



PLANNING COMMISSION RESOLUTION

MOTION:

February 7, 2024

SECOND:

Regular Meeting

Res. No. 24-xxx

RE:

**PROFFER AMENDMENT #REZ2023-00028, PARSONS BUSINESS PARK
COLES MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to amend the proffers associated with #REZ2018-00018 to allow an increase in the maximum height for data center buildings up to 80 feet, to change the base zoning designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications; and

WHEREAS, the subject ±90.88-acre property is located on the east/north side of Dumfries Road (Route 234), east of its intersection with Independent Hill Drive, southeast of the intersection of Dumfries Road (Route 234) and Six Towers Road, is currently addressed as 14237 and 14209 Dumfries Road, and is identified on County maps as GPINs 7891-69-0322 and 7892-40-6524, respectively; and

WHEREAS, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR), and is located within the Independent Hill Small Area Plan special planning area and partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan; and

WHEREAS, the site is currently zoned PBD, Planned Business District, is located within the Data Center Opportunity Zone Overlay District, and is partially located within the Route 234 (Dumfries Road) Highway Corridor Overlay District; 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 February 7, 2024, 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 #REZ2023-00028, Parsons Business Park, subject to the proffers dated January 25, 2024.

ATTACHMENT: Proffer Statement, dated January 25, 2024

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

Attest:

Oly Peña

Clerk to the Planning Commission

PROFFER STATEMENT

Owner & Applicant: Parson's Business Park, LLC

Properties:

GPIN 7891-69-0322 – 89.9962 Acres

GPIN 7892-40-6524 – 0.8803 Acres

Total 90.8765 Acres (collectively "Property")

Zoning: Planned Business District (PBD)

Magisterial District: Coles

Proffered Amendment: # REZ 2023-00028

Date: January 25, 2024

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 32-700.03 of the Zoning Ordinance of Prince William County (the "*Zoning Ordinance*"), Parson's Business Park, LLC, owner of Tax Map Parcels 7891-69-0322 and 7892-40-6524 (the "*Applicant*"), for itself and its successors and assigns, proffers that the development of the parcel under consideration and shown on the Tax Map as 7891-69-0322 and 7892-40-6524 (the "*Property*") shall be in substantial conformance with the following conditions (the "*Proffers*"), which supersede and replace the conditions approved by the Prince William Board of County Supervisors (the "*Board*") on October 8, 2019 (the "*Approved Proffers*"). In the event this application is not approved, these Proffers will immediately be null and void, and the Approved Proffers, together with any and all development conditions applicable to the Property, shall remain in full force and effect.

USES & SITE DEVELOPMENT

1. Master Zoning Plan: The Property shall be developed in substantial conformance with Master Zoning Plan (MZP) consisting of seven sheets (nine pages) and entitled "Parsons Business Park" prepared by Christopher Consultants, dated April 6, 2023, and revised through November 1, 2023. Land Bay 1 and Land Bay 3 shall be designated and may be used in accordance with the M-1, Heavy Industrial zoning district. Land Bay 2 shall be designated and may be used in accordance with the B-1, General Business, zoning district, or in accordance with Special Use Permit #2018-00025, or in accordance with the M-1, Heavy Industrial, zoning district. Land Bay 4 shall be designated and may be used in accordance with the M/T, Industrial/Transportation, zoning district.

2. Uses: The following uses shall be permitted on the Property as provided in the Zoning Districts in the Land Bays as stated in # 1 above: (a) uses permitted by-right, secondary uses, accessory uses, and/or uses allowed with a special use permit in the PBD, Planned Business District, zoning district, B-1, General Business, zoning district, M-1, Heavy Industrial District, zoning district, and M/T, Industrial/Transportation, zoning district and (b) uses permitted by modification by the Board under Zoning Ordinance Section 32-404.05.1 listed in these proffers including:

- a) Motorcycle sales, rental or lease, service or repair
- b) Motor vehicle parts, with service, motor vehicle repair
- c) Motor vehicle sales, rental or lease (limited)
- d) Motor vehicle sales, rental or lease (recreational)
- e) Motor vehicle service, retail; and
- f) Self-storage center.

The following uses shall be prohibited in any land bay:

- a) Ambulance service, commercial
- b) Animal Shelter
- c) Asphalt or concrete batch plant
- d) Coal, wood or lumber yards
- e) Commercial Bus Terminal
- f) Commercial Parking available to the general public on a daily or hourly basis for a fee
- g) Extraction of mineral resources and related industrial wholesaling operations including operation of crushers and sorting equipment customarily accessory thereto
- h) Feed and grain storage and distribution center
- i) Flea Market
- j) Heliport
- k) Manufacturing ceramics, pottery
- l) Motor Vehicle Auction
- m) Motor Vehicle Graveyard
- n) Photographic Processing Laboratory
- o) Publishing and Printing

- p) Radio or TV Broadcasting Station
- q) Railroad Freight Depot
- r) Railroad Passenger Station
- s) Range, shooting (indoor and outdoor)
- t) Sawmill
- u) Truck Wash; and
- v) Waterfront or maritime uses

The Applicant agrees that in addition to the prohibited uses cited immediately above, the following uses shall be prohibited if the principal building for the use is less than 300 feet from the centerline of Dumfries Road:

- a) Boat building and repair yard
- b) Building Materials & Sales Yard
- c) Company vehicle service facility
- d) Equipment storage yard, no trash or refuse removal service.
- e) Feed and grain storage and distribution center
- f) Outside storage covering more than 20% of the site.
- g) Marble/tile processing, cutting and polishing
- h) Moving and storage
- i) Recyclable and materials separation facility; and
- j) Sheet Metal Fabrication

TRANSPORTATION & INTERPARCEL ACCESS

3. The Applicant shall provide all necessary temporary construction and utility easements or storm drainage easements that will be needed by the Virginia Department of Transportation ("VDOT") or Prince William County (the "County") for the future construction project to expand Dumfries Road to a six-lane highway at no cost to the County/VDOT when requested by the County/VDOT.
4. The Applicant agrees to and shall construct and provide the following geometric roadway improvements as shown in the MZP and in accordance with the specifications and regulations of both VDOT and the County and subject to their approval:

- a. Dumfries Road at Independent Hill Drive/ Parsons Drive: The Applicant shall construct the following improvements as part the Phase A development as more particularly shown on Sheets 5A and 5B of the MZP. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Phase A:
 - i. Reconstruct the existing eastbound left turn bay on Dumfries Road to accommodate a 200-foot taper.
 - ii. Reconstruct the existing westbound left turn bay on Dumfries Road to accommodate a 200-foot taper.
 - iii. Extend the existing westbound right turn bay on Dumfries Road by 150 feet to accommodate a total of 260 feet of storage.
 - iv. Reconstruct the northbound approach on Independent Hill Drive to provide dual northbound left turn bays (325 feet of storage and 200 feet of taper) onto Dumfries Road and a shared northbound through-right lane.
 - v. Modify the existing signal to accommodate the geometric changes noted above.
- b. Entrance Improvements at Dumfries Road at Independent Hill Drive/ Parsons Drive: In the event Land Bay 2 is developed pursuant to SUP 2018-00025 or the B-1 zoning district with retail or similar uses, the Applicant shall construct a 200-foot right turn lane and 200-foot left turn lane, with 100-foot tapers, as more particularly shown on Sheet 7 of the MZP. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Land Bay 2 for such retail or similar use.
- c. Dumfries Road at Existing Right-in/Right-Out Entrance (Northwest of Independent Hill Drive): In the event Land Bay 2 is developed pursuant to the SUP or the B-1 zoning district with retail or similar uses, the Applicant shall construct an exclusive 150-foot westbound right turn bay on Dumfries Road with a 200-foot taper as more particularly shown on Sheet 5A. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Land Bay 2 for such retail or similar use.

- d. Dumfries Road at Parsons Drive (East of Independent Hill Drive): The Applicant shall construct the following improvements as part the Phase B development as more particularly shown on Sheets 5B and 5C of the MZP. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Phase B:
 - i. Construct an exclusive 400-foot eastbound left turn bay with a 200-foot taper.
 - ii. Construct an exclusive 400-foot westbound right turn bay with a 200-foot taper.
 - e. Dumfries Road at Bristow Road: The Applicant shall construct improvements at the intersection of Dumfries Road and Bristow Road to extend the existing westbound left turn bay on Dumfries Road by 200 feet with a 200-foot taper on Dumfries Road. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Phase B.
5. In the event that the Property (or a portion thereof) is developed with data center(s), the Applicant reserves the right to submit a technical memorandum (or other analysis as required by Prince William County Department of Transportation ("PWCDOT") and/or VDOT) to determine potential adjustments to the above transportation improvements as may be necessary to accommodate data center uses in lieu of the transportation improvements referenced in Proffer 4 above. Subject to approval by VDOT and/or PWCDOT, the Applicant shall construct, at its cost, those transportation improvements: (i) identified in the technical memorandum/analysis approved by PWCDOT and VDOT to accommodate the traffic generated by the data center use(s); and (ii) required in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"), as determined during final site plan review.
6. The Applicant shall make a monetary contribution to the Board in the amount of \$1,500 per acre to be used for transportation improvements in the Coles District. Said contribution shall be made at the time of final site plan approval for the first building in each phase of the project as such phase is identified on the MZP, based on the acreage reflected on such final site plan.

7. Subject to PWCDOT and VDOT approval, the Applicant shall install a signaled pedestrian head at the existing signalized intersection of Dumfries Road and Independent Hill Drive to allow pedestrians to safely cross Dumfries Road to Parsons Drive. The Applicant shall install the pedestrian head as part of its construction of the improvements shown on the Phase A Site Development Plan.
8. Subject to PWCDOT and VDOT approval, the Applicant shall construct a 6-foot asphalt sidewalk in the right of way, along Dumfries Road from Parsons Drive to Six Towers Road, as part of the Site Plan for the Convenience Store. The Applicant will provide any additional dedication of right of way necessary for this sidewalk as shown on the typical section on the MZP.
9. The Applicant agrees to prepare and shall submit to VDOT a Signal Justification Report ("SJR") for the intersection of Dumfries Road and Parsons Drive. The SJR shall be submitted upon request by the County and/or VDOT, which request may be made either prior to final site plan approval for the first phase of the project (i.e., before any development occurs) or at the time of full-build out (i.e., once all development is completed). The Applicant shall install any traffic regulatory devices, if required/approved by VDOT and warranted by the SJR.
10. Should a Truck Terminal be proposed and constructed on the Property, the truck traffic for the Distribution Center shall be restricted to non-peak times, as designated by the County or VDOT.
11. In the event (a) rezoning application #REZ2023-00005 is approved for the property identified as GPIN 7892-50-9839 (the "Abel Property") to permit development pursuant to the M/T zoning district, and (ii) the Abel Property is either included on a consolidated final site plan covering both the Property and the Abel Property (the "Consolidated Site Plan") or ownership of the Abel Property is consolidated with ownership of the Property to create a unified or coordinated development, then the Applicant shall include on the final site plan for Phase A (as shown on the MZP) and thereafter construct interparcel access between Phase A of the Property and the Abel Property to permit access to the Abel Property through the Property and without need to access Six Towers Road (the "Abel Connection"). The exact location and dimension of the Abel

Connection shall be shown on the Consolidated Site Plan or on the final site plan for Phase A of the Property, provided the consolidation/ownership requirements of this Proffer are met as of the date such final site plan is approved.

