51) z. Recycling collection ~~point~~points, subject to the standards in section 32-250.84.
- aa. Recyclable materials separation facility.
- bb. Stadium or arena, indoor or outdoor.
- cc. Solar energy facility.
- dd. Testing/experimental laboratories (HAZMAT).
- (52) ~~Religious institution with related facilities excluding cemeteries~~
- (53) ~~Restaurant, drive-in/drive-up or drive thru~~
- (54) ~~Self-storage center~~
- (55) ~~Shoe store, sales and repair~~
- (56) ~~Specialty food store~~
- (57) ~~Sporting goods store~~
- (58) ~~Stamp and coin shop~~
- (59) ~~Tack and leather goods store~~
- (60) ~~Taxi and limousine dispatching service~~
- (61) ~~Taxi or limousine operations and service~~
- (62) ~~Tobacconist~~
- (63) ~~Tool and equipment rental minor~~
- (64) ee. Trade, ~~Trade~~ or convention or conference center.
- (65) ff. Veterinary hospital.
- gg. Watchman's dwelling.
- (66) ~~Video rental store~~
- (67) ~~Warehousing except for products assembled or manufactured on the~~

~~\_\_\_\_\_premises~~  
~~(68)~~hh. Water transportation facility.

2. Building Height. Pursuant to Section 32-506.03.2.(f)(1), the maximum height of any data center building, located on the Property may be eighty feet (80'). The maximum height with all other rooftop equipment and screening walls shall not exceed ninety-five feet. (95'), exclusive of elevator overrides. Building height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this Proffer Amendment. The building height for non-data center buildings shall be limited by the applicable provisions of the Zoning Ordinance.

2. ~~Declaration of Covenants, Conditions and Restrictions~~

~~Upon final rezoning of the Property as requested by the Applicant, the Applicant and the County shall execute that certain Declaration for Innovation @ Prince William dated January 17, 2000, incorporated therein by reference, which shall be recorded among the land records of Prince William County prior to the conveyance of any portion of the Property and as soon after the final approval of the rezoning as practicable. Said Declaration shall be in the form referenced or as may be modified by agreement of all parties to said Declaration~~

3. ~~Development Parameters~~

3. Floor Area Ratio. Pursuant to Section 32-400.04.3 and Section 32-506.09.1 of the Zoning Ordinance, the maximum floor area ratio ("FAR") for any data center/data center associated use on the Property may be up to 0.75 FAR. In the event the Property is subdivided, the FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel.

4. Development Parameters. Development of the Property, subject to compliance with all applicable County ordinances, requirements and individual site plan approvals, shall be allowed in accordance with the development parameters set forth below. The Applicant may amend the development parameters as they apply to the Property during any future rezoning of any portion of the Applicant's Property without the consent of other ~~land owners~~ landowners within Innovation.

~~A. The maximum gross floor area of all buildings constructed on the Property shall not exceed 208,173 square feet.~~

- a. The minimum building height for any new data center or office buildings shall be forty-five feet (45'). This Proffer shall not apply to accessory buildings or structures.



~~B. The maximum height of all buildings, including mechanical equipment, shall not exceed seventy feet (70')~~

~~C.b.~~ The maximum ~~site-lot~~ coverage on the Property shall not exceed seventy percent (70%).

~~D.c.~~ At the time a site plan is submitted for the Property, the Applicant shall provide a tabulation on each such site plan which demonstrates compliance with the development parameters set forth in 4.a and 4.b above.

~~4. Interparcel Connection~~

~~If requested by the Prince William County Department of Public Works, the Applicant shall provide an easement for an interparcel connection between the Property and the adjacent property to the south so long as the location of said interparcel connection does not adversely affect the Applicant's ability to develop its Property.~~

d. Security fencing and a gated entrance shall be provided as shown on the MZP, In the event a guard booth is constructed, it shall be located in proximity to the gated entrance.

5. Architecture. Data center building architecture shall be subject to the following:

a. Any new data center building shall be designed in substantial accordance with the sample elevations identified below, data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Prince William County Zoning Ordinance and the Amended INNOVATION Design Guidelines adopted by the Prince William Board of County Supervisors on February 15, 2001 (the "Guidelines").

b. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include all five (5) of the design elements listed therein on principal building facades and shall provide a minimum of thirty percent (30%) fenestration on any building façade facing and visible from the Innovation Drive, and University Boulevard. Architectural design concepts for the data center building(s) are provided in the exhibit entitled "Innovation on the Parkway – Building Elevations," (the "Elevations") prepared by DMA Architects and Urban LTD., dated April 4, 2025.

c. The Elevations may be subject to changes approved by the Innovation Architectural Review Board pursuant to the review process identified in the Guidelines. In addition, minor modifications may be approved by the County in connection with site plan review.

d. Additional changes to the architecture and materials may be made provided that any such changes are approved by the Planning Director or designee, prior to the issuance

of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations.

e. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it may ensure compatibility with the Elevations.

6. Interparcel Connection. In the event the Property is developed with a secured campus, the Applicant may close the existing interparcel access subject to obtaining written consent from the owner of the property identified as GPIN 7695-08-9341 (adjacent and to the south of the Property), to close the existing ingress/egress point, that provides interparcel access along the shared property line.

7. Monument/Entrance Sign. Any new monument sign on the Property sign shall not exceed ten feet (10') in height and low-growth landscaping shall be planted around the base.

8. Bicycle Rack. As a condition of final site plan approval, the Applicant shall provide a bicycle rack at each new data center building located on the Property. The final location and design of the bike rack will be determined by the Applicant at final site plan approval.

Generators. All generators shall be screened in a manner so as to not be visible from the public right-of-way and said screening shall be shown on the final site.

9. Noise. Notwithstanding and in addition to the applicable Noise Ordinance, any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA(in residential and mixed use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or at any point within any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 7:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00

p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above.

10. Emergency Operations. Emergency operations shall not be subject to the limitations outlined in Proffer 10 above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.
11. Sound Studies. Prior to the approval of each final site plan for the Property that includes a data center building, the Applicant shall provide a Sound Study (the “Sound Study”) that is specific to the proposed site layout and building type to ensure compliance with the maximum permissible sound levels as outlined in Proffer 10. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to the issuance of a building permit. The Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these proffers.
12. Construction Management Plan. As a condition of site plan approval, the Applicant shall prepare a Construction Management Plan which shall identify the haul routes for earth-moving construction trucks to and from the site during the site development stage of the Property. The Applicant shall provide a courtesy copy of the Construction Management Plan to the Brentsville District Supervisor’s office.
13. Optimized Performance Strategies for Data Center Building. The Applicant shall utilize the below performance strategies to reduce energy and water usage associated for any Data Center uses on the Property. Information detailing compliance with this Proffer shall be submitted prior to the approval of each building permit issued for a data center building on the Property. The Optimized Performance Strategies shall consist of the following:
  - a. Low Water Usage or Liquid Cooling Systems, defined as use of an air-cooled/adiabatic chiller plant and/or liquid to chip (or liquid to liquid) closed loop cooling system to reduce cooling water usage;

- b. Low Flow Plumbing Fixtures, defined as use of low-flow or ultra-low-flow restrooms;
- c. LED light fixtures including advanced zoned lighting controls with occupancy sensors;
- d. Building Management System, consisting of a computer system(s) that monitors and controls the building's physical environment, including temperature, humidity levels, and air quality sensors;
- e. A minimum of two (2) strategies developed for Leadership in Energy and Environmental Design ("LEED") by the US Green Building Council, or equivalent environmental strategies, proposed by the Owner and deemed acceptable by the Prince William County Sustainability Officer;
- f. The Applicant shall report its energy withdrawn from the grid to the Zoning Administrator and Office of Sustainability on an annual basis; and Energy withdrawn from the electric grid will be monitored by the Applicant at least every quarter hour and will be reported to the Zoning Administrator and Office of Sustainability on an annual basis for three (3) years beginning one year after initially reaching Full Power.; and
- g. Energy withdrawn from the electric grid will be monitored by the Applicant at least every quarter hour and will be reported to the Zoning Administrator on an annual basis for three (3) years beginning one year after initially reaching Full Power. The purpose of this monitoring commitment is to reasonably minimize the use of electricity from the grid at times of peak grid demands.

## **ENVIRONMENT**

### **5. ~~Spill Contingency~~**

- 14. Water Quality. In the event a new building is constructed on the Property, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval for such new building with the amount to be based on the acreage reflected on the final site plan.
- 15. Spill Contingency. In the event the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. Fire Marshal approval shall be required for such plan prior to final site plan approval. If

any tenant, operator or owner handles or produces hazardous chemical waste or petroleum products, the individual site owners and their operators shall be responsible for notifying the Fire ~~Marshall's office~~ Marshal's Office in a timely manner in the event of a spill of any such hazardous chemical waste or petroleum products on the Project. The Applicant, tenant and/or operator shall assume full responsibility for all public expenses incurred in the clean-up of such products spilled, even if an on-site spill requires off-site cleanup. The owner, tenant and/or operators of the individual units located on the Property shall be solely responsible for any product spills from their respective sites.

~~6. Tree Survey~~

16. Landscaping and Buffers. The Applicant shall provide buffers in substantial conformance as shown on the Landscape Plan. The planted buffers shall be planted in accordance with the DCSM planting requirements or as otherwise provided herein. The use of existing vegetation/trees within the buffer and landscaped areas shall be credited towards the planting requirements. In addition, at final site plan, the Applicant shall meet the minimum landscaping standards of DCSM 800 for interior parking lot landscaping.

- a. Prince William Parkway Buffer. Pursuant to Proffer 16 below, the Applicant shall preserve areas of existing healthy forest area within the one hundred foot (100') buffer located along Prince William Parkway, as shown on the MZP. The existing forest area shall be credited towards the planting requirement such that the combination of existing vegetation and, if needed, supplemental vegetation consists of 600 plant units per 100 linear feet within this buffer.
- b. University Boulevard Buffer. Notwithstanding the Typical 50' Type C Buffer planting graphic shown on the Landscape Plan, the fifty foot (50') buffer located along University Boulevard shall be planted primarily with evergreen trees and shrubs in addition to those existing trees that are identified to be preserved pursuant to Proffer 16 below.
- c. Innovation Dive Buffer. A fifty foot (50') buffer shall be provided along Innovation Drive as shown on the Landscape Plan.
- d. Southern Property Line Buffer. A fifty foot (50') buffer shall be provided along the southern property lines as shown on the Landscape Plan. A portion of the 50' buffer shall include enhanced landscaping, and a six foot (6') board-on-board fence, as identified and detailed on Sheet 4.A of the MZP entitled, "50' Enhanced Landscape Buffer Detail, ("the Buffer Detail"). To facilitate tree growth within this 50' buffer, the Applicant shall plant the trees identified on the Buffer Detail prior to construction for the purposes of allowing the trees to establish a root system which will enhance the growth time to maturity.

e. Supplemental Plantings on Adjacent Property. Prior to site plan approval, the Applicant shall contact the property owner of GPIN 7695-08-9341 (parcel address 9400 Innovation Drive, Manassas, Virginia) (the "Adjacent Property") and offer to provide supplemental plantings within the Adjacent Property's existing ten foot (10') landscape strip located along the shared shared property line with the subject Property. Any such supplemental plantings agreed to shall be planted prior to issuance of the first occupancy permit for any new data center building on the Property. Upon planting, the Adjacent Property owner shall be responsible for the maintenance of said plantings, and the Applicant shall have no further obligation pursuant to this proffer.

17. ~~A tree survey shall be undertaken in connection with each site plan filed on the Property to identify all trees~~ Preservation of Existing Trees. Within the buffers and landscaped areas shown on the Landscape Plan, the Applicant shall prepare a tree survey at the time of final site plan to identify trees measuring ten inch (10") caliper d.b.h. within the ~~area covered by such site plan. The tree survey will be used to assist in the location and layout of site features such as buildings, roadways and parking lots. A tree protection buffer or landscaped areas that are determined to be preserved.~~ A tree preservation plan shall be provided with the final site plan submission identifying locations of trees to be ~~saved~~ preserved and methods and procedures for protection during construction. The tree ~~survey and protection~~ preservation plan ~~will~~ shall be prepared in ~~cooperation~~ accordance with the ~~Arborist's Office of~~ DCSM, and in consultation with the Prince William County Arborist.

18. Native Plant Species. Eighty percent (80%) of all new plantings required by the DCSM for buffers, landscape strips, and parking lots shall be comprised exclusively of landscape material that is drought resistant and native to Virginia in accordance with the DCSM.

19. Soil Remediation. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.



20. Limits of Disturbance. The Applicant shall limit disturbance (“LOD”) on the Property to be in substantial conformance with the LOD shown on the Landscape Plan, except for utility crossings permitted per the DCSM.

### **FIRE AND RESCUE**

21. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of new building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.

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

### **WATER AND SANITARY SEWER**

~~7.~~23. All uses on the Property shall be connected to public water and sewer as a part of the development of the ~~site~~Property.

~~8.~~24. Applicant shall be responsible for the design and construction of all on-site water lines and sanitary sewer lines necessary to provide service to its ~~property~~Property in accordance with ~~the~~ applicable Service Authority, County and state requirements.

### **EASEMENTS**

~~9.~~25. Applicant shall grant utility easements or other easements necessary for the development of any property in Innovation subject to the following limitations and requirements being observed by the property owner in Innovation requesting the easement over the Property: The owner or owners of ~~the~~ property within Innovation requesting the easement grant shall (1) provide a copy of the proposed easement document and plat with at least forty-five (45) days written notice explaining the necessity of the proposed easement; (2) provide that the easement shall be of the minimum width required by the applicable ~~governmental~~government authority or utility company needing the easement and use commercially reasonable efforts to minimize any economic or aesthetic injury to the subject property~~;~~; (3) locate the proposed easement as near to the property boundary perimeter as is possible and reasonable~~;~~; and (4) endeavor to locate the proposed easement in a manner that does not unreasonably interfere with the granting party’s use or enjoyment of the property over which the easement is granted~~;~~; and utility easements shall not be

located within any buffers, except to allow for perpendicular crossings across the buffer. No easement requested pursuant to this provision shall go through the building envelope of the Property based on an approved site plan. Provided further that any disturbance or damage resulting from the exercise of the rights created by this paragraph shall be promptly repaired and the site restored to its original condition prior to such disturbance or damage by the requesting party. In any event, the cost of such repair and restoration shall be paid for by the party requesting the easement.

### WAIVERS AND MODIFICATIONS

26. Pursuant to Section 32-400.04.3 and Section 506.09.1 of the Zoning Ordinance, a modification to increase the maximum floor area ratio (F.A.R.) to 0.75.
27. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section 32-506.07.1(a) of the Zoning Ordinance requiring 5% of the parking spaces to be available for vehicles used for ridesharing by employees.
28. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section 32-506.07.2(a) of the Zoning Ordinance requiring shared access driveways and interparcel connecting streets or travelways and facilities and access routes for deliveries, service, and maintenance shall be separated from other parts of a development's on-site circulation system; and service.
29. Pursuant to Sections 32-506.09.1 and 32-700.25 of the Zoning Ordinance, waiver of Section of the Zoning Ordinance 32-506.08.2(d) to allow for a maximum monument sign height of ten feet (10').

[SIGNATURES APPEAR ON FOLLOWING PAGES]



SIGNATURE PAGE

~~REZ #00-0001, INNOVATION @ Prince William~~

~~\_\_\_\_\_ DIECA COMMUNICATIONS, INC., a Virginia~~  
~~\_\_\_\_\_ Corporation~~

~~\_\_\_\_\_ BY: \_\_\_\_\_~~

UNIVERSITY BLVD LLC

By: \_\_\_\_\_  
~~TITLE~~ Name: \_\_\_\_\_  
Title: \_\_\_\_\_

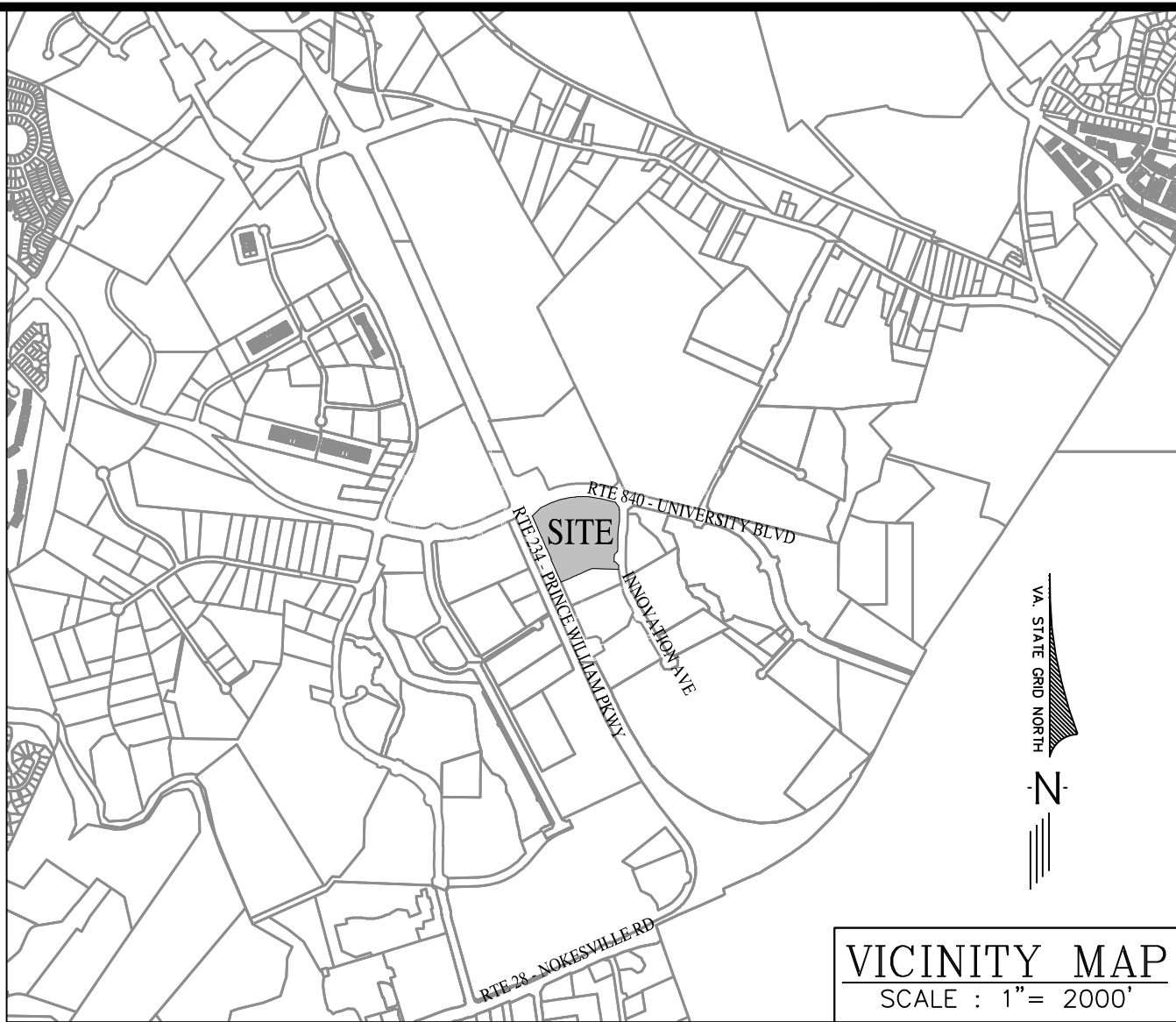
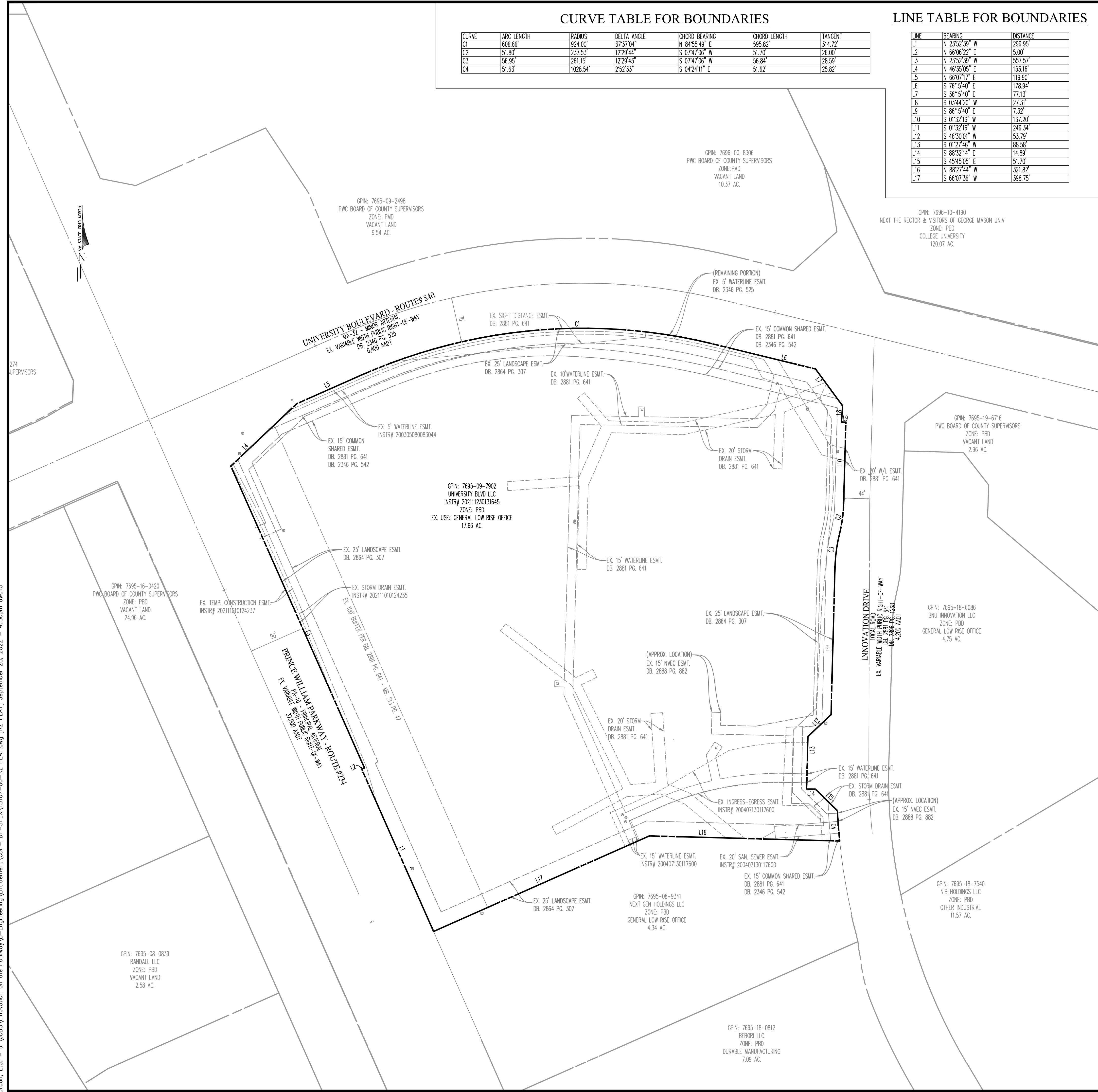
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CURVE TABLE FOR BOUNDARIES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	606.66	924.00'	37°37'04"	N 84°55'49" E	595.82'	314.72'
C2	51.80'	237.53'	12°29'44"	S 07°47'06" W	51.70'	26.00'
C3	56.95'	261.15'	12°29'43"	S 07°47'06" W	56.84'	28.59'
C4	51.63'	1028.54'	2°52'33"	S 04°24'11" E	51.62'	25.82'