LANDSCAPING/SCREENING

12. Landscaping shall be provided in substantial conformance with these Proffers and the standards depicted on the Buffer Landscape Plan, MZP Sheet 6 of 7, in accordance with the DCSM, except as modified by these proffers, at the time of site plan approval. Compliance shall be reflected on each final site plan.
13. The landscaping shall be in substantial conformance with the PBD, Planned Business District as permitted by modification by the Board under Zoning Ordinance Section 32-404.04.7 to allow a 15-foot buffer along the Samskey property, GPIN 7891-77-2095, and the M-1 zoned Marumsco Equipment Corp. property, GPIN 7891-77-6696, no buffer adjacent to the Abel Property if the Abel Property is rezoned or developed for non-agricultural or non-residential use, the 35-foot HCOD Buffer along Dumfries Road, and no buffer along GPIN 7991-09-6721 (the "Landfill Property"). In addition to these modifications, the buffer between Land Bay 2 and Land Bay 4 shall only be installed if Land Bay 2 is developed as a B-1 use. If Land Bay 2 is developed as a B-1 use, then this buffer shall conform with the requirements of the DCSM Section 802.12 and Table 8-2. Compliance shall be reflected on each final site plan.
14. The Applicant agrees to and shall install street trees along any public or private streets within the Property as part of a cohesive planting scheme as identified in the Design Guidelines for Parson's Business Park. These plantings shall be made part of the site plan for those improvements. Plantings shall not be required along any public or private streets in the area of any Resource Protection Area (RPA) or intermittent stream crossing, in an effort to reduce the development envelope. Street trees shall be provided 40' on center on both sides of the street. Compliance shall be reflected on each final site plan.
15. The Applicant agrees to and shall provide a 35-foot landscaped buffer along the Property fronting Dumfries Road as shown on the MZP. In the event the Applicant develops the Property with one or more data centers adjacent to Dumfries Road, this buffer shall be expanded to 50 feet in width. This buffer shall only be interrupted by crossing utilities or entrances to the Property. The northern

portion of this buffer, as delineated on the MZP, shall be planted with 190 plant units per 100 linear feet of buffer, or 320 plant units per 100 linear feet of buffer in the case the buffer is expanded to 50 feet in width. The southern portion of this 35-foot buffer shall be undisturbed and all existing vegetation in the buffer shall be retained. Compliance shall be reflected on each final site plan.

16. The Applicant agrees to provide a 50-foot landscaped buffer along the Property boundary adjacent to any residentially zoned and/or used properties along and bordering Six Towers Road. In the event the Applicant develops the Property with one or more data centers adjacent to Six Towers Road, the Applicant agrees to provide a 100-foot buffer adjacent to the data center buildings with a minimum planting standard of 600 plant units per 100 linear feet. The preservation of existing forest cover is encouraged within this buffer area and may be used to satisfy buffer requirements in accordance with DCSM 802.12.E. This buffer shall only be interrupted by crossing utilities or entrances or roadways. Compliance shall be reflected on each final site plan.
17. The Applicant agrees to and shall screen all outside storage areas from view on all four sides, including right of ways as stipulated in the Design Guidelines. Compliance shall be reflected on each final site plan.

CULTURAL RESOURCES

18. The Applicant shall retain a qualified professional archaeologist to perform a Phase I archaeological investigation of the Property, as agreed to in a scope of work with the Prince William County Archaeologist. In the event the findings of the Phase I study indicate that sufficient further investigation is warranted to justify a Phase II investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II investigation in connection with said sites and resources to the extent that they are located on the Property. If recommended by the Phase II investigation, the Applicant shall additionally provide any necessary Phase III level study on the areas identified in the Phase II investigation to the extent that they are located on the Property. Artifacts recovered are to be donated to and curated with the County.

19. In the event any graves are discovered on the property, the Applicant agrees to and shall preserve and protect said graves in accordance with State and County laws, ordinances, regulations, and guidelines, including provisions for a pedestrian public access easement.
20. Curation – Within two (2) months of acceptance of final cultural resources report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the excavations on archaeology site #44PW2010. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County archaeologist prior to the issuance of any land disturbance permit for the project area.

COMMUNITY DESIGN

21. The Applicant agrees that the Property shall be developed in substantial conformance with the "Parson's Business Park, LLC Properties Design Guidelines" (the "Design Guidelines") which are hereby made part of this project and dated November 6, 2023. Should the standards of these Proffers conflict with any standards of the Design Guidelines, the standards of these Proffers shall control development of the Property.
22. The maximum height of any building used as a data center shall be 80 feet, and the maximum height of any building used for other purposes shall be 60 feet, provided that each building is set back a minimum of 20 feet plus one foot in height above 45 feet for each foot from the Property line.
23. The Applicant may provide a Gateway Entrance monument sign at both or either main entrances to Dumfries Road, in general conformance with the illustrative graphic dated September 30, 2019, and previously approved by the Board on October 8, 2019, subject to sign permit approval.

24. The Applicant agrees to and shall provide enhanced architectural facades on buildings fronting on Dumfries Road as identified in the Design Guidelines.
25. Self-illuminated signs within Land Bay 1 shall only remain on while each business is operational.
26. In the event the Applicant develops the Property with one or more data center buildings, the Applicant agrees that rooftop mechanical equipment located on data center buildings that front on or have unobstructed, direct line of sight from the Dumfries Road right-of-way, or adjacent agriculturally or residentially zoned properties (other than the County Landfill Property or the Abel Property, identified as GPIN 7892-50-9839) shall be fully screened or enclosed to minimize visibility from such areas in accordance with Section 32-509.02(4)(B) of the Zoning Ordinance. Rooftop mechanical equipment not meeting the above criteria will not be required to be separately screened.
27. The Applicant agrees that any ground level mechanical equipment serving one or more data centers that is located so as to front on or have unobstructed, direct line of sight from the Dumfries Road right-of-way, or adjacent agriculturally or residentially zoned areas (other than the County Landfill Property or the Abel Property, identified as GPIN 7892-50-9839), shall be screened in accordance with Section 32-509.02(4)(B) of the Zoning Ordinance by a visually solid/opaque fence, screen wall or panel, or other screening technique and constructed with materials and colors compatible with those used in the exterior construction of the principal building. Ground-level equipment not meeting the above criteria or otherwise screened by a principal building, topography, or vegetation shall not be required to be separately screened.
28. The Applicant agrees that any dumpsters that are visible from public road rights-of-way or surrounding properties (other than the County Landfill Property) shall be screened using materials that are architecturally compatible with the building(s) they serve.
29. Irrespective of the requirements of Zoning Ordinance Section 32-509.02(4)(D), the Applicant may separately fence data center buildings and may employ additional security measures such as, but not limited to, the use of surveillance cameras, inspection lanes, guard houses and similar facilities. The design of any

security fence may include black aluminum/steel or other metal no higher than ten feet (10') in height, provided that untreated chain link fencing or barbed wire fencing is prohibited along public and private street frontages. The Applicant reserves the right to use lesser materials for areas of any security fence that are not along a building's street frontage or otherwise visible from the Dumfries Road rights-of-way. Security fencing shall not be located within any required buffer yards.

30. The Applicant agrees that all freestanding parking lot lights shall have a maximum height of thirty feet (30') and shall have shielded cut-off fixtures that direct light downward and inward. In addition, all building-mounted lighting, if any, shall be cut-off fixtures directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-way, but allow sufficient lighting for security and safety purposes.

31. Noise Attenuation.

- a. Noise Levels. Any noise which emanates from any operation, activity, or source related to a data center 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. 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 a.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. Such levels shall be measured at locations outside the Property boundary on any land used for residential use. 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.

- b. Emergency Operations. Emergency operations shall not be subject to the limitations outlined in Proffer 31.a above. For the purposes of this section, the term “emergency” means 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. The timeline for emergency operations shall meet Virginia’s Department of Environmental Quality’s provisions or other relevant federal regulations, as applicable.

ENVIRONMENT

32. The Applicant agrees to and shall construct one or more Stormwater Management facilities for the property that will include Best Management Practices (BMPs). These facilities shall be designed in accordance with the DCSM.
33. The Applicant shall make a monetary contribution to the Board in the amount of \$75.00 per acre for water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid as a condition of final site plan approval.
34. In the event auto or equipment repair uses or outside storage of heavy, fuel operated equipment are established on the Property, the Applicant shall provide a water quality inlet or other water quality device of a type and in a location reasonably acceptable to the Department of Public Works, Watershed Management Division, in order to pre-treat runoff from such areas. Compliance shall be demonstrated on each final site plan.
35. 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, sandy clay loam, or loamy sand. 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.

36. The requirement of DCSM 802.20-21 for a minimum of 10% tree canopy shall be met with each individual parcel as part of the site plan and shall be reflected on each final site plan.
37. An undisturbed buffer shall be provided surrounding the intermittent stream above the RPA leading to Dumfries Road. This will be a 25 feet undisturbed buffer on each side of the stream except for utility and storm drainage outfalls and allowing for one 24-foot-wide travelway crossing. Compliance shall be reflected on each final site plan.
38. The Applicant shall conduct any land disturbances within the RPA and outside of the Limits of Disturbance (LOD) pursuant to Sections 740 through 742 of the DCSM. With regard to road crossings and the installation of utilities within the Resource Protection Area (RPA) as permitted by the DCSM, the Applicant may construct one two-lane roadway and install wet and dry utilities, such as water/sewer lines, natural gas lines, fiber optic and telephone transmission lines, underground telecommunication and cable television lines, within the RPA and outside of the LOD in accordance with the standards of the DCSM. The Applicant shall design any road crossings to be perpendicular to the RPA and to minimize disruption of such land disturbances outside of the LOD, to the greatest extent practicable.
39. In the event the Applicant develops the Property with one or more data centers, the Applicant shall not use groundwater, surface water withdrawals, or surface water discharges to cool data center buildings on the Property.

FIRE & RESCUE

40. The Applicant shall make a monetary contribution to the Board in the amount of \$0.61 per square foot of gross floor area of all buildings constructed on the

Property for fire and rescue purposes. Said contribution shall be paid at the time of issuance of each building permit.

41. In connection with the submission of a site plan for a use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office for approval 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. In no event, will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required prior to final site plan approval.

WATER & SEWER

42. The Property shall be served by public sewer and water and extend public facilities to and throughout the Property at the Applicant's expense, in accordance with the Service Authority's Utility Standards Manual (USM).

43. There shall be no wells drilled on the Property for potable or irrigation purposes.

ESCALATOR

44. In the event the monetary contributions set forth in this Proffer Statement are paid to the Board within eighteen (18) months after final approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following final approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of five percent (5%) per year, non-compounded.

MISCELLANEOUS

45. Any electric substation to be installed on the Property shall require a Public Facility Review (PFR) in accordance with Virginia Code Ann. Section 15.2-2232 and Zoning Ordinance Section 32-201.11.2. Provided that a separate PFR is approved for any such electric substation, no amendment to the MZP or these Proffers shall be required to accommodate or construct the approved substation.

WAIVERS/MODIFICATIONS

Pursuant to Section 32-404.05 and 32-404.04.7 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of the following:

46. Modification/Waiver of Section 32-404.03.2 to allow the following uses: Motorcycle sales, rental or lease, service or repair, Motor vehicle parts, with service, motor vehicle repair, motor vehicle sales, rental or lease (limited), Motor vehicle sales, rental or lease (recreational), Motor vehicle service, retail, Motor vehicle service, retail, and self-storage center.
47. Modification/Waiver of Section 32-404.04.5 to allow a 15-foot buffer along the planned residential Samskey property, identified as GPIN 7891-77-2095, and the M-1 Zoned Marumsco Equipment Corp. property, identified as GPIN 7891-77-6696, the 35-foot Buffer along Dumfries Road, no buffer adjacent to the Abel Property if the Abel Property is rezoned or developed for non-agricultural or non-residential use, and no buffer along the County Landfill Property. In addition to these modifications/waivers, the buffer between Land Bay 2 and Land Bay 4 is waived as the uses are of a compatible nature.

Owner:

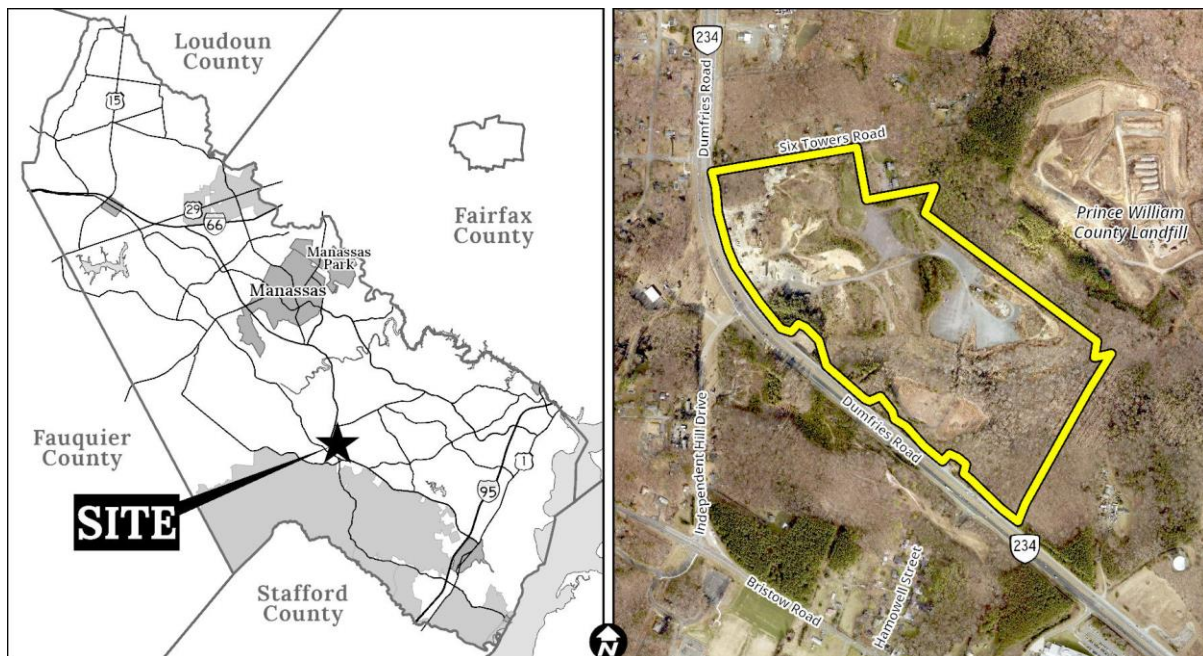
Date:



STAFF REPORT

PC Meeting Date:	February 7, 2024
Agenda Title:	Proffer Amendment #REZ2023-00028, Parsons Business Park PRA
District Impact:	Coles Magisterial District
Requested Action:	Recommend Approval of Proffer Amendment #REZ2023-00028, Parsons Business Park, subject to the proffers dated January 25, 2024
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY



This is a request to amend the proffers associated with #REZ2018-00018 to allow an increase in the maximum height for data center buildings up to 80 feet, to change the base zoning designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications. The ±90.88-acre property is located on the east/north side of Dumfries Road (Route 234), east of its intersection with Independent Hill Drive, and southeast of the intersection of Dumfries Road (Route 234) and Six Towers Road.

Staff recommends that the Planning Commission recommend approval of Proffer Amendment #REZ2023-00028, Parsons Business Park, subject to the proffers dated January 25, 2024.

BACKGROUND

- A. Request: To request to amend the proffers associated with #REZ2018-00018 to allow an increase in the maximum height for data center buildings up to 80 feet, to change the base zoning designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications.

	Provided with PBD Zoning District; M-1, M/T, and B-1 implementing designations (as currently proffered)	Proposed with Proffer Amendment; PBD Zoning District; M-1, M/T, and B-1/M-1 implementing designations
Project Area	±90.88 acres	±90.88 acres
Land Bays	PBD zoning (4 land bays) Land Bay 1 = M-1 designation Land Bay 2 (SUP site for Sheetz) = B-1 designation; Land Bay 3 = M-1 designation Land Bay 4 = M/T designation	PBD zoning (4 land bays) Land Bay 1 = M-1 designation <u>Land Bay 2 (SUP site for Sheetz or other industrial use)</u> <u>(B-1/M-1 designation;</u> Land Bay 3 = M-1 designation Land Bay 4 = M/T designation
Floor Area Ratio (FAR)	Up to 0.40 in B-1 designation Up to 0.50 in M-1 designation Up to 0.75 in M/T designation	Up to 0.40 in B-1 designation Up to 0.50 in M-1 designation Up to 0.75 in M/T designation
Landscaping & Buffers	In accordance with MZP; (modified and/or waived) 50-foot buffer along northern property line; 35-foot HCOD buffer along Dumfries Road (modified); 10-foot strip for internal roads; 15-foot strip along northern/rear side of Land Bay 2 (SUP site – Sheetz); 15-foot buffer along southern property line; No buffer against landfill	In accordance with MZP; (modified and/or waived) 50-foot buffer along northern property line <u>and 100-foot</u> <u>buffer if data center uses;</u> 35-foot HCOD buffer along Dumfries Road <u>and 50-foot</u> <u>buffer if data center uses;</u> 10-foot strip for internal roads; 15-foot strip along northern/rear side of Land Bay 2 (SUP site – Sheetz); 15-foot buffer along southern property line; No buffer against landfill

	Provided with PBD Zoning District; M-1, M/T, and B-1 implementing designations (as currently proffered)	Proposed with Proffer Amendment; PBD Zoning District; M-1, M/T, and B-1/M-1 implementing designations
Maximum Building Height	Up to 45 feet for entire property; Up to 60 feet in Land Bay 3 only, for M-1 designation	<u>Up to 80 feet for data center buildings, and 60 feet maximum height of any other building(s)</u>

- B. Site Location: The subject ±90.88-acre property is located on the east/north side of Dumfries Road (Route 234), east of its intersection with Independent Hill Drive, and southeast of the intersection of Dumfries Road (Route 234) and Six Towers Road. The site currently addressed as 14237 and 14209 Dumfries Road, and is identified on County maps as GPINs 7891-69-0322 and 7892-40-6524, respectively.
- C. Comprehensive Plan: The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR), and is located within the Independent Hill Small Area Plan special planning area and partially located within the Environmental Resource Protection Overlay.
- D. Zoning: The ±90.88-acre property is currently zoned PBD, Planned Business District, is located within the Data Center Opportunity Zone Overlay District, Agritourism and Arts Overlay District, and is partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District.
- E. Surrounding Land Uses: The overall area is characterized as a transitional, open corridor between semi-rural residential and light to heavy industrial-type land uses. To the north of the subject property and across Six Towers Road is existing single-family detached residential development, partially undeveloped land, and the Colgan High School property. South of the site and across Dumfries Road (Route 234) and southeast of the Independent Hill Drive intersection is undeveloped/vacant land that has been approved for a planned mixed residential development, to be known as Independent Hill/Parsons South. The County Landfill Complex is located to the east and northeast, along with vacant land and the future site of Wolf Run Industrial development. To the west and across Dumfries Road (Route 234) is existing single-family detached and semi-rural type residential development.
- F. Background & Context: The Applicant (Parsons Business Park, LLC) currently owns the subject ±90.88-acre property. Before 2019, over half of the subject property was regulated by #SUP2000-0003, Parsons Farm, which was for a garden center and landscaping service operation. The property was used for the sale of mulch, topsoil, fill dirt, wood chips, and other landscape materials. In 2019, the Property was

rezoned to PBD, Planned Business District, to develop as an industrial/business park with a variety of related uses (#REZ2018-00018). Concurrently with #REZ2018-00018, a special use permit request (#SUP2018-00025) was also approved to allow a motor vehicle fuel station (retail), including quick service food store with restaurant, car wash (self-service) facility, and associated signage modifications on ±3.87-acre site, which is located at the northwestern portion of the current project site. The site has not been redeveloped since approval of #REZ2018-00018 and #SUP2018-00025.

The project site is located within the Data Center Opportunity Zone Overlay District, which permits and promotes the development of data centers within areas of the County with existing infrastructure that could adequately support the proposed use. The Applicant now seeks additional flexibility to accommodate different users that have expressed interest in the property – including data centers.

This current request is to amend the proffers associated with #REZ2018-00018 to allow an increase in the maximum height for data center buildings up to 80 feet, to change the base zoning designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications. The approved #SUP2018-00025 remains a viable use option in Land Bay 2, but with the expanded option to also have heavy industrial (M-1) uses.