LINE TABLE FOR BOUNDARIES

LINE	BEARING	DISTANCE
L1	N 2°52'39" W	299.95'
L2	N 66°06'22" E	5.00'
L3	N 2°52'39" W	557.57'
L4	N 46°35'05" E	153.16'
L5	N 66°07'17" E	119.90'
L6	S 76°15'40" E	178.94'
L7	S 36°15'40" E	77.13'
L8	S 03°44'20" W	27.31'
L9	S 86°15'40" E	7.32'
L10	S 01°32'16" W	137.20'
L11	S 01°32'16" W	249.34'
L12	S 46°30'01" W	53.79'
L13	S 01°27'46" W	88.58'
L14	S 88°32'14" E	14.89'
L15	S 45°45'05" E	51.70'
L16	N 88°27'44" W	321.82'
L17	S 66°07'36" W	398.75'



NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON PRINCE WILLIAM COUNTY, VIRGINIA GPIN: 7695-09-7902 AND IS CURRENTLY ZONED PLANNED BUSINESS DISTRICT.
2. SURVEYED PROPERTY IS IN THE NAME OF UNIVERSITY BLVD LLC AS RECORDED IN INSTRUMENT #202111230131645 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 51153C 0094D, EFFECTIVE DATE JANUARY 5, 1995.
4. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PER CONTROLLING JURISDICTION.
5. SUBJECT PROPERTY HAS ACCESS TO UNIVERSITY BOULEVARD AND INNOVATION DRIVE BOTH BEING AN DEDICATED PUBLIC RIGHT-OF-WAY AS RECORDED IN DB. 2346, PG. 525 AND DB. 2896 PG. 1268.
7. SUBJECT PROPERTY ADDRESS: #11101 UNIVERSITY BOULEVARD, MANASSAS, VIRGINIA 20110

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING IN PRINCE WILLIAM COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE ROUTE 234 BYPASS (VARIABLE WIDTH) SAID POINT BEING THE NORTHWESTERLY PROPERTY CORNER OF THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA PROPERTY, AS RECORDED AT DEED BOOK 2428, PAGE NUMBER 219; THENCE

WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROUTE 234 BYPASS N2°35'2'39"W, 299.94 FEET TO A POINT, THENCE N66°07'22"E, 5.00 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY PROPERTY CORNER OF THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA PROPERTY, AS RECORDED AT DEED BOOK 2428, PAGE NUMBER 219; THENCE

THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (VARIABLE WIDTH, D.B. 2346, PG.525); THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROUTE 234 BYPASS, AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N46°35'05"E, 153.16 FEET TO A POINT; THENCE
2. N66°07'17"E, 119.90 FEET TO A POINT; THENCE
3. 606.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 924.00 FEET, AND A CHORD BEARING AND DISTANCE OF N84°55'49"E, 595.82 FEET RESPECTIVELY TO A POINT; THENCE
4. S76°15'40"E, 178.94 FEET TO A POINT; THENCE
5. S36°15'40"E, 77.13 FEET TO A POINT; THENCE
6. S03°44'20"W, 27.31 FEET TO A POINT; THENCE
7. S86°15'40"E, 7.32 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION LOOP; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD, AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID INNOVATION LOOP THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. S01°32'16"W, 137.20 FEET TO A POINT; THENCE
2. 51.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 237.53 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S07°47'06"W, 51.70 FEET RESPECTIVELY TO A POINT; THENCE
3. 56.95 (FORMERLY AND ERRONEOUSLY REFERENCED AS 59.95) FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 261.15 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S07°47'06"W, 56.84 FEET RESPECTIVELY TO A POINT; THENCE
4. S01°32'16"W, 249.34 FEET TO A POINT; THENCE
5. S46°30'01"W, 53.79 FEET TO A POINT; THENCE
6. S01°27'46"W, 88.58 FEET TO A POINT; THENCE
7. S88°32'14"E, 14.89 FEET TO A POINT; THENCE
8. S45°45'05"E, 51.70 FEET TO A POINT; THENCE
9. 51.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 1028.54 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S04°24'11"E, 51.62 FEET RESPECTIVELY TO A POINT, SAID POINT BEING THE NORTHEASTERLY PROPERTY CORNER OF THE SAID BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA PROPERTY; THENCE

DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID INNOVATION LOOP, AND WITH THE NORTHERLY PROPERTY LINE OF THE SAID BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N88°27'44"W, 321.82 FEET TO A POINT; AND THENCE
2. S66°07'36"W, 398.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.66284 ACRES OF LAND, MORE OR LESS.

PLAN DATE  
09-28-2022

REVISIONS

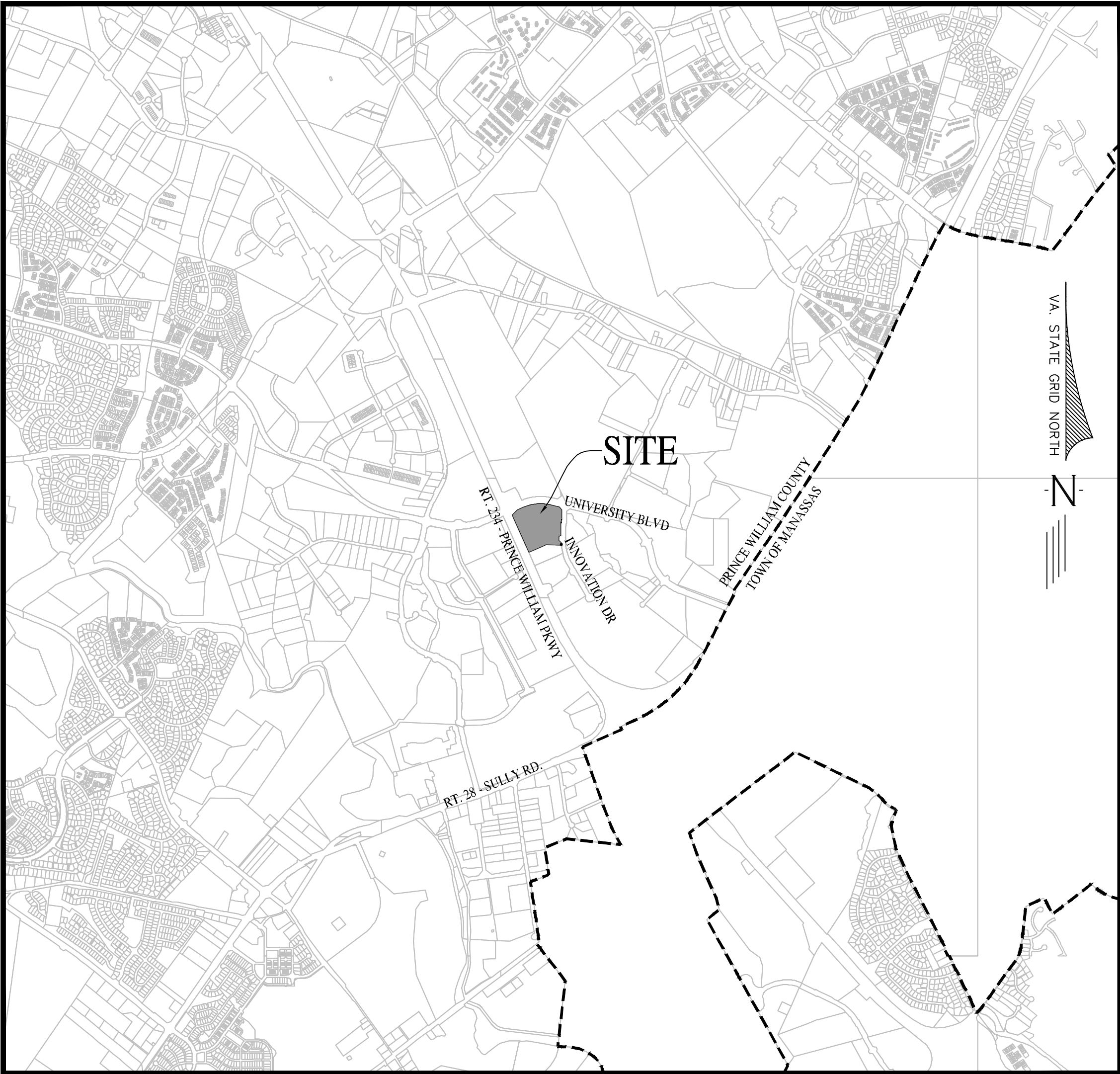
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CHANTILLY, VA 20151  
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FAX: 703.642.2308  
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REZONING PLAT  
INNOVATION ON THE PARKWAY  
BRENTSVILLE DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1"= 80'  
DATE: SEPT, 2022  
C.I.= N/A

SHEET  
01  
OF  
01  
FILE No.  
RZ-13107

MASTER ZONING PLAN  
PLANNED BUSINESS DISTRICT (PBD)  
INNOVATION ON THE PARKWAY  
BRENTSVILLE ELECTION DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
REZ2023-00001



VICINITY MAP  
SCALE : 1"= 2000'

**OWNER**  
UNIVERSITY BLVD LLC  
2121 AVENUE OF THE STARS STE 2400  
LOS ANGELES, CA 90067

**DEVELOPER/APPLICANT**  
JK LAND HOLDINGS  
44112 MERCURE CIRCLE  
STERLING, VA 20166  
CONTACT: JOHN COX  
PHONE: (913) 568-2295

**ENGINEER**  
URBAN LTD.  
4200 D TECHNOLOGY COURT  
CHANTILLY, VA. 20151  
CONTACT: CLAYTON TOCK  
PHONE: (703) 642-2306

**LAND ATTORNEY**  
WALSH, COLUCCI, LUBELEY & WALSH, P.C.  
4310 PRINCE WILLIAM PARKWAY  
PRINCE WILLIAM, VA 22192  
CONTACT: MARIAN HARDERS  
PHONE: (703) 680-4664

**TRANSPORTATION**  
GOROVE SLADE ASSOCIATES  
15125 WASHINGTON STREET  
HAYMARKET, VA 20169  
CONTACT: CHAD BAIRD  
PHONE: (571) 261-9719

SHEET INDEX

- 01. COVER SHEET
- 02. GENERAL DEVELOPMENT PLAN
- 02A. UTILITY PLAN
- 03. OPEN SPACE PLAN
- 04. LANDSCAPE PLAN
- 04A. 50' ENHANCED LANDSCAPE BUFFER DETAIL
- 05. CONCEPT LAYOUT
- 06. GENERAL NOTES & DETAILS

PLAN DATE  
09-01-2022  
08-19-2023  
08-10-2024  
11-01-2024  
04-04-2025  
06-06-2025  
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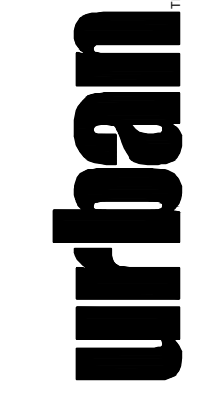
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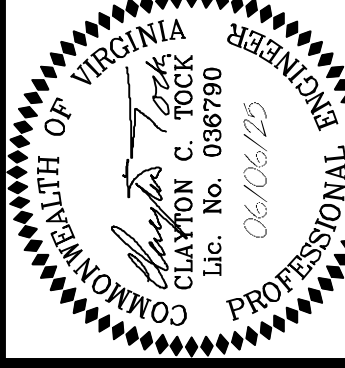
DATE

DESCRIPTION

REVISIONS

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COVER SHEET

INNOVATION ON THE PARKWAY  
REZ2023-00001  
BRENTSVILLE DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: AS SHOWN  
C.I.= N/A

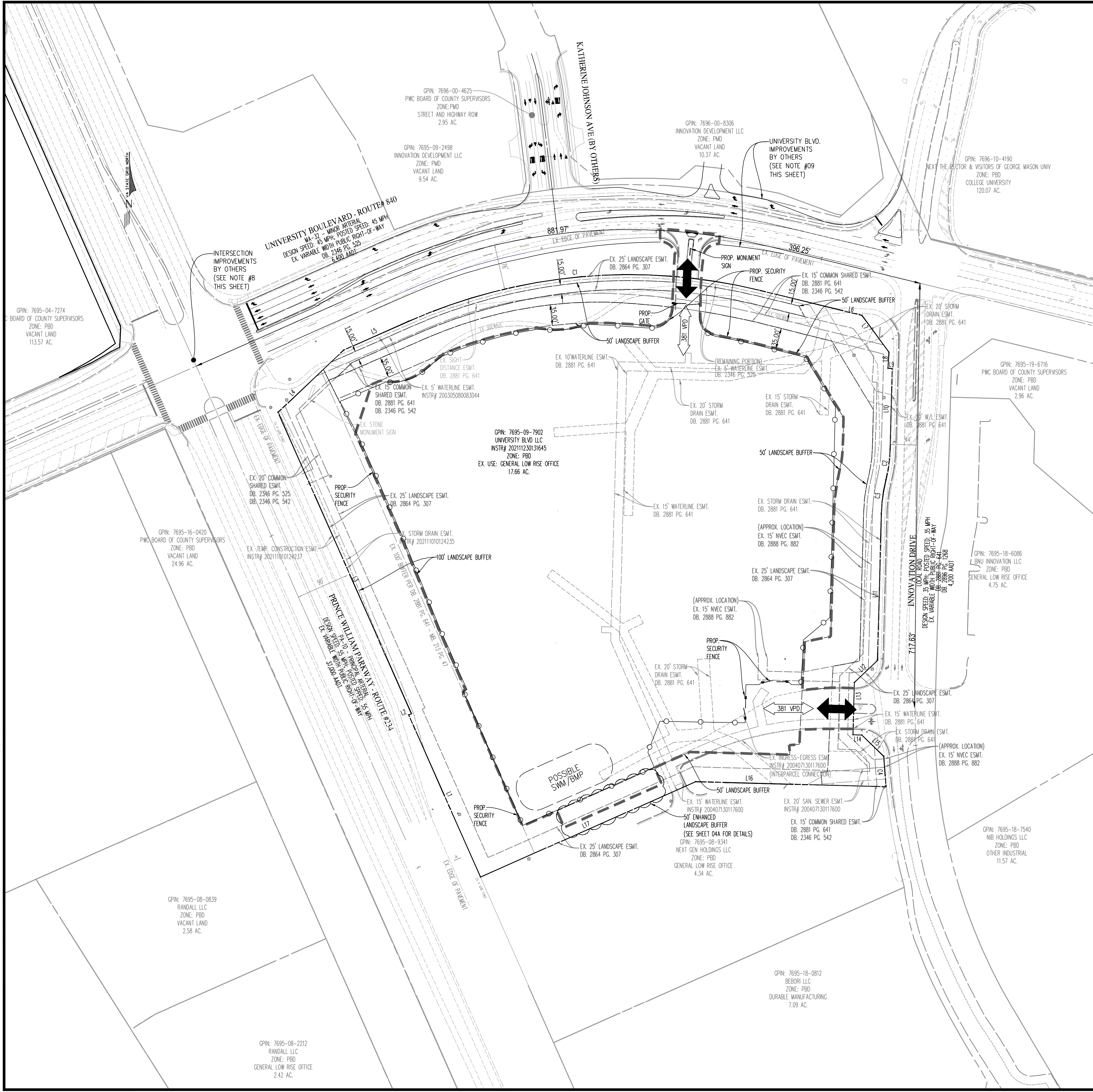
DATE: SEPT. 2022

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OF  
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FILE No.  
RZ-13093



Urban, Ltd. - E:\085\Innovation on the Parkway\B-Engineering\Entitlement\CDP-DP-SPEX\13107-03-CDP.dwg [CDP] June 05, 2025 - 5:47pm cwclio



NOTES:

THE SUBJECT PROPERTY SHOWN HEREON IS APPROXIMATELY 17.66 ACRES AS RECORDED IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AS FOLLOWS:

TABLE 1

PARCEL / GPN#	SITE AREA (AC.)	OWNER	PARCEL ADDRESS	ZONE
7695-09-7902	17.66	UNIVERSITY BLVD LLC	11101 UNVERSITY BLVD MANASSAS, VA 20110	PBD

- BOUNDARY DATA SHOWN HEREON PROVIDED BY ALTA/NSPS LAND TITLE SURVEY PREPARED BY URBAN, LTD. DATED OCTOBER, 2021.
- THE SUBJECT PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PRINCE WILLIAM COUNTY REQUIREMENTS.
- FINAL LOCATIONS FOR WATER AND SANITARY SEWER WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- EXISTING UTILITIES AND EASEMENTS SHOWN HEREON MAY BE RELOCATED AND/OR VACATED.
- PERPENDICULAR UTILITY CROSSINGS MAY BE PERMITTED WITHIN ANY LANDSCAPE STRIPS, OR BUFFER AREAS SHOWN HEREON.
- THE FINAL LOCATIONS OF SWM/BMP FEATURES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH CURRENT STATE AND LOCAL REQUIREMENTS. THE APPLICANT INTENDS UTILIZE THE EXISTING ONSITE STORMWATER MANAGEMENT APPROACH TO THE GREATEST EXTENT POSSIBLE, WHICH INCLUDES ROUTING TO EXISTING SWM FACILITIES LOCATED TO THE SOUTHEAST (FACILITY ID: 286) AND SOUTH (FACILITY ID: 5438) OF THE SUBJECT PROPERTY.
- THE NUMBER AND LOCATION OF ACCESS POINTS SHOWN HEREON ARE APPROXIMATE AND SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, SUBJECT TO APPROVAL BY PWCDOT AND VDOT.
- INTERSECTION IMPROVEMENTS ARE PLANNED BY THE COUNTY AT PRINCE WILLIAM PARKWAY AND UNIVERSITY BOULEVARD. FINAL ALIGNMENT TO BE DETERMINED BY PWC PROJECT 19C17004.
- UNIVERSITY BOULEVARD ROAD IMPROVEMENTS DONE BY OTHERS ARE SHOWN PER SPR 2022-00229.

DEVELOPMENT STANDARDS

PROPOSED USE: DATA CENTER

ZONING	MAX F.A.R.	MAX LOT COVERAGE	MIN. BUILDING SETBACKS	MAX. BUILDING HEIGHT
PBD: O(F), O(H), M-2	0.75	70%	PER ORDINANCE UNLESS MODIFIED BY PROFFER (SEE PROFFER)	PER ORDINANCE OR 80' FOR DATA CENTER, AS PROFFERED

PARKING TABULATION

PARKING TO BE PROVIDED PER ZONING ORDINANCE AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.\*

\*NOTE: ADJUSTMENTS TO PARKING IS SUBJECT TO FINAL ENGINEERING AND DESIGN BUT SHALL MEET ORDINANCE REQUIREMENTS. HANDICAP PARKING SHALL BE PROVIDED PER CODE DEMONSTRATED AT TIME OF FINAL SITE PLAN.

LEGEND:

- SUBJECT SITE
- LIMITS OF DISTURBANCE
- APPROXIMATE LOCATION OF ACCESS POINTS  
(SUBJECT TO FINAL ENGINEERING)
- PROJECTED AVERAGE WEEKDAY TRIPS
- PROPOSED SECURITY FENCE

LINE TABLE FOR BOUNDARIES

LINE	BEARING	DISTANCE
L1	N 23°52'39" W	299.95'
L2	N 66°06'22" E	5.00'
L3	N 23°52'39" W	555.57'
L4	N 46°35'05" E	153.16'
L5	N 66°07'17" E	118.90'
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C4	51.63'	1028.54'	2°52'33"	S 04°24'11" E	51.62'	25.82'

GENERAL DEVELOPMENT PLAN

INNOVATION ON THE PARKWAY

REZ2023-00001

BRENTSVILLE DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 80'

CL-1= N/A

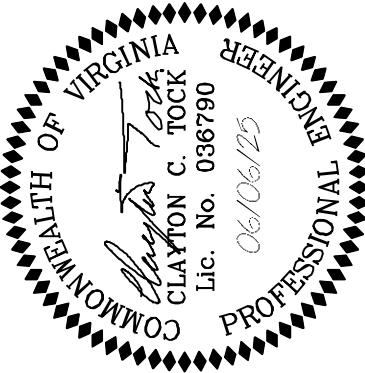
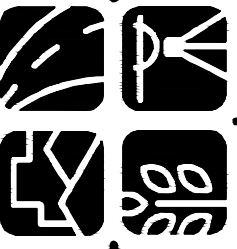
DATE: SEPT, 2022

SHEET  
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OF  
06

FILE No.  
RZ-13107

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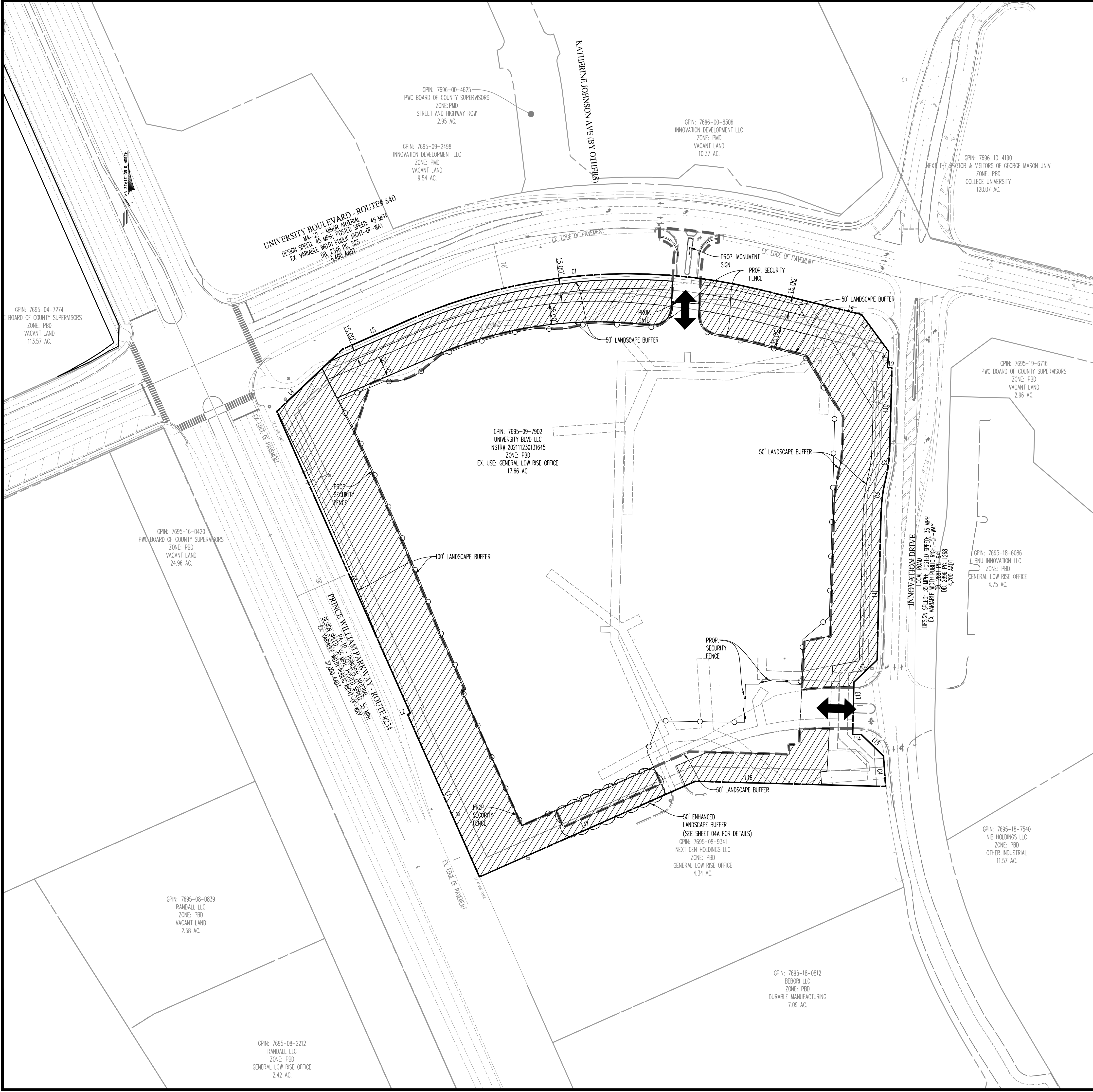