Furthermore, the Applicant is intending to provide land uses that are harmonious with #REZ2018-00018 and further accomplish the goals of the PBD zoning district, Data Center Opportunity Zone Overlay District and Independent Hill Small Area Plan. This proposal makes necessary modifications to accommodate data centers and industrial uses – two uses that are explicitly encouraged for this location.

STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment #REZ2023-00028, Parsons Business Park, subject to the proffers dated January 25, 2024, for the following reasons:

- As proffered, the proposed site layout as a planned development, access improvements, landscape screening, use restrictions, mitigation contingencies, setback provisions, and design standards offers development flexibility for an industrial business park with appropriate transition to surrounding uses in the area context.
- The proposal will facilitate enhanced options to deliver 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 through various end users.

- The site is located within the Data Center Opportunity Zone Overlay District, which encourages such data center uses. Through this proposal, enhanced mitigation measures are being proposed to ensure such data center development is context sensitive.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the adopted Comprehensive Plan, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR) and is partially located within the Environmental Resource Protection Overlay. The Property is also located within the boundary of the Independent Hill Small Area Plan, which was adopted in 2021 since it was initially rezoned. The Independent Hill Small Area Plan supports the existing and proposed industrial use of the Property.

Level of Service (LOS): The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated January 25, 2024, as follows:

Water Quality	\$75.00 per acre	\$75.00 for ±90.88 acres (project area)	\$6,816.00
Fire & Rescue	\$0.61 per SF of new building area	Total potential building area = Land Bay 1, 2, 3 (up to 0.50 FAR) 84,724 SF + 84,289 SF + 512,266 SF = 681,279 SF Land Bay 4 (up to 0.75 FAR) = 1,947,132 SF <u>2,628,411 SF</u> total square foot for all new buildings 2,628,411 * 0.61 = <u>\$1,603,331</u>	\$1,603,331.00
Transportation	\$1,500.00 per acre	±90.88 acres	\$136,320.00
TOTAL \$			\$1,746,467.00

Community Input

Notice of the rezoning/proffer amendment application has been transmitted to property owners within 1,320 feet of the site, due to the requested building height increase. The below summary list provides community outreach efforts and key meeting dates that were conducted by the Applicant over the history of this project.

- Community Meeting on August 30, 2023 at Benton Middle School
- Mid County Civic Association of Prince William (MIDCO) Meeting on November 16, 2023

As of the date of this staff report, the Planning Office has received three (3) emails in opposition and one (1) in support of the proposal.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If this proffer amendment request is approved, the site could be developed with the option for an increase in the allowable maximum height for data center buildings up to 80 feet, a change in the base zoning designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications. The approved #SUP2018-00025 will remain a viable use option in Land Bay 2, but with the expanded option to also have heavy industrial (M-1) uses. In the event the proposal is not approved, the site can be developed as currently proffered and conditioned, as per #REZ2018-00018 and #SUP2018-00025, respectively. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until May 7, 2024, which is 90 days from the first public hearing date, to take action on this proffer amendment/rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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ATTACHMENTS

Staff Analysis
Summary Comparison/Redline Mark-up of Proffers
Master Zoning Plan (MZP)
Environmental Constraints Analysis (ECA) Map
Conceptual Gateway / Entry Feature
Design Guidelines – Parsons Business Park
Historical Commission Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

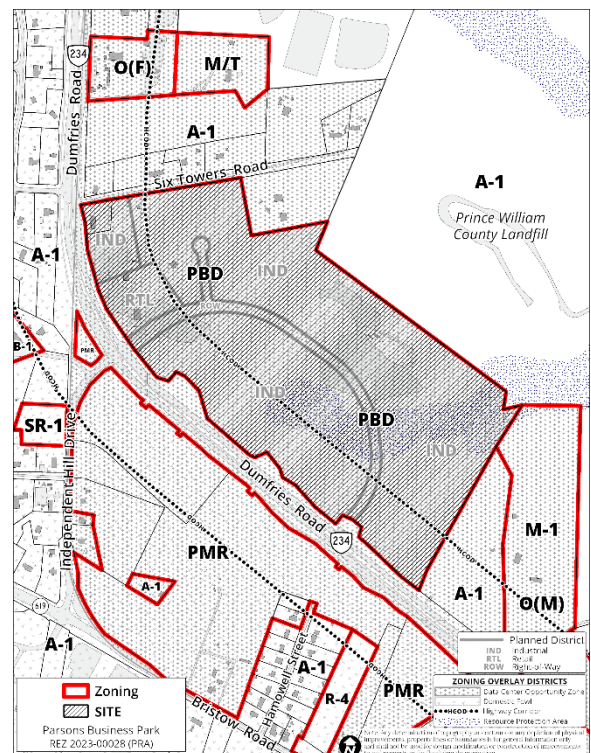
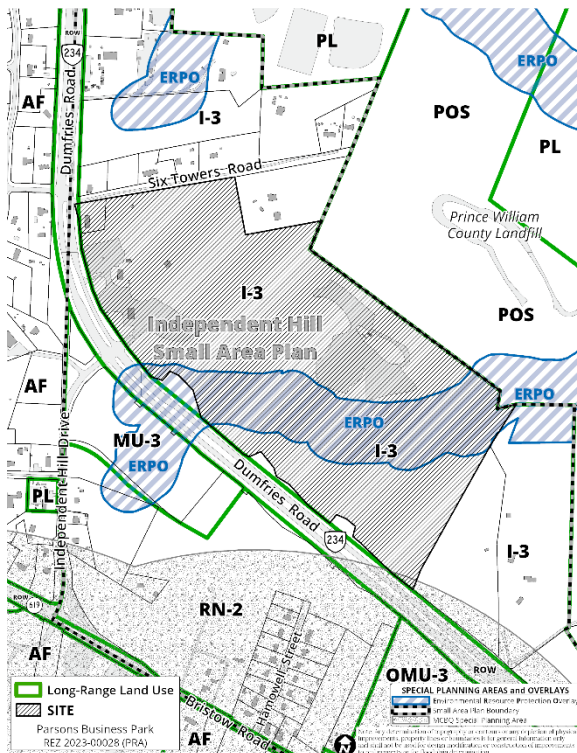
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	No
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Across Six Towers Road; Semi-rural type single-family detached residential development and partially undeveloped land; Land planned for industrial uses; Colgan High School property.	I-3	A-1
South	South of the site and across Dumfries Road (Route 234) and southeast of the Independent Hill Drive intersection; Undeveloped/vacant land approved for planned mixed residential development (Independent Hill Village).	ROW; MU-3; RN-2	A-1; PMR
East	County Landfill Complex; Open space along with vacant land and future site of Wolf Run Industrial development.	POS; I-3; PL	A-1; M-1
West	Across Dumfries Road (Route 234); Single-family detached and semi-rural type residential development.	ROW; AF	A-1



Long-Range Land Use Plan Analysis

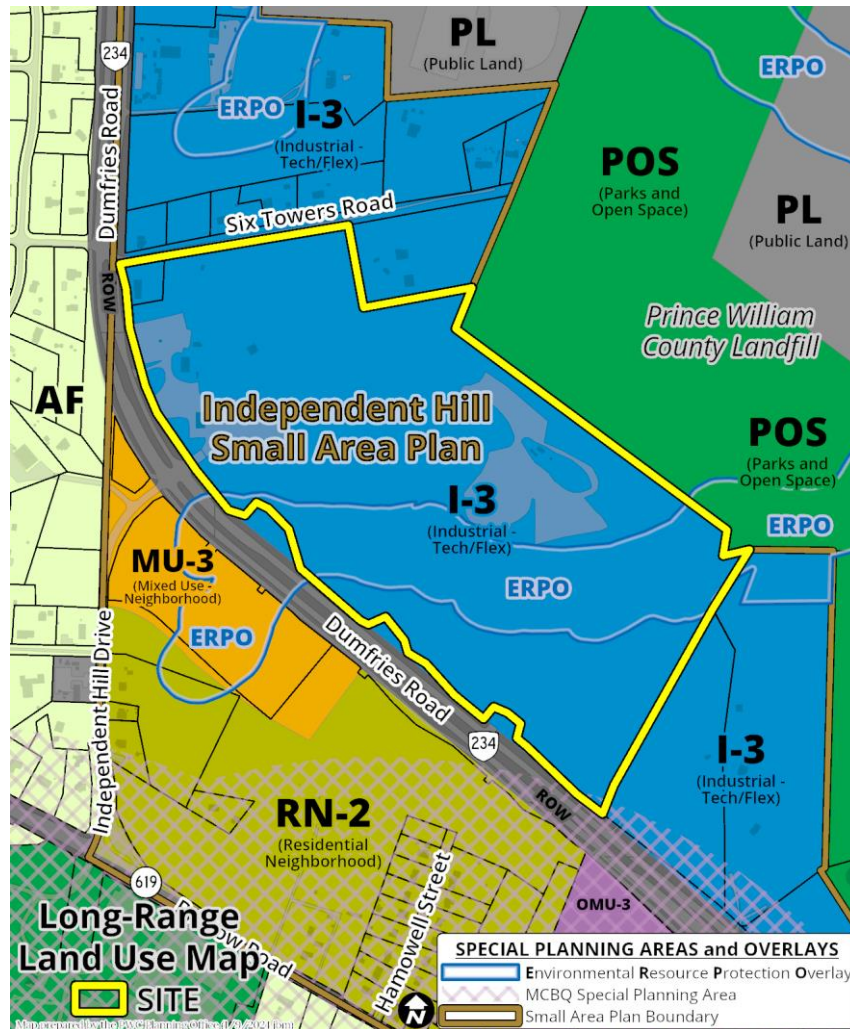
Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that 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.

The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR), and is located within the Independent Hill Small Area Plan special planning area, where the site is intended for industrial type uses. It is also partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan.

Long-Range Land Use Map Designation	Intended Uses and Densities
Industrial (I-3) (Technology/Flex)	<p>The purpose of the Industrial classification is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in the I, T-3 classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Within an I, T-3 designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the I, T-3 project, and adjacent areas designated or developed for different uses.</p> <p>T-3 Transect recommends a range of 0.23 to 0.57 floor area ratio (FAR). Targeted building height in T-3 is 3 to 5 stories. Data centers are among the appropriate primary uses.</p>

<p>ERPO, Environmental Resources Protection Overlay</p>	<p><u>Environmental Resources Protection Overlay (ERPO)</u> includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency ("FEMA"), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas ("RPAs") as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.</p>
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The below graphic is extracted from the land use designation map as it relates to the project area. The subject site is outlined in yellow highlight, on the next page.



Land Use Mix Analysis

As per the Comprehensive Plan, the site is currently designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR, and is partially located within the ERPO, Environmental Resource Protection Overlay, in the Comprehensive Plan.