Urban, Ltd. - J:\085\Innovation on the Parkway\B-Engineering\Environment\CDP-FDP-SPEX\13107-04-OPEN SPACE.dwg [OPEN SPACE] June 05, 2025 - 5:47pm awella



**LEGEND:**

- SUBJECT SITE
- LIMITS OF DISTURBANCE
- APPROXIMATE LOCATION OF ACCESS POINTS (SUBJECT TO FINAL ENGINEERING)
- PROPOSED SECURITY FENCE
- OPEN SPACE AREA

**OPEN SPACE TABULATION:**

AREA (AC.)	OPEN SPACE REQUIRED (%)	OPEN SPACE AREA PROVIDED (%)
17.66	30%	30.15% (5.32 AC.)

OPEN SPACE PLAN

INNOVATION ON THE PARKWAY

REZ2023-00001

BRENTSVILLE DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

CLJ=N/A

DATE: SEPT, 2022

SHEET 03 OF 06

FILE No. RZ-13107

PLAN DATE

09-01-2022

09-05-2023

09-10-2023

09-30-2024

11-01-2024

04-04-2025

06-06-2025

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Professional Engineer

COMMONWEALTH OF VIRGINIA

CLAYTON C. ROCK

Lic. No. 036790

06/06/25

PROFESSIONAL ENGINEER

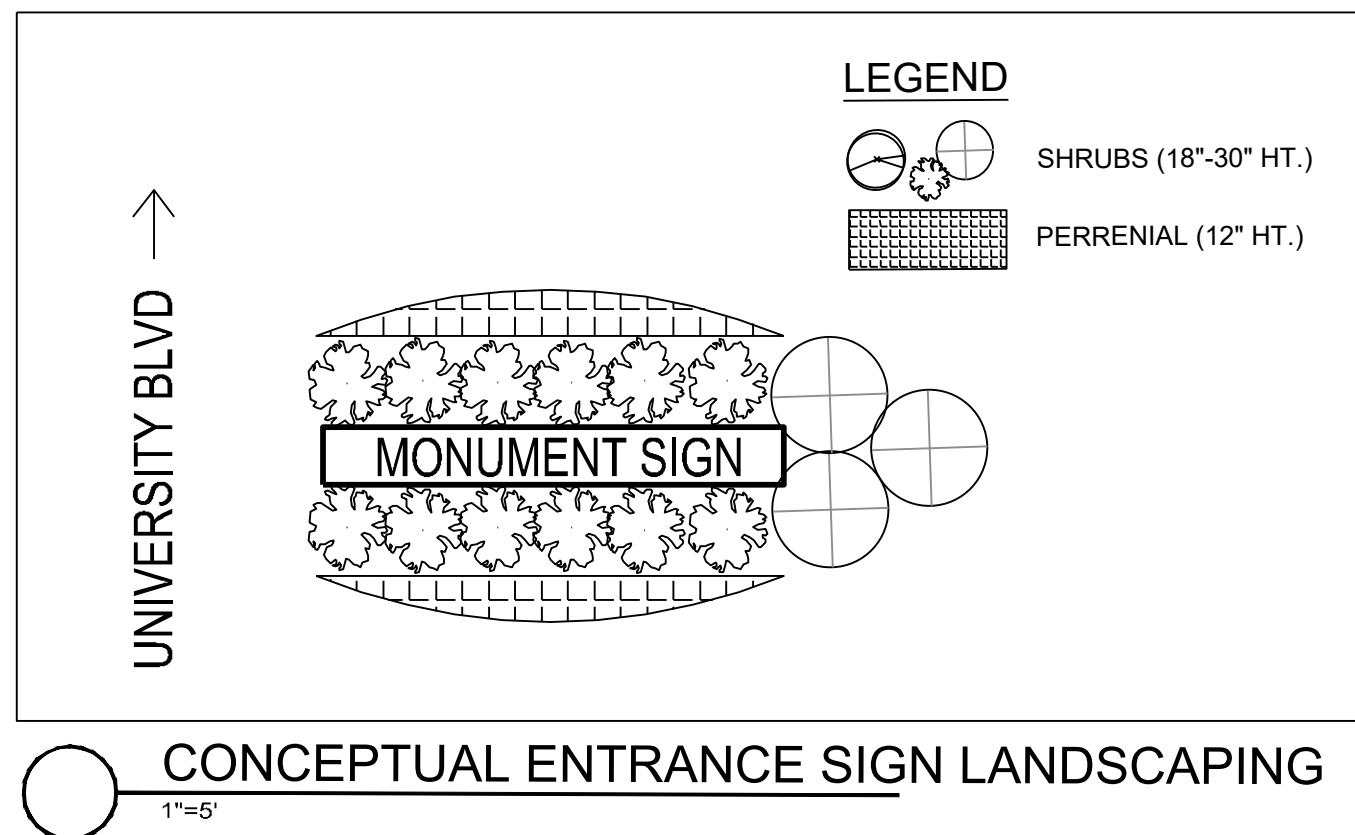
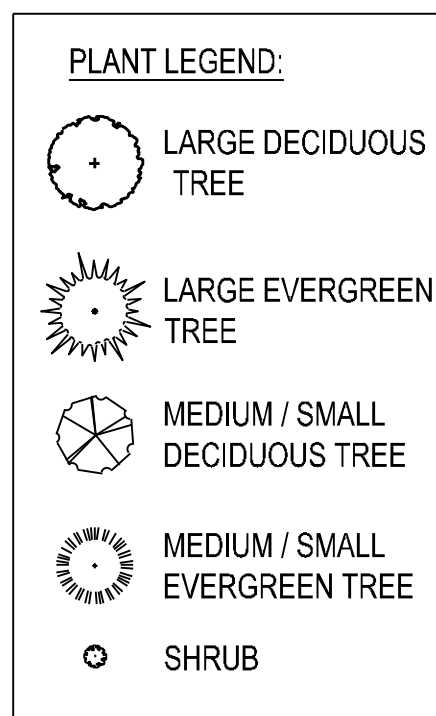
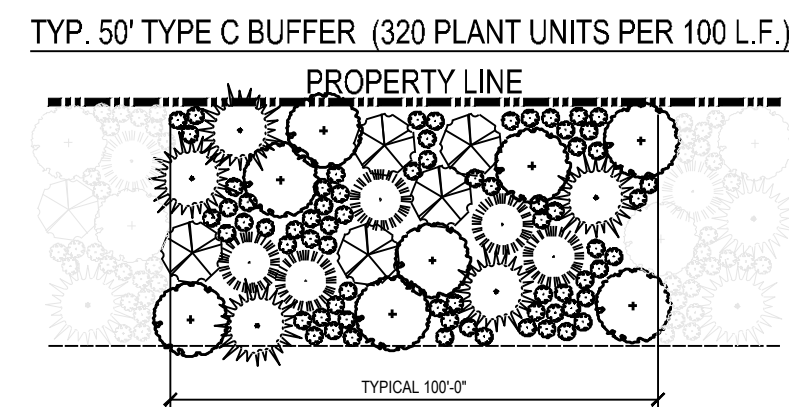
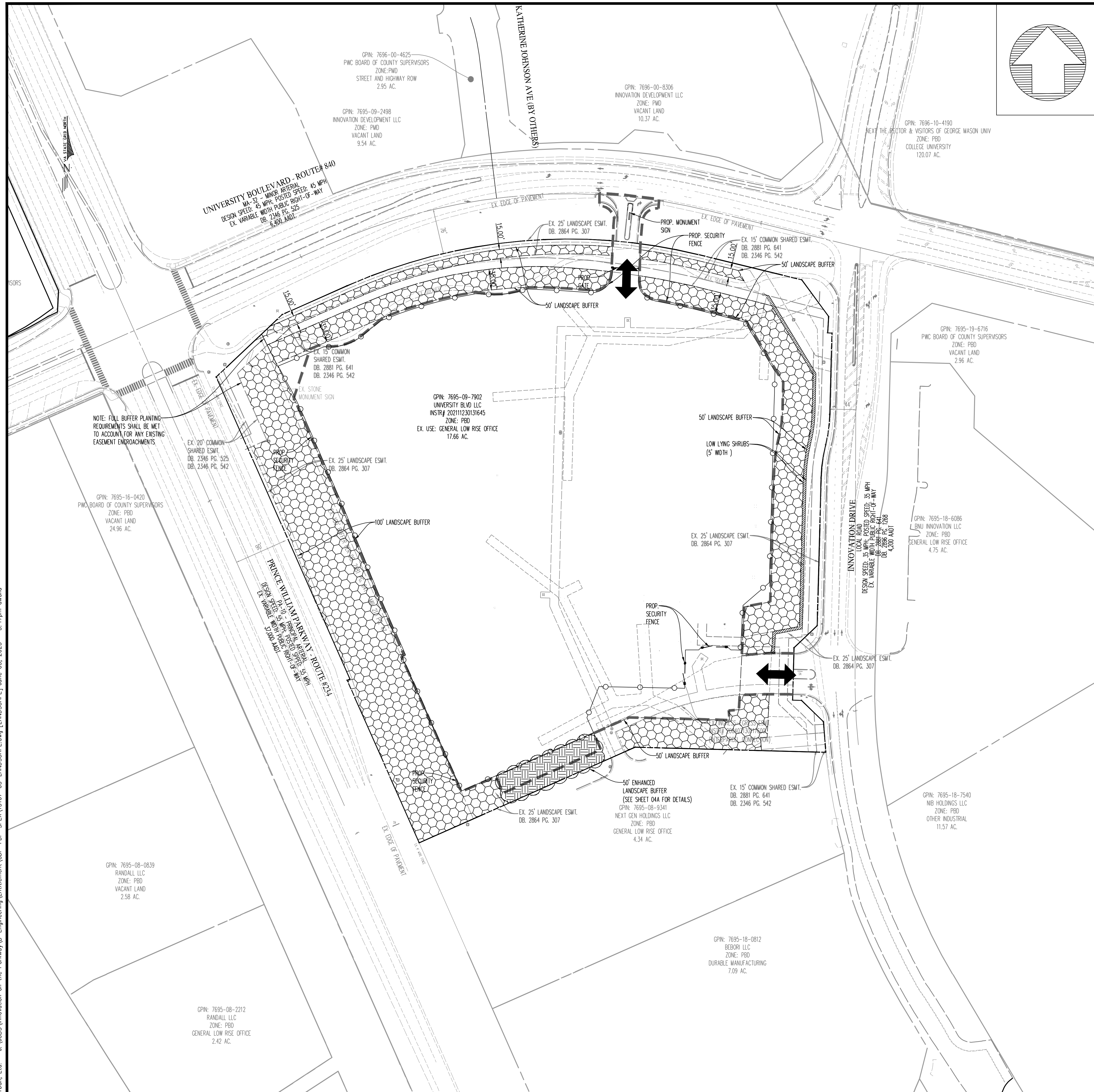
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DATE

DESCRIPTION







## GENERAL NOTES

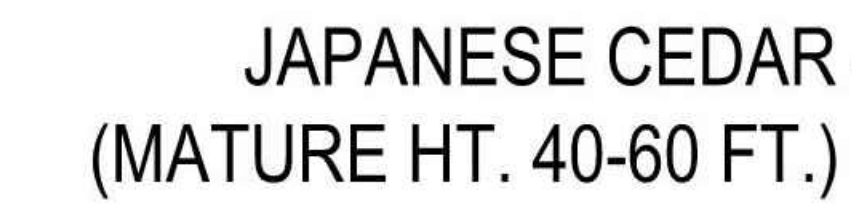
1. ANY PROPOSED FENCING SHALL NOT RESULT IN CLEARING WITHIN THE PROPOSED BUFFERS.
2. THE APPLICANT WILL PROVIDE THE FULL NUMBER OF PLANT UNITS REQUIRED FOR A GIVEN BUFFER REGARDLESS OF THE USE OF FENCING, WALLS OR EASEMENT ENCROACHMENTS.
3. BUFFERS LOCATED ALONG PUBLIC STREET RIGHTS-OF-WAY CLASSIFIED AS PRINCIPAL ARTERIAL PER THE TRANSPORTATION PLAN SHALL BE PLANTED IN ACCORDANCE WITH THE DCSM STANDARD FOR 100 FT. BUFFERS.
4. PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ZO 32-506.07(B). THE QUANTITY OF PROPOSED PARKING TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH ZO AND DCSM STANDARDS.

**\*THIS SHEET FOR LANDSCAPE PURPOSES ONLY\***

FILE No. RZ-13107	SHEET 04 OF 06	LANDSCAPE PLAN	INNOVATION ON THE PARKWAY REZ2023-00001 BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA SCALE: 1" = 80' C.I. = N/A DATE: SEPT, 2022	  <p>Urban, Ltd. 4300 TECHNOLOGY CT. CHARLOTTA, VA. 20151 TEL 703.662.2306 FAX 703.78.1888 www.urban-llc.com</p> <p>Planners-Engineers-Landscape-Architects-Land Surveyors</p>	<table><tr><th>PLAN DATE</th><th>No.</th><th>DATE</th><th>DESCRIPTION</th><th>REVISIONS</th></tr><tr><td>09-01-2022</td><td></td><td></td><td></td><td></td></tr><tr><td>09-05-2023</td><td></td><td></td><td></td><td></td></tr><tr><td>09-08-2024</td><td></td><td></td><td></td><td></td></tr><tr><td>09-30-2024</td><td></td><td></td><td></td><td></td></tr><tr><td>11-01-2024</td><td></td><td></td><td></td><td></td></tr><tr><td>04-04-2025</td><td></td><td></td><td></td><td></td></tr><tr><td>06-06-2025</td><td></td><td></td><td></td><td></td></tr><tr><td>-</td><td></td><td></td><td></td><td></td></tr><tr><td>-</td><td></td><td></td><td></td><td></td></tr></table>	PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS	09-01-2022					09-05-2023					09-08-2024					09-30-2024					11-01-2024					04-04-2025					06-06-2025					-					-				
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PLAN DATE
09-01-2022
05-05-2023
08-11-2023
08-30-2024
11-01-2024
04-04-2025
06-06-2025
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-
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30' ENHANCED LANDSCALE BUTTER DETAIL

**INNOVATION ON THE PARKWAY**

**REZ2023-00001**

BRENTSVILLE DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

1"= 20'



C.I.= N/A

DATE: SEPT. 2023

SHEET  
04A  
OF  
06

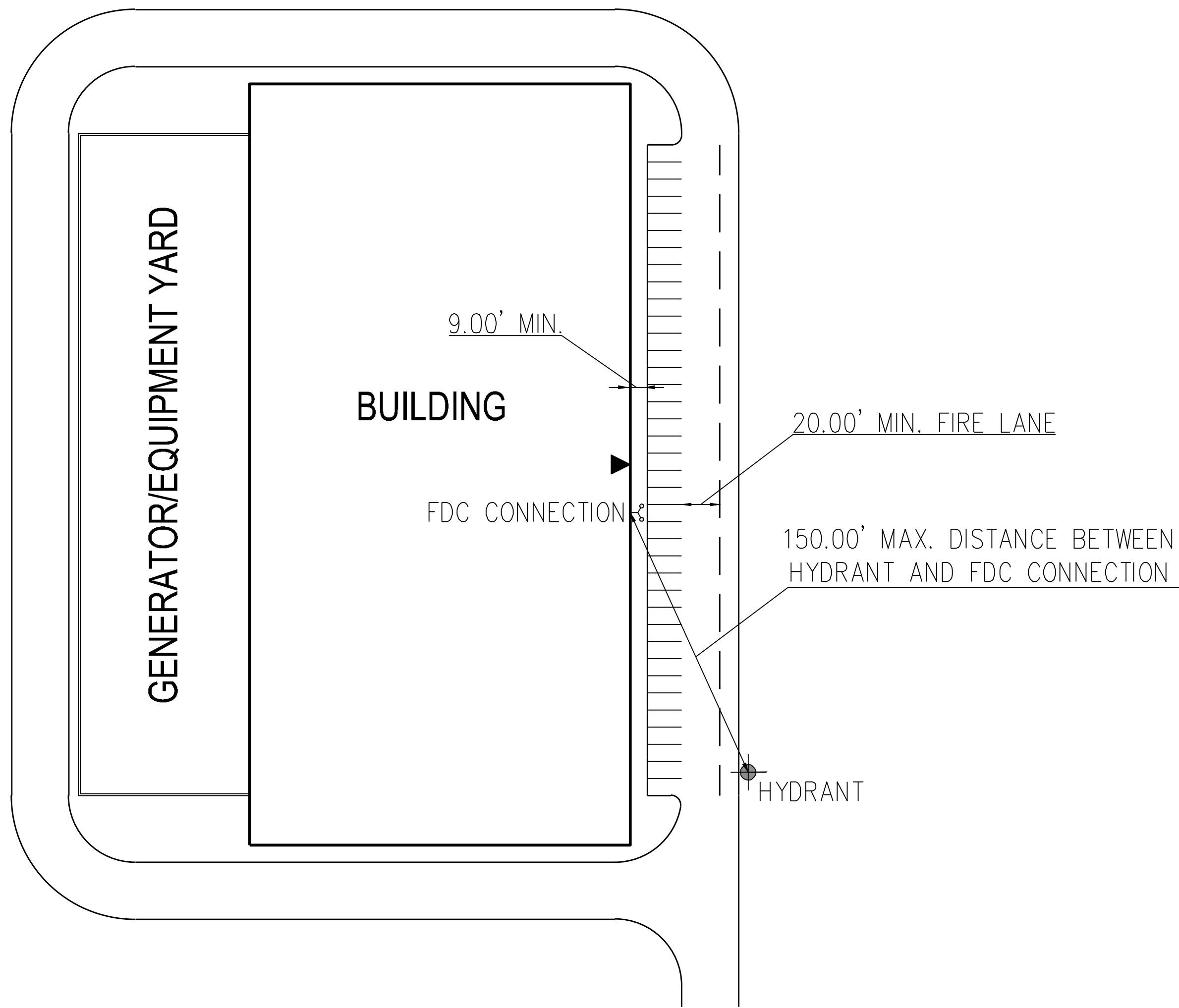
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Z-13107



SHEET 05 OF 06	FILE No. RZ-13107	CONCEPT LAYOUT				SCALE: 1" = 80'	C.I. = N/A	DATE: SEPT, 2022
		INNOVATION ON THE PARKWAY						
		REZ2023-00001						
		BRENTSVILLE DISTRICT						
		PRINCE WILLIAM COUNTY, VIRGINIA						
								
								
		Planners-Engineers+Landscapers Architects+Land Surveyors						
urban™				urban, Ltd. 1200 TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL. 703.642.2306 FAX 703.578.7888 www.urban-hq.com	PLAN DATE	NO.	DATE	DESCRIPTION
09-01-2022								
05-05-2023								
08-10-2024								
08-30-2024								
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04-04-2025								
06-06-2025								
—				REVISIONS				
—								



FIRE LANE DETAILS (N.T.S)