T-3 Transect recommends a range of 0.23 to 0.57 floor area ratio (FAR). Targeted building height in T-3 is 3 to 5 stories and the minimum open space requirement is 30%. Data centers are among the appropriate primary uses.

The targeted mix of uses within I-3 areas is as follows:

- Residential = 0%
- Nonresidential = 95% - 100%
- Civic = 0 - 5%

This proposal is amending the proffers associated with #REZ2018-00018 to allow an increase in the maximum height for data center buildings up to 80 feet, to change the base zoning designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications. The approved #SUP2018-00025 remains a viable use option in Land Bay 2, but with the expanded option to also have heavy industrial (M-1) uses. The subject proposal provides for more flexibility for end users, and with increased height and mitigating provisions to accommodate the option for data center end users. This subject proposal makes necessary modifications to accommodate both data centers and industrial uses – two uses that are specifically encouraged for this property by the Comprehensive Plan.

Based on the above breakdown, the proposal is consistent with the recommended use/mix/density ranges and policy intent of the I-3 use designation, and is implementing the overall mixture of uses that is envisioned within this area.

Proposal's Strength

- Master Zoning Plan (MZIP): Through the proposed PBD zoning district, an MZIP has been submitted to provide an overall layout for four (4) specific land bays with an assemblage of potential buildings, enhanced design options for data center facilities, access road improvements, landscaping, and intended to create a coordinated development. Through the proffers and associated modifications/waivers, flexibility is being granted, which will allow for such a business/industrial park to be developed. The development is proffered to be in substantial conformance with the MZIP.
- Land Use & Zoning Compatibility: The current PBD zoning can implement the intent of the I-3, Technology/Flex Industrial, land use designation within the Comprehensive Plan. Specific details on the uses, land bay use designations of M-1, B-1/M-1, and M/T, and site layout and design elements will be delivered through the MZIP and proffers.
- Use Limitations, as Proffered: In the latest version of the proffers, overall prohibited uses are being offered for all land bays.
- Enhanced Setbacks for Uses: In order to keep more intense uses at the project core, the Applicant is proffering most intense uses to be located more than 300 feet from the Dumfries Road (Route 234) right-of-way.
 - Furthermore, any data centers shall be limited to a height of 80 feet, and the maximum height of any building used for other purposes shall be 60 feet, provided that each building is set back a minimum of 20 feet plus one foot in height above 45 feet for each foot from the property line.

Proposal's Weaknesses

- None identified.

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

Community Design Plan Analysis

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

As proposed, enhanced perimeter buffering and setback provisions are proposed to offset the height and massing impacts of data centers. Further enhancements have also been made to the Design Guidelines for the Parsons Business Park to accommodate and provide greater architectural quality, aesthetics, screening, and noise abatement for such data center use options.

Height Modification Request

As proposed, the Applicant agrees the maximum height of any building used as a data center shall be 80 feet, and that the maximum height of any building used for other purposes shall be 60 feet. In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a proffered rezoning or special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

1. For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; for a Special Use Permit application, the maximum height shall be made a condition of approval of the application; and

Response: The Applicant is requesting a maximum structure height for data center buildings not to exceed 80 feet, which does not include any rooftop mechanical equipment and rooftop screening walls.

2. The Board of County Supervisors shall be satisfied that approval of a proffer or Special Use Permit is a more appropriate course than a rezoning to a classification permitting the height requested; and

Response: The property is currently zoned PBD, Planned Business District, and the Applicant is seeking a height modification being requested for data centers of up to 80 feet, and all other uses of up to 60 feet.

3. The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and

Response: The Applicant's request for additional height will be in keeping with the area context and is part of a coordinated design and site layout with setback provisions. Because the Applicant is providing buffering areas between the proposed development area of the Property and the adjacent properties, and due to its proximity to the County Landfill, the

height will not adversely impact adjacent or nearby properties. In addition, the Applicant has proffered to limit the building height for data center uses of up to 80 feet and 60 feet for other industrial uses, which is in response to the underlying policy intent of the Independent Hill Small Area Plan. Such overall building height is also less than what could typically be allowed within heavy industrial use/zoned areas.

4. The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire; and

Response: The Applicant will need to coordinate with the Fire Marshal Office to discuss the proposed building height for the project. The Applicant will continue to work with the Fire Marshal Office as part of this application process and/or site plan review to obtain all needed written certifications. No impacts are anticipated, but this will be addressed and confirmed during the site plan review process.

5. All other requirements of this chapter for a conditional rezoning or Special Use Permit have been met; and

Response: The Applicant has met all other requirements of this chapter for the rezoning/proffer amendment request.

6. The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

Response: The Applicant will need to reach out to the Manassas Regional Airport to reassess and confirm if there are any impacts. No impacts are anticipated, but this will be addressed and confirmed during the site plan review process.

Proposal's Strengths

- Preservation of Existing Onsite Landscaping Along Frontage: To address previous staff concerns on the need for greater landscape buffering/screening along the site frontage, the Applicant is now proposing a 35-foot undisturbed buffer along the eastern half of the site frontage along Dumfries Road. This will allow for many of the intact/existing trees to be preserved along the frontage, and thus provide more substantial buffering and will help to better screen the site.
- Enhanced Design Guidelines: The site will be developed in accordance with the Development Guidelines, as adopted with the proffer amendment/rezoning request. These guidelines cover in detail the architectural features, building style, lighting, signage, and landscaping required for the development of Parsons Business Park, while ensuring the individual parcels will be developed to a quality standard. With this current request, the

adopted guidelines for Parsons Business Park have been enhanced and expanded to include more robust design standards and policy guidance for data center use options.

- As proffered, the Property shall be developed in substantial conformance with the "Parson's Business Park, LLC Properties Design Guidelines", which are hereby made an integral part of this project and dated November 6, 2023.
- Gateway Entrance Feature / Sign: As proffered by the Applicant, a "Gateway Entry" monument sign(s) feature will be provided at both main entrances off Dumfries Road. The provision to provide such gateway features will create a sense of identify/branding for the development, while providing an aesthetically pleasing amenity.
- Limited Building Height & Setback Provision: As proffered, the maximum height of any building used as a data center shall be 80 feet, and the maximum height of any building used for other purposes shall be 60 feet, provided that each building is set back a minimum of 20 feet plus one foot in height above 45 feet for each foot from the property line.
- Screening Commitment Around Outdoor Storage: As proffered, the Applicant agrees to screen all outside storage areas from view on all four sides, including rights-of-way, as stipulated in the Design Guidelines.
- Data Center Design Mitigation Measures:
 - Screening of Mechanical Equipment: As proffered, ground level mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
 - Mitigation for Noise Producing Equipment: Noise mitigation will be provided in the form of a solid architectural wall or screen to prevent noise from travelling across property lines and disrupting abutting residential uses.
 - Irrespective of the Zoning Ordinance requirements, the Applicant may separately fence data center buildings and may employ additional security measures such as, but not limited to, the use of surveillance cameras, inspection lanes, guard houses, and similar facilities. The design of any security fence may include black aluminum/steel or other metal no higher than 10 feet in height, provided that untreated chain link fencing or barbed wire fencing is prohibited along public and private street frontages.

Proposal's Weaknesses

- Minimal Dumfries Road Buffer Enhancements: While the frontage landscaping exceeds the baseline minimum Highway Corridor Overlay District (HCOD) buffering requirements, the Applicant is requesting to modify the PBD zoning requirement for such buffering. In lieu of the required 50-foot HCOD buffer, the application includes a 35-foot HCOD buffer along the

frontage (variable as disturbed and undisturbed). As such, in lieu of the required 50-foot buffer, the application proposes a variable 35-foot HCOD buffer along the frontage.

- As proffered, in the event the Applicant develops the Property with one or more data centers fronting Dumfries Road, the landscape buffer will be expanded to 50 feet in width. Considering the overall new potential massing and height impacts for data centers, staff feels that such 50-foot buffer would still be inadequate to screen and visually moderate the impact of the building(s). Therefore, staff requested that the data center development option buffering along Dumfries Road be increased to 75 feet. The Applicant is not willing to increase the landscape buffering for data centers if they are developed on the site.
- It is important to note that a larger data center facility/campus is very different than the previously proffered lower-rise industrial/business/office flex type of park. With the increased massing/scaling impact of data centers, going from 35 feet to 50 is minimal – and thus 75 feet is more appropriate to provide an effective buffer.
- Lack of Layout & Site Details: There are no specific site layout details provided with this proposal. Aside from access provisions, layout, height, and siting contingencies for buildings and landscape buffering, staff has no other details on the building(s), mechanical equipment, drive aisles, parking, and internal circulation network. As such, this greatly limits staff's ability to effectively analyze this site and evaluate any deviation from development standards.

On balance, this application is found to be consistent 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.

With the previous rezoning application (#REZ2018-00018), both a Phase IA and Phase IB Archeological Survey were completed with a recommendation of no further work, with the County Archaeologist concurring.

The Historical Commission reviewed this proposal at its September 12, 2023 meeting, and recommended “no further work”. A resolution is attached at the end of this staff report. The Applicant is retaining the previous commitments and has proffered for curation and preservation.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its September 12, 2023 meeting and determined that no further work was needed. The County Archaeologist concurs.
- Curation & Phase I/II Contingency: As proffered, the Applicant shall retain a qualified professional archaeologist to perform a Phase I archaeological investigation of the property, as agreed with the scope of work with the County Archeologist. In the event the findings of the Phase I study indicate that sufficient further investigation is warranted, additional studies may be necessary. These commitments remain intact from #REZ2018-00018.

Proposal's Weaknesses

- None identified.

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

Economic Development Analysis

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 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. This proposal will deliver a planned business/industrial park, which will allow a wide range of business types and end users.

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.

On balance, this application is found to be consistent with the relevant components of the Economic Development 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 ±91-acre site is mixture of heavily disturbed areas, Resource Protection Area (RPA), jurisdictional wetlands, open field areas, and young forests. The chart below provides the environmental resource characteristics for the project site:

SUBWATERSHED:	Powells Creek subshed 705
TOTAL SITE AREA / ER AREA:	91 acres / approx. 34 acres
TREE SAVE AREA:	unknown
UNDISTURBED AREA:	unknown
IMPERVIOUS / PERVIOUS:	unknown
AREA OF DISTURBANCE:	unknown
RARE, THREATENED, AND ENDANGERED SPECIES:	None

SOILS:

No.	Soils name	Slope	Soil category	Erodibility
10B	Buckhall loam	2-7%	I	Moderate
19B	Eliok loam	2-7%	I	Moderate
21B	Fairfax loam	2-7%	I	Moderate
23D	Gaila sandy loam	15-25%	I	Severe
27A	Hatboro-Codorus complex	0-2%	III	Slight
29B	Hoadly loam	2-7%	II	Moderate
38B	Meadowville loam	0-5%	III	Moderate
41B	Neabsco loam	0-7%	III	moderate

While most of this site consists of disturbed soils, resulting from the existing landscaping and various industrial uses, there is substantial medium-aged hardwood forest and wetlands over the southern portion of the site, and a perennial stream that bisects the rezoning area. The intermittent

channel in the forested southern portion of the site is of very good quality and has a well-established bed and bank.

This proposal retains the previous environmental commitments and with the latest proffers provides necessary flexibility for the potential location of the stream crossing. A new proffer has been added to ensure that this area will not be disturbed and establishes a maximum width for the stream travelway crossing of up to 24 feet.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±90.88 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

- Onsite Tree Preservation: Based on the latest submission, the Applicant is proposing to preserve more onsite trees along the eastern portion of the frontage along Dumfries Road. This helps to save existing vegetation along the frontage, which is favorable.
- Commitment to Onsite Soil Amendment & Improvement: 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.

Proposal's Weaknesses

- Extensive Limits Clearing & Grading: The Applicant proposes to clear most of the site, including a portion of the required perimeter buffers and intact vegetated areas, which is inconsistent with current policy.
 - Staff recommends in areas where there is existing good quality hardwood forest (such as the frontage), the northwestern property lines and the eastern property line), the Applicant should preserve such trees. Although the extent of impacts has been reduced over the review timeline of this project, staff requests that further consideration be given to minimize impacts to this additional stream and wetland features, especially east of the access road and south of the RPA.
- Insufficient Buffer Along Intermittent Stream: There is an intermittent stream channel in the forested southern/southeastern portion of the site, which is of very good quality and has a well-established bed and bank. This stream channel scored high (23.5 points) in the Perennial Flow Determination (PFD), and is currently protected by native hardwood forest. The Applicant proposes a 25-foot buffer on each side of the intermittent stream above the

RPA. For higher-order intermittent streams, the standard and preferred level of protection is a 50-foot preservation area on each side of the stream. As such, staff recommends the Applicant commit to preserving a minimum 50-foot-wide undisturbed buffer on each side of this stream feature.

- Potential for Additional Impacts from Electric Substations: The addition of data centers to the site will likely require the addition of major transmission lines to serve the site and at least one substation. Staff requested the MZP show where the substation(s) will be sited and commit in the proffers to locate the substation(s) and utilities out of the RPA, preserve intermittent stream corridor and buffers, while allowing only for a minimal/direct crossing.
 - Although there is a proffer (Proffer #45) that specifies that any electric substation shall require a Public Facility Review (PFR) through the Planning Office, there are no overall provisions for siting such infrastructure to minimize/avoid impacts to the RPA, preserved intermittent stream corridor, and buffers. There should be more of a proactive design approach to locating electric substations to minimize new impacts. While staff acknowledges the need for flexibility and options for various development scenarios, such siting and design provisions should be included in the proffers.

On balance, this application is found to be inconsistent 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 # 6 (Coles). The site is within a 4.0-minute travel time for fire and basic life support and within 8.0-minute travel time for advanced life support. In FY2023, Fire/Rescue Station 6 responded to 1,479 incidents, while the workload capacity is 6,000 incidents per year.

Fire lanes will be addressed at the time of site plan submission. The specific needs for each end user/tenant within the proposed business/industrial park will be contingent upon the type of business or use, which be addressed on a case-by-case basis.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61 per square foot (SF) of building area, which is based on up to 2,628,411 total square feet (SF) for all new buildings (based on the potential FAR for the zoning/use designations). This will provide a \$1,603,331.00 LOS monetary contribution.
- Emergency Spill Contingency: As proffered, a Spill Contingency Plan shall be submitted to the Fire Marshal Office for approval, which will set forth the procedures to be followed in the event of a product leak or spill on the property. In no event will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer system. Fire Marshal approval shall be required prior to site plan approval.
- Development Site within 4.0-Minute Travel Time: The site to be developed is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- Development Site within 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 2023 figures indicate that Fire and Rescue Station #6 responded to 1,479 incidents, while the workload capacity is 6,000 incidents per year. As such, it is operating well within capacity.

Proposal's Weaknesses

- None identified.

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

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: landscape maintenance; access control; secure facility management; onsite lighting; and community/area surveillance.

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 create a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public water from the Service Authority to develop. The Service Authority has an existing 16-inch water main located on Dumfries Road. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

As proffered, there shall be no wells drilled on the site for potable water or irrigation purposes.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall 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 Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Public Water Connection & Service: As proffered, the Property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

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

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public sewer from the Service Authority to develop. The Service Authority has project permitted 8-inch, 10-inch and 12-inch gravity sewer mains routed through the eastern portion of primary project parcel (GPIN 7891-69-0322), with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's 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 Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Public Sewer Connection & Service: As proffered, the Property shall be served by public sewer, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

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

Access to the site would be provided by a proposed loop road (Parsons Drive). It would intersect at Dumfries Road/Independent Hill Road at a signalized intersection and at an unsignalized full movement entrance at the eastern end of the site. A right-in/right-out entrance is also proposed on Dumfries Road to serve the proposed commercial parcel.

An interparcel connection/access contingency provision is proffered, which provides access to the adjacent Abel Property (#REZ2023-00005), currently under review. Since access is not permitted from Six Towers Road, an alternative access is needed from the subject site to the adjacent Abel Property. It would be contingent on how the site develops and the compatibility of the uses. This is reflected in Proffer #11.

The site access remains unchanged from what is approved. If any portion of the Property is developed with data center(s), the Applicant will submit a technical memorandum (or other analysis as required by PWCDOT and VDOT) to determine potential adjustments to the transportation improvements as may be necessary to accommodate data center uses in lieu of the other proffered transportation improvements.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Staff Analysis

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2019 Daily LOS
Dumfries Road	4	32,000	B
Independent Hill Drive	2	5,000	D
Bristow Road	2	2,400	D

Proposal's Strengths

- Roadway & Access Improvements: The Applicant will construct and provide geometric roadway improvements at the following intersections as shown in the MZP:
 - Dumfries Road at Independent Hill Drive / Parsons Drive
 - Dumfries Road at Independent Hill Drive / Parsons Drive
 - Dumfries Road at the existing Right-in/Right-Out Entrance (Northwest of Independent Hill Drive)
 - Dumfries Road at Parsons Drive (East of Independent Hill Drive)
 - Dumfries Road at Bristow Road
- Interparcel Connection & Access Contingency Provision: The Applicant will provide interparcel access between Phase A of the Property and the Abel Property to permit access to the Abel Property through the Property and without accessing Six Towers Road (the "Abel Connection").
- Additional Analysis for Data Center Use Contingency: In the event any portion of the Property is developed with data center(s), the Applicant will submit a technical memorandum, or other analysis as required by PWCDOT and VDOT, to determine potential adjustments to the transportation improvements needed to accommodate data center uses in lieu of the other proffered transportation improvements. Subject to approval by VDOT and/or PWCDOT, the Applicant will construct, at its cost, those improvements: (i) identified in the technical memorandum/analysis approved by PWCDOT and VDOT to accommodate the traffic generated by the data center use(s); and (ii) required in accordance with the DCSM, as determined during site plan review.
- Monetary Contribution: The Applicant will make a monetary contribution to the Board of County Supervisors of \$1,500 per acre for transportation improvements within the Coles District. This contribution will be made at the time of final site plan approval for each phase of the project, based on the acreage reflected on each final site plan associated with each phase, as applicable.
- Pedestrian Improvements: The Applicant proffers to construct the following pedestrian safety components:

- A signaled pedestrian head at the existing signalized intersection of Dumfries Road and Independent Hill Drive to allow pedestrians to safely cross Dumfries Road to Parsons Drive as part of the Phase A Site Development Plan.
- A 6-foot asphalt sidewalk in the Dumfries Road right-of-way from Parsons Drive to Six Towers Road, as part of the site plan for the Convenience Store. The Applicant will provide any additional dedication of right-of-way necessary for this sidewalk as shown on the typical section on the MZP.
- Traffic Signal Commitments: The Applicant will prepare and submit to VDOT a Signal Justification Report for the intersection of Dumfries Road and Parsons Drive. The Applicant will install any traffic regulatory devices, if required and approved by VDOT and warranted by the Signal Justification Report.
- Operation Limitation for Truck Terminal Use: If a truck terminal is proposed and constructed onsite, the truck traffic for the Distribution Center will be restricted to non-peak times, as designated by County or VDOT.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan 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 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relative to the Strategic Plan are as follows:

- Resilient Economy (Objective RE-1): Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development, and redevelopment that enhances or complements targeted industries.
- Resilient Economy (Objective RE-2): Continue efforts to preserve and expand the commercial tax revenue base.
- Resilient Economy (Objective RE-3): Create a positive brand/image of Prince William County that reflects the diversity of the community including its history, places, and people.

Materially Relevant Issues

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

- As proffered for this proposal, the maximum height of any building used as a data center shall be 80 feet, and the maximum height of any building used for other purposes shall be 60 feet. It is important to note that with this overall height provision for data centers, any rooftop equipment can still exceed the overall building height of 80 feet, and may add additional finished height (15 to 20 feet). While other recently approved data center proposals have specifically proffered that such rooftop equipment is inclusive of this overall height cap (i.e., Devlin Technology Park, #REZ2022-00022 and Digital Gateway North, #REZ2022-00032), this subject application does not.

Proffer Issues / Deficiencies

- None identified.

Waivers / Modifications

As requested in the Proffer Statement, pursuant to Section 32-404.05 and 32-404.04.7 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of the following:

- As requested with Proffer #22, the maximum height of any building used as a data center shall be 80 feet, and the maximum height of any building used for other purposes shall be 60 feet, provided that each building is set back a minimum of 20 feet plus one foot in height above 45 feet for each foot from the property line. More details are included in the Community Design section of this report.

- Staff Response: Staff supports the requested height increase, and as it applies to data center uses. However, this overall building height limit of 80 feet does not include the potential for rooftop mechanical equipment and screening walls that can be placed on top of the roofline – thus adding additional height. Given the surrounding area context, staff can still support this height provision.
- Pursuant to Section 32-404.05 and 32-404.04.7 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of the following:
 - 1. Modification/Waiver of Section 32-404.03.2 to allow the following uses: Motorcycle sales, rental or lease, service or repair, Motor vehicle parts, with service, motor vehicle repair, motor vehicle sales, rental or lease (limited), Motor vehicle sales, rental or lease (recreational), Motor vehicle service, retail, Motor vehicle service, retail, and self-storage center.
 - 2. Modification/Waiver of Section 32-404.04.5 to allow a 15-foot buffer along the planned residential Samskey property, identified as GPIN 7891-77-2095, and the M-1 Zoned Marumsco Equipment Corp. property, identified as GPIN 7891-77-6696, the 35-foot Buffer along Dumfries Road, no buffer adjacent to the Abel Property if the Abel Property is rezoned or developed for non-agricultural or non-residential use, and no buffer along the County Landfill Property. In addition to these modifications/waivers, the buffer between Land Bay 2 and Land Bay 4 is waived as the uses are of a compatible nature.
- Staff Response: Staff supports the above-referenced waiver requests. The use provisions, as proffered, allow for more automotive related uses and a self-storage facility. They are unchanged from the previously approved rezoning.