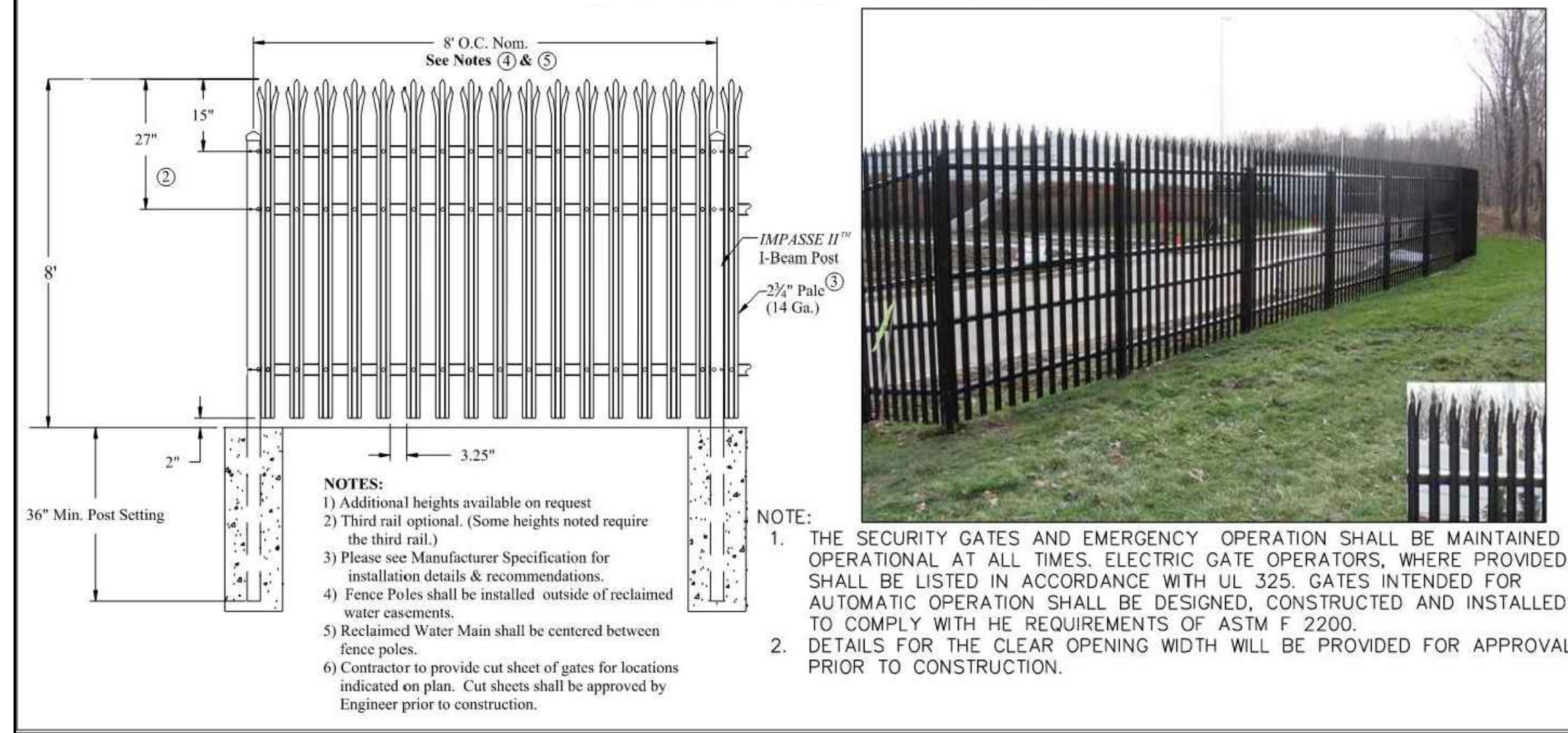


## NOTES

A FIRE PROTECTION PLAN SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN DEMONSTRATING FIRE CODE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. FIRE FLOW OF A MINIMUM OF 2,500 GALLONS PER MINUTE REQUIRED FOR FIRE PROTECTION, EXCLUDING THE SPRINKLER/DOMESTIC FLOWS FOR THE STRUCTURE
2. DISTANCE BETWEEN FIRE HYDRANT AND ANY POINT ON THE EXTERIOR WALL NOT TO EXCEED 300 FT. AS MEASURED BY HOSE-PULL LENGTH.
3. ALL PORTION OF THE EXTERIOR WALL MUST BE WITHIN 150 FT. OF A FIRE DEPARTMENT ACCESS POINT.
4. ONE FDC CONNECTION IS REQUIRED TO BE LOCATED ON THE FRONT OF THE BUILDING.
5. FDC CONNECTIONS MUST BE WITHIN 100 FT. OF A FIRE HYDRANT AND CLEARLY VISIBLE WITH NO OBSTRUCTED LINE OF SIGHT. NO FDC CONNECTIONS ARE PERMITTED INSIDE FENCED ENCLOSURES.
6. FIRE DEPARTMENT ACCESS ROADS MUST BE ABLE TO ACCOMMODATE 80,000-POUND, THREE AXLE, 45 FT. LONG FIRE APPARATUS.
7. IF LENGTH OF FIRE DEPARTMENT ACCESS ROAD EXCEEDS 150 FT. FROM POINT OF ENTRY, A TURN-AROUND MUST BE APPROVED AND PROVIDED AT THE END OF THE ROAD.
8. FIRE LANES ARE REQUIRED ON STREETS LESS THAN 36 FT. IN WIDTH.
9. ELECTRIC SECURITY GATES MUST BE PROVIDED WITH APPROVED "CLICK TO ENTER" CONNECTION TO THE COUNTY RADIO SYSTEM. IF THE GATE IS STAFFED 24/7/365 A DCSM TECHNICAL WAIVER MAY BE APPLIED TO WAIT THE "CLICK TO ENTER" EQUIPMENT.
10. UNDERGROUND STORMWATER FACILITIES LOCATED WITHIN 100 FT. OF THE BUILDING PERIMETER SHALL BE MARKED WITH SIGNAGE IDENTIFYING ITS LOCATION AND LOAD CARRYING CAPACITY.

PERIMETER FENCE DETAIL  
AMERISTAR IMPASSE TRIDENT FENCE TYPE  
(OR SIMILAR)



## NOTES

FENCE DETAIL SHOWN HEREON IS PROVIDED FOR INFORMATION PURPOSES ONLY AND IS REPRESENTATIVE OF THE TYPE OF MATERIALS, DESIGN, AND HEIGHT THAT MAY BE USED. SPECIFIC FENCE DETAIL SPECIFICATIONS SHALL BE PROVIDED AT TIME OF FINAL SITE PLAN.

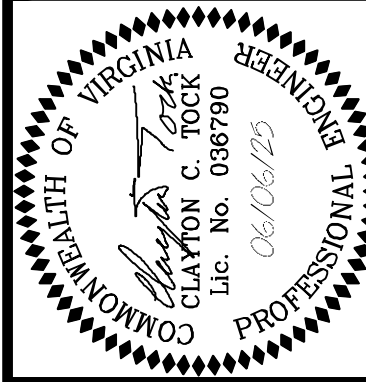
## GENERAL NOTES & DETAILS

INNOVATION ON THE PARKWAY  
 REZ2023-00001  
 BRENTSVILLE DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA  
 E. N.T.S. C.I. = N/A DATE: SEPT. 2023

SCALE: N.T.S

C.I.= N/A

DATE: SEPT, 2022



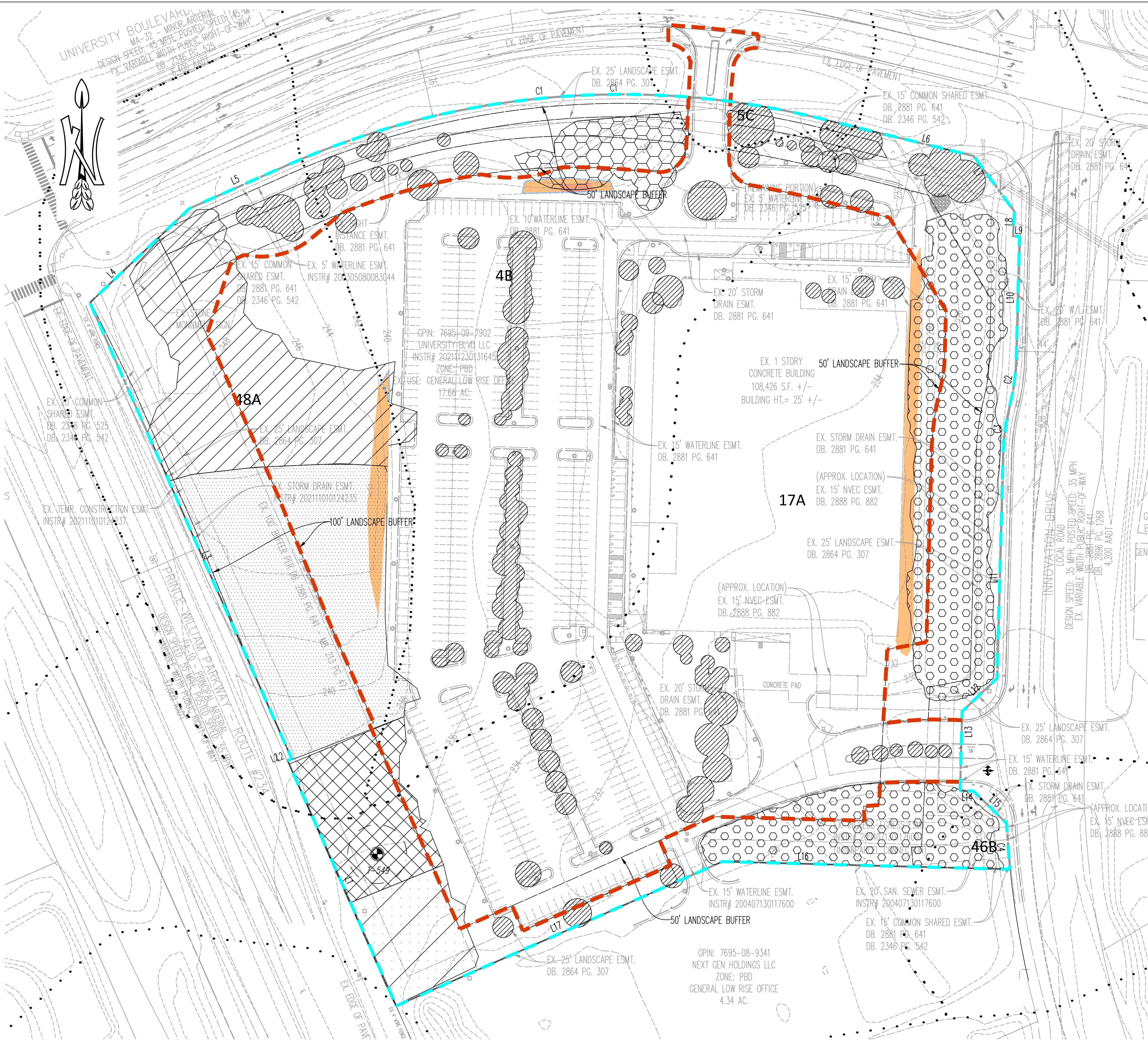
**urban**<sup>TM</sup>

Urban, Ltd.  
4200 D TECHNOLOGY CT.  
CHANTILLY, VA. 20151  
TEL. 703.642.2306  
FAX 703.378.7888  
www.urban-ltd.com

PLAN DATE
09-01-2022
05-05-2023
08-11-2023
08-30-2024
11-01-2024
04-04-2025
06-06-2025
-
-
-

[illegible]





- LEGEND**
- EASTERN REDCEDAR STAND WITH BLACK WALNUT
  - EASTERN REDCEDAR STAND
  - EASTERN REDCEDAR STAND WITH BLACK CHERRY, PIN OAK, PERSIMMON, AND AMERICAN HOLLY
  - EASTERN REDCEDAR STAND WITH SOUTHERN RED OAK, VIRGINIA PINE, TULIP POPLAR, AND AMERICAN HOLLY
  - HACKBERRY, N. RED OAK, HICKORIES, WHITE OAK, PIN OAK, AND RED MAPLE
  - EASTERN REDCEDAR STAND WITH AMERICAN SYCAMORE
  - NURSERY STOCK PLANTINGS WITH PIN OAK, SYCAMORE, YOSHINO CHERRY, JAPANESE CRYPTOMERIA, AND KOUSA DOGWOOD
  - APPROXIMATE 15-25% SLOPE
  - APPROXIMATE 25%+ SLOPE

- APPROXIMATE SOIL MAP UNIT BOUNDARY
- APPROXIMATE SPECIMEN TREE LOCATION
- EXISTING ENVIRONMENTAL RESOURCES (ER) PER COUNTY COMPREHENSIVE PLAN
- STUDY AREA
- PROPOSED LIMITS OF DISTURBANCE

- NOTES:**
- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION WERE PROVIDED BY URBAN, LTD., 2022.
  - THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 17.73 ACRES. APPROXIMATELY 5.61 ACRES OF UNDISTURBED AREA ARE PROPOSED.
  - THE WATERS ONSITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN OCTOBER 2021 PER THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PIEDMONT REGION (VERSION 2.0) DATED APRIL 2012. THE WATERS OF THE U.S. BOUNDARIES DEPICTED HEREON WERE CONFIRMED VIA A JURISDICTIONAL DETERMINATION WITH THE USACE (NAO-2022-00765), DATED MAY 23, 2022.
  - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51153C0193D, NO 100-YEAR FLOODPLAIN IS MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
  - TNT CONDUCTED A SEARCH OF THE VIRGINIA DGF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGF. THE YELLOW LANCE (*ELIPTIO LANCEOLATA*), AND BROOK FLOATER (*ALASMIDONTA VARICOSA*) ARE THREATENED OR ENDANGERED SPECIES THAT ARE LISTED AS HAVING POTENTIAL HABITAT WITHIN 2 MILES OF THE PROPOSED PROJECT.
  - TNT ALSO CONDUCTED A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) ONLINE INFORMATION FOR PLANNING AND CONSERVATION DATABASE. THE USFWS IDENTIFIED THE NORTHERN LONG-EARED BAT, A FEDERALLY THREATENED SPECIES, AS POTENTIALLY BEING PRESENT WITHIN THE GEOGRAPHIC AREA OF THE PROJECT. NO MATERNITY ROOSTS OR HIBERNACULA ARE RECORDED WITHIN THE VICINITY OF THE PROJECT.
  - AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY URBAN, LTD.) INDICATES THAT SLOPES GREATER THAN 15 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
  - HIGHLY ERODIBLE SOILS ONSITE INCLUDE ARCOLA SILT LOAM (4B) AND ARCOLA-NESTORIA COMPLEX (5C). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.