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:

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

PROFFER STATEMENT

Owner & Applicant: Parson's Business Park, LLC

Properties:

GPIN 7891-69-0322 – 89.9962 Acres

GPIN 7892-40-6524 – 0.8803 Acres

Total 90.8765 Acres (collectively "Property")

Zoning: ~~A-1 Agricultural, to PBD~~—Planned Business District (PBD)

Magisterial District: Coles

Rezoning Number: ~~REZ~~Proffered Amendment: # REZ ~~2018-00018~~2023-00028

Date: ~~September 30, 2019~~January 25, 2024

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 32-700.03 of the Zoning Ordinance of Prince William County (the "Zoning Ordinance"), Parson's Business Park, LLC, owner of Tax Map Parcels 7891-69-0322 and 7892-40-6524 (the "Applicant"), for itself and its successors and assigns, proffers that the development of the parcel under consideration and shown on the Tax Map as 7891-69-0322 and 7892-40-6524 (the "Property") shall be in substantial conformance with the following conditions (the "Proffers"), which supersede and replace the conditions approved by the Prince William Board of County Supervisors (the "Board") on October 8, 2019 (the "Approved Proffers"). In the event this application is not approved, these Proffers will immediately be null and void, and the Approved Proffers, together with any and all development conditions applicable to the Property, shall remain in full force and effect.

~~—The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.~~

~~—When used in these proffers, the "Plan" shall refer to the "Master Zoning Plan ("MZIP") entitled "Parsons Business Park", with the exception of the "Illustrative Plan showing possible building and parking configurations on Sheet 3" prepared by Christopher Consultants, and last revised 19 July, 2019.~~

USES & SITE DEVELOPMENT

1. Master Zoning Plan: The ~~property~~ Property shall be developed in substantial conformance with ~~the MZP~~ Master Zoning Plan (MZP) consisting of seven sheets (nine pages) and entitled "Parsons Business Park" prepared by Christopher Consultants, dated April 6, 2023, and revised through November 1, 2023. Land Bay 1 and Land Bay 3 shall be designated and may be used in accordance with the M-1, Heavy Industrial ~~Zoning-District~~ zoning district. Land Bay 2 shall be designated and may be used in accordance with the B-1, General Business, zoning district, or in accordance with Special Use Permit #2018-00025, or in accordance with the M-1, Heavy Industrial, zoning district. Land Bay 4 shall be designated and may be used in accordance with the M/T, Industrial/Transportation ~~Zoning-District,~~ zoning district.
2. Uses: The following uses shall be permitted on the ~~property~~ Property as provided in the Zoning Districts in the Land Bays as ~~given~~ stated in ~~item #~~ 1 above: (a) uses permitted by-right, secondary uses, accessory uses, and/or uses allowed with a special use permit in the PBD, Planned Business, ~~Zoning-~~ District, zoning district, B-1, General Business ~~Zoning-District,~~ zoning district, M-1, Heavy Industrial District, zoning district, and M/T, Industrial/Transportation ~~District,~~ zoning district and (b) uses permitted by modification by the Board ~~of Supervisors~~ under Zoning Ordinance Section 32-404.05.1 listed in these proffers including:
 - a) Motorcycle sales, rental or lease, service or repair
 - b) Motor vehicle parts, with service, motor vehicle repair
 - c) Motor vehicle sales, rental or lease (limited)
 - d) Motor vehicle sales, rental or lease (recreational)
 - e) Motor vehicle service, retail: and
 - f) Self-storage center.

The following uses shall be prohibited in any land bay:

- a) Ambulance service, commercial
- b) Animal Shelter
- c) Asphalt or concrete batch plant
- d) Coal, wood or lumber yards

- e) Commercial ~~Buss~~[Bus](#) Terminal
- f) Commercial Parking available to the general public on a daily or hourly basis for a fee
- g) Extraction of mineral resources and related industrial wholesaling operations including operation of crushers and sorting equipment customarily accessory thereto
- h) Feed and grain storage and distribution center
- i) Flea Market
- j) Heliport
- k) Manufacturing ceramics, pottery
- l) Motor Vehicle Auction
- m) Motor Vehicle Graveyard
- n) Photographic Processing Laboratory
- o) Publishing and Printing
- p) Radio or TV Broadcasting Station
- q) Railroad Freight Depot
- r) Railroad Passenger Station
- s) Range, shooting (indoor and outdoor)
- t) Sawmill
- u) Truck Wash: [and](#)
- v) Waterfront or maritime uses

The Applicant agrees that in addition to the prohibited uses cited immediately above, the following uses shall be prohibited if ~~principle~~[the principal](#) building for the use is less than 300 feet from the centerline of Dumfries Road:

- a) Boat building and repair yard
- b) Building Materials & Sales Yard
- c) Company vehicle service facility
- d) Equipment storage yard, no trash or refuse removal service.
- e) Feed and grain storage and distribution center
- f) Outside storage covering more than 20% of the site.
- g) Marble/tile processing, cutting and polishing
- h) Moving and storage
- i) Recyclable and materials separation facility: [and](#)
- j) Sheet Metal Fabrication

TRANSPORTATION & INTERPARCEL ACCESS

- ~~53.~~ The Applicant shall provide all necessary temporary construction and utility easements or storm drainage easements that will be needed by ~~VDOT or the~~ the Virginia Department of Transportation ("VDOT") or Prince William County (the "County") for the future construction project to expand Dumfries Road to a ~~six~~ six-lane highway at no cost to the County/VDOT when requested by the County/VDOT.
- ~~64.~~ The Applicant agrees to and shall construct and provide the following geometric roadway improvements as shown in the MZP and in accordance ~~to~~ with the specifications and regulations of both VDOT and the County and subject to their approval:
- a. Dumfries Road at Independent Hill Drive/ Parsons Drive: The Applicant shall construct the following improvements as part the Phase A development as more particularly shown on Sheets 5A and 5B of the MZP. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Phase A:
 - i. Reconstruct the existing eastbound left turn bay on Dumfries Road to accommodate a 200-foot taper ~~as part of the Phase I Site Development Plan.~~
 - ii. Reconstruct the existing westbound left turn bay on Dumfries Road to accommodate a 200-foot taper ~~as part of the Phase I Site Development Plan.~~
 - iii. Extend the existing westbound right turn bay on Dumfries Road by 150 feet to accommodate a total of 260 feet of storage ~~as part of the Phase I Site Development Plan.~~
 - iv. Reconstruct the northbound approach on Independent Hill Drive to provide dual northbound left turn bays (325 feet of storage and 200 feet of taper) onto Dumfries Road and a shared northbound through-right lane ~~as part of the Phase I Site Development Plan.~~
 - v. Modify the existing signal to accommodate the geometric changes noted above ~~as part of the Phase I Site Development Plan.~~

b. Entrance Improvements at Dumfries Road at Independent Hill Drive/ Parsons Drive: In the event Land Bay 2 is developed pursuant to SUP 2018-00025 or the B-1 zoning district with retail or similar uses, the Applicant shall construct a 200-foot right turn lane and 200-foot left turn lane, with 100-foot tapers, as more particularly shown on Sheet 7 of the MZP. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Land Bay 2 for such retail or similar use.

~~b.c.~~ Dumfries Road at Existing Right-in/Right-Out Entrance (Northwest of Independent Hill Drive):

In the event Land Bay 2 is developed pursuant to the SUP or the B-1 zoning district with retail or similar uses, the Applicant shall construct i.

~~Construct~~ an exclusive 150-foot westbound right turn bay on Dumfries Road with a 200-foot taper as ~~part of the Phase I Site Development Plan.~~ more particularly shown on Sheet 5A. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Land Bay 2 for such retail or similar use.

~~e.d.~~ Dumfries Road at Parsons Drive (East of Independent Hill Drive): The Applicant shall construct the following improvements as part the Phase B development as more particularly shown on Sheets 5B and 5C of the MZP. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Phase B:

i. Construct an exclusive 400-foot eastbound left turn bay with a 200-foot taper ~~as part of the Phase III Site Development Plan.~~

ii. Construct an exclusive 400-foot westbound right turn bay with a 200-foot taper ~~as part of the Phase III Site Development Plan.~~

e. Dumfries Road at Bristow Road: The Applicant shall construct improvements at the intersection of Dumfries Road and Bristow Road to extend the existing westbound left turn bay on Dumfries Road by 200 feet with a 200-foot taper on Dumfries Road. Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to issuance of the first occupancy permit in Phase B.

- ~~d. Dumfries Road at Bristow Road:~~
- ~~i. Extend the existing westbound left turn bay by 200 feet and provide a 200-foot taper as part of the Phase III Site Development Plan.~~
5. In the event that the Property (or a portion thereof) is developed with data center(s), the Applicant reserves the right to submit a technical memorandum (or other analysis as required by Prince William County Department of Transportation ("PWCDOT") and/or VDOT) to determine potential adjustments to the above transportation improvements as may be necessary to accommodate data center uses in lieu of the transportation improvements referenced in Proffer 4 above. Subject to approval by VDOT and/or PWCDOT, the Applicant shall construct, at its cost, those transportation improvements: (i) identified in the technical memorandum/analysis approved by PWCDOT and VDOT to accommodate the traffic generated by the data center use(s); and (ii) required in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"), as determined during final site plan review.
- ~~76.~~ The Applicant shall make a monetary contribution to the ~~Prince William Board of County Supervisors~~ in the amount of \$1,500 per acre to be used for transportation improvements in the Coles District. Said contribution ~~to~~ shall be made at the time of final ~~Site~~ site plan approval for the first building in each phase of the project as such phase is identified on the MZP, based on the acreage reflected on ~~each~~ such final site plan ~~associated with each phase~~.
- ~~87.~~ A Subject to PWCDOT and VDOT approval, the Applicant shall install a signaled pedestrian head ~~will be installed~~ at the existing signalized intersection of Dumfries Road and Independent Hill Drive to allow pedestrians to safely cross Dumfries Road to Parsons Drive. The Applicant shall install the pedestrian head as part of its construction of the improvements shown on the Phase ~~I~~ A Site Development Plan.
- ~~98.~~ A Subject to PWCDOT and VDOT approval, the Applicant shall construct a 6-foot asphalt sidewalk ~~will be constructed~~ in the right of way, along Dumfries Road from Parsons Drive to Six Towers Road, as part of the Site Plan for the Convenience Store. The Applicant will provide any additional dedication of right of way necessary for this sidewalk as shown on the typical section on the MZP.