SOIL SUMMARY TABLE		
Map Unit	Map Unit Name	Highly Erodible?
4B	Arcola silt loam	Yes
5C	Arcola-Nestoria complex	Yes
17A	Dulles silt loam	No
46B	Panorama silt loam	No
48A	Reaville silt loam	No

Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	To Be Saved?	Notes
Pin Oak	33	33	Fair	No	Significant dieback, many dead limbs and failed branches

PERVIOUS VS IMPERVIOUS SURFACES TABLE		
	Impervious Acreage	Pervious Acreage
Existing Conditions	± 7.92 Acres	± 9.74 Acres
Proposed Conditions	± 12.12 Acres	± 5.54 Acres

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)	
Onsite Environmental Resources (ER)	Total
Acreage of Steep Slopes (>25% or >15%) and Highly Erodible	0.04
Other Environmental Resource Calculations	Total
Approx. Acreage of Tree Save Area Proposed	3.9
Acreage of Land to Remain Undisturbed	5.61
Acreage of Land to Be Disturbed	12.12
Total Acreage of ER Onsite	0.04
Total Acreage of Proposed ER to Be Disturbed	0.04

4455 Brookfield Corporate Drive, Suite 100  
Chantilly, VA 20151  
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

COMCAST  
PROPERTY

ENVIRONMENTAL  
CONSTRAINTS ANALYSIS

PRINCE WILLIAM COUNTY

REVISIONS	
DATE	COMMENTS
7/27/22	REV BY KES
8/15/22	REV BY KES
4/6/23	REV BY KES
7/26/23	REV BY AMS
8/10/23	REV BY KES
SHEET 1 OF 1	
SCALE: 1" = 60'	
PROJECT DATE: 7/6/22	
DRAFT: KES	CHECK: AMS
FILE NUMBER: 2598-A	

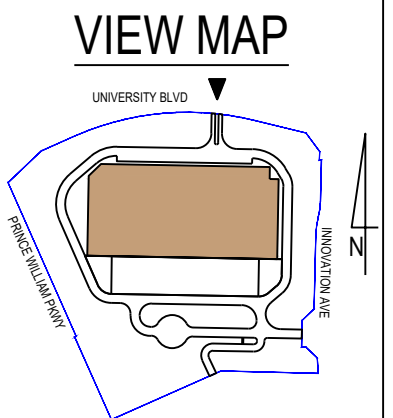


# **INNOVATION ON THE PARKWAY**

BUILDING ELEVATIONS

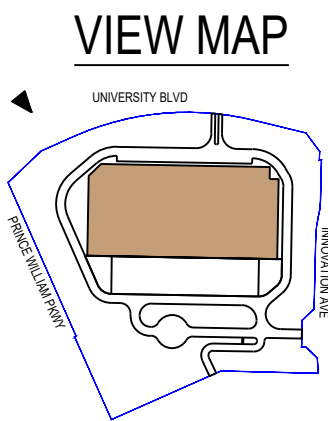
PREPARED BY:  
DMA ARCHITECTS  
URBAN LTD.

APRIL 04, 2025



NOTE: THIS RENDERING REFLECTS THE VIEW AT 50 FT. ABOVE GRADE.

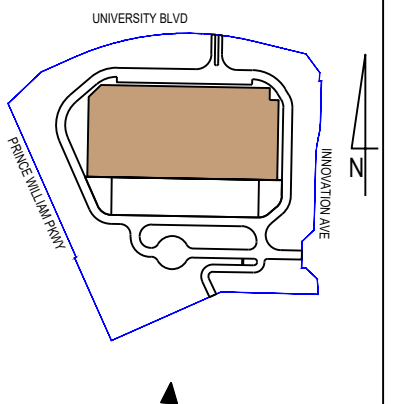








## VIEW MAP

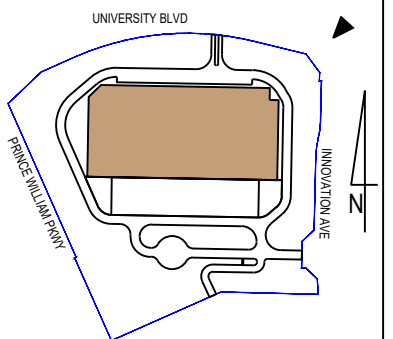


NOTE: THIS RENDERING REFLECTS THE ENHANCED LANDSCAPE BUFFER UPON INSTALLATION.





## VIEW MAP



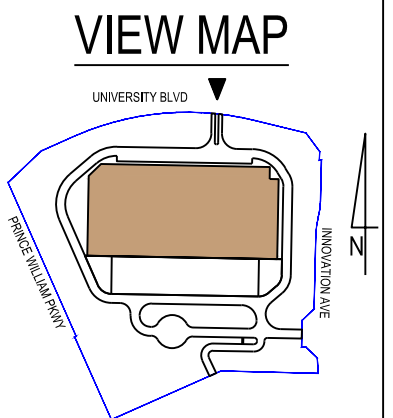


# **INNOVATION ON THE PARKWAY**

VIEWSHED ANALYSIS UPDATES

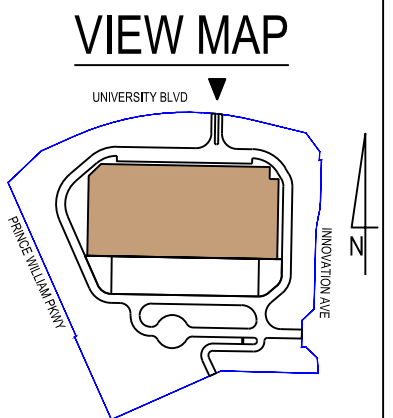
PREPARED BY:  
DMA ARCHITECTS  
URBAN LTD.

APRIL 04, 2025



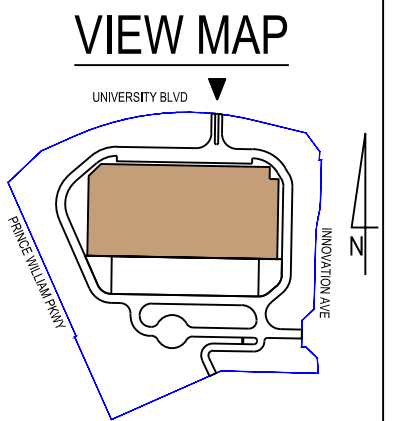
NOTE: THIS RENDERING REFLECTS THE VIEW AT 5 FT. ABOVE GRADE.





NOTE: THIS RENDERING REFLECTS THE VIEW AT 30 FT. ABOVE GRADE.



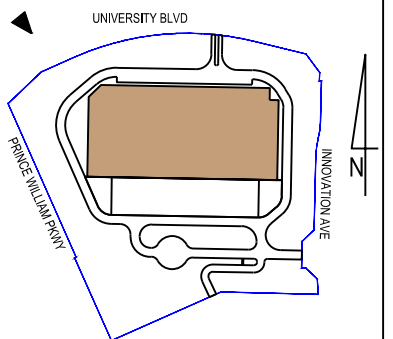


NOTE: THIS RENDERING REFLECTS THE VIEW AT 50 FT. ABOVE GRADE.





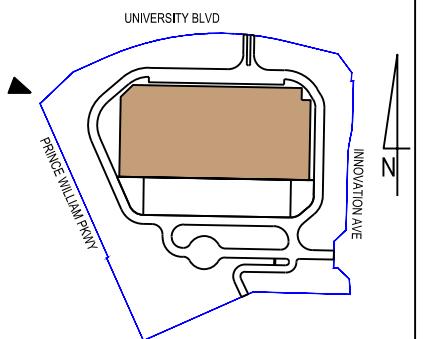
## VIEW MAP







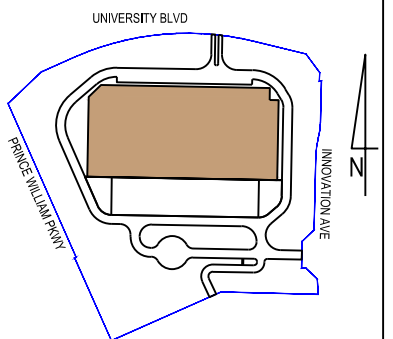
VIEW MAP







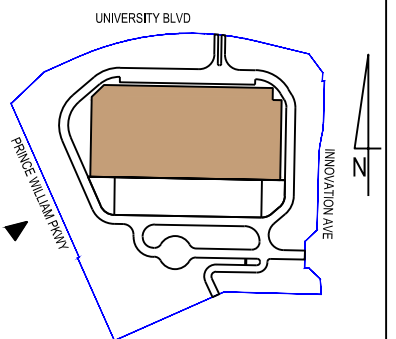
## VIEW MAP







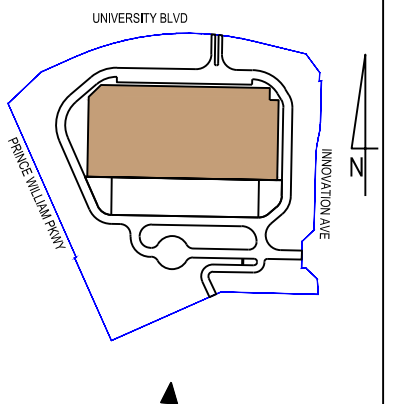
## VIEW MAP







## VIEW MAP

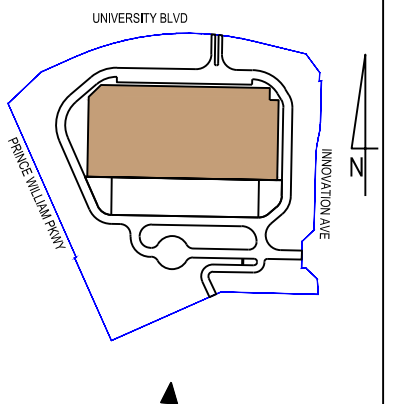


NOTE: THIS RENDERING REFLECTS THE ENHANCED LANDSCAPE BUFFER UPON INSTALLATION.



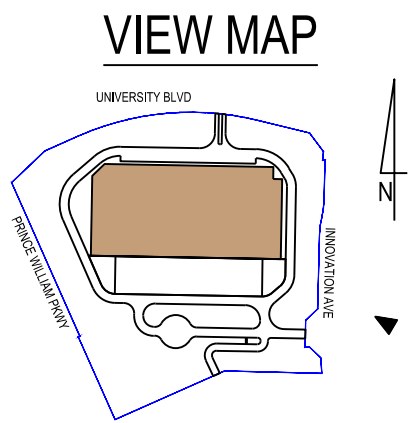


## VIEW MAP



NOTE: THIS RENDERING REFLECTS THE ENHANCED LANDSCAPE BUFFER AT 10-YEAR GROWTH.

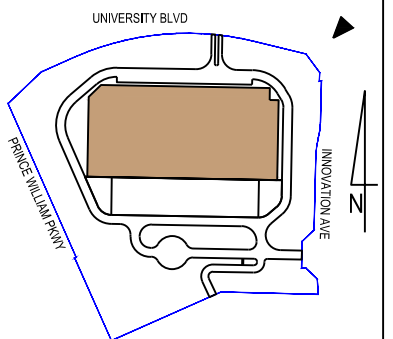








## VIEW MAP



## HISTORICAL COMMISSION RESOLUTION

**MOTION: PORTA**

**SECOND: GREEN**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**December 13, 2022**

**Regular Meeting**

**Res. No. 22-071**

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

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

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

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

<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
CPA2021-00004	PW Digital Gateway #5	No Action at this Time
SUP2023-00002	Hope Hill Church	No Further Work
SUP2023-00004	Ashland Square Parcel B - Restaurant with Pick-Up	No Further Work
REZ2023-00001	Innovation on the Parkway Proffer Amendment	No Further Work
DPA2021-00020	Data Center Opportunity Zone Overlay District	With regard to the Gainesville Expansion Area, request clarification from staff on why a portion of the site, including the already heavily developed commercial area is designated a "historic sensitivity area".

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2023-00002	DC-4 Proffer Amendment	Table
SUP2023-00005	Gainesville West Data Center	No Further Work
SUP2023-00006	Gainesville East Data Center	No Further Work
REZ2023-00003	WAWA on Route 28	No Further Work
SUP2023-00007	WAWA on Route 28	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Davis, Moser, Reddick

**MOTION CARRIED**

ATTEST:

  
Secretary to the Commission