~~409.~~ The Applicant agrees to prepare and shall submit to VDOT a Signal Justification Report (“SJR”) for the intersection of Dumfries Road and Parsons Drive ~~at the~~. The SJR shall be submitted upon request ~~of~~by the County and/or VDOT, ~~after first~~which request may be made either prior to final site plan approval, for the first phase of the project (i.e., before any development occurs) or at the time of full-build out, ~~whichever comes first~~ (i.e., once all development is completed). The Applicant shall install any traffic regulatory ~~devices~~devices, if required/approved by VDOT and warranted by the ~~Signal Justification Report~~ {SJR}.

~~44~~10. Should a Truck Terminal be proposed and constructed ~~at on~~ the ~~site~~Property, the truck traffic for the Distribution Center ~~will~~shall be restricted to non-peak times, as designated by the County or VDOT.

11. In the event (a) rezoning application #REZ2023-00005 is approved for the property identified as GPIN 7892-50-9839 (the “Abel Property”) to permit development pursuant to the M/T zoning district, and (ii) the Abel Property is either included on a consolidated final site plan covering both the Property and the Abel Property (the “Consolidated Site Plan”) or ownership of the Abel Property is consolidated with ownership of the Property to create a unified or coordinated development, then the Applicant shall include on the final site plan for Phase A (as shown on the MZP) and thereafter construct interparcel access between Phase A of the Property and the Abel Property to permit access to the Abel Property through the Property and without need to access Six Towers Road (the “Abel Connection”). The exact location and dimension of the Abel Connection shall be shown on the Consolidated Site Plan or on the final site plan for Phase A of the Property, provided the consolidation/ownership requirements of this Proffer are met as of the date such final site plan is approved.

LANDSCAPING/SCREENING

12. Landscaping shall be provided in substantial conformance with these Proffers and the standards depicted on the Buffer Landscape Plan, ~~sheet~~MZP Sheet 6 of 7, in accordance with the DCSM, except as modified by these proffers, at the time of site plan approval. Compliance shall be reflected on each final site plan.

13. The landscaping shall be in substantial conformance with the PBD, Planned Business District as permitted by modification by the Board ~~of Supervisors~~ under Zoning Ordinance Section 32-404.04.7 to allow a 15-foot buffer along the Samskey property, GPIN 7891-77-2095, and the M-1 ~~Zoned~~zoned Marumsco Equipment Corp. property, GPIN 7891-77-6696, ~~and no buffer adjacent to the Abel Property if the Abel Property is rezoned or developed for non-agricultural or non-residential use.~~ the 35-foot HCOD Buffer along Dumfries Road, and no buffer along GPIN 7991-09-6721 (the "Landfill ~~property~~Property"). In addition to these modifications, the buffer between Land Bay 2 and Land Bay 4 ~~are waived as the uses are of a compatible nature, however as shown on the MZP, a 15 ft. landscape strip will be installed in the area between these land bays. This 15 ft. planting strip will have 100 planting units per 100 ft.~~shall only be installed if Land Bay 2 is developed as a B-1 use. If Land Bay 2 is developed as a B-1 use, then this buffer shall conform with the requirements of the DCSM Section 802.12 and Table 8-2. Compliance shall be reflected on each final site plan.
14. The Applicant agrees to and shall install street trees along ~~Parsons Drive and Kirk Court~~any public or private streets within the Property as part of a cohesive planting scheme as identified in the Design Guidelines for ~~the~~Parson's Business Park. These plantings ~~will~~shall be made part of the ~~Site Plans~~site plan for those improvements. Plantings shall not be required along any public or private streets in the area of any Resource Protection Area (RPA) or intermittent stream crossing, in an effort to reduce the development envelope. Street trees shall be provided 40' on center on both sides of the street. Compliance shall be reflected on each final site plan.
15. The Applicant agrees to and shall provide a 35-foot landscaped buffer along the ~~property~~Property fronting Dumfries Road as shown on the MZP. In the event the Applicant develops the Property with one or more data centers adjacent to Dumfries Road, this buffer shall be expanded to 50 feet in width. This buffer shall only be interrupted by crossing utilities or entrances to the ~~property~~Property. The northern portion of this buffer, as delineated on the MZP, ~~will~~shall be planted with 190 plant units per 100 linear feet of buffer, or 320 plant units per 100 linear feet of buffer in the case the buffer is expanded to 50 feet in width. The southern portion of this 35-foot buffer ~~will~~shall be undisturbed and all existing vegetation in the buffer ~~will~~shall be retained. Compliance shall be reflected on each final site plan.

16. The Applicant agrees to provide a 50-foot landscaped buffer along the ~~property~~Property boundary adjacent to ~~Residentially~~any residentially zoned and/or used properties ~~and along the property~~and bordering Six Towers Road. ~~This buffer will be planted~~In the event the Applicant develops the Property with one or more data centers adjacent to Six Towers Road, the Applicant agrees to provide a 100-foot buffer adjacent to the data center buildings with a minimum planting standard of 600 plant units per 100 linear feet. The preservation of existing forest cover is encouraged within this buffer area and may be used to satisfy buffer requirements in accordance with ~~buffer type C as stated in the~~ DCSM 802.12.E. This buffer shall only be interrupted by crossing utilities or entrances or roadways. Compliance shall be reflected on each final site plan.
17. The Applicant agrees to and shall screen all outside storage areas from view on all four sides, including right of ways as stipulated in the Design Guidelines. Compliance shall be reflected on each final site plan.

CULTURAL RESOURCES

18. The Applicant shall retain a qualified professional archaeologist to perform a Phase I archaeological investigation of the Property, as agreed ~~with the~~to in a scope of work with the Prince William County ~~Archeologist~~Archaeologist. In the event the findings of the Phase I study indicate that sufficient further investigation is warranted to justify a Phase II investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II investigation in connection with said sites and resources to the extent that they are located on the Property. If recommended by the Phase II investigation, the ~~applicant~~Applicant shall additionally provide any necessary Phase III level study on the areas identified in the Phase II investigation to the extent that they are located on the Property. Artifacts recovered are to be donated to and curated with the County.
19. In the event any graves are discovered on the property, the Applicant agrees to and shall preserve and protect said graves in accordance with State and County laws, ordinances, regulations, and guidelines, including provisions for a pedestrian public access easement.

20. Curation – Within two (2) months of acceptance of final cultural resources report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the excavations on archaeology site ~~#~~44PW2010. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for ~~Archeology~~ Archaeology and Historic Preservation. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County ~~Archaeologist~~ archaeologist prior to the issuance of any land disturbance permit for the project area.

COMMUNITY DESIGN

21. The Applicant agrees that the ~~property will~~ Property shall be developed in substantial conformance with the "Parson's Business Park, LLC Properties Design Guidelines" (the "Design Guidelines") which are hereby made ~~an integral~~ part of this project and ~~proffer statement dated November 6, 2023. Should the standards of these Proffers conflict with any standards of the Design Guidelines, the standards of these Proffers shall control development of the Property.~~
22. The ~~Applicant agrees~~ maximum height of any building used as a data center shall be 80 feet, and the maximum height of any building ~~on the property will be 45 ft. with the exception of one building that may be constructed in Land Bay 3 up to 60 ft. in height and set back one foot from the property line for every foot of height. used for other purposes shall be 60 feet, provided that each building is set back a minimum of 20 feet plus one foot in height above 45 feet for each foot from the Property line.~~
23. The Applicant ~~agrees to~~ may provide a Gateway Entrance monument sign at both or either main entrances to Dumfries Road, in general conformance with the ~~attached~~ illustrative graphic dated September 30, 2019, and previously approved by the Board on October 8, 2019, subject to sign permit approval.

24. The Applicant agrees to and shall provide enhanced ~~Architectural~~ architectural facades on buildings fronting on Dumfries Road as identified in the Design Guidelines.
25. ~~The Applicant agrees that self-illuminated~~ Self-illuminated signs within Land Bay 1 ~~will~~ shall only remain on while each business is ~~open~~ operational.
26. In the event the Applicant develops the Property with one or more data center buildings, the Applicant agrees that rooftop mechanical equipment located on data center buildings that front on or have unobstructed, direct line of sight from the Dumfries Road right-of-way, or adjacent agriculturally or residentially zoned properties (other than the County Landfill Property or the Abel Property, identified as GPIN 7892-50-9839) shall be fully screened or enclosed to minimize visibility from such areas in accordance with Section 32-509.02(4)(B) of the Zoning Ordinance. Rooftop mechanical equipment not meeting the above criteria will not be required to be separately screened.
27. The Applicant agrees that any ground level mechanical equipment serving one or more data centers that is located so as to front on or have unobstructed, direct line of sight from the Dumfries Road right-of-way, or adjacent agriculturally or residentially zoned areas (other than the County Landfill Property or the Abel Property, identified as GPIN 7892-50-9839), shall be screened in accordance with Section 32-509.02(4)(B) of the Zoning Ordinance by a visually solid/opaque fence, screen wall or panel, or other screening technique and constructed with materials and colors compatible with those used in the exterior construction of the principal building. Ground-level equipment not meeting the above criteria or otherwise screened by a principal building, topography, or vegetation shall not be required to be separately screened.
28. The Applicant agrees that any dumpsters that are visible from public road rights-of-way or surrounding properties (other than the County Landfill Property) shall be screened using materials that are architecturally compatible with the building(s) they serve.
29. Irrespective of the requirements of Zoning Ordinance Section 32-509.02(4)(D), the Applicant may separately fence data center buildings and may employ additional security measures such as, but not limited to, the use of surveillance cameras, inspection lanes, guard houses and similar facilities. The design of any security

fence may include black aluminum/steel or other metal no higher than ten feet (10') in height, provided that untreated chain link fencing or barbed wire fencing is prohibited along public and private street frontages. The Applicant reserves the right to use lesser materials for areas of any security fence that are not along a building's street frontage or otherwise visible from the Dumfries Road rights-of-way. Security fencing shall not be located within any required buffer yards.

30. The Applicant agrees that all freestanding parking lot lights shall have a maximum height of thirty feet (30') and shall have shielded cut-off fixtures that direct light downward and inward. In addition, all building-mounted lighting, if any, shall be cut-off fixtures directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-way, but allow sufficient lighting for security and safety purposes.

31. Noise Attenuation.

- a. Noise Levels. Any noise which emanates from any operation, activity, or source related to a data center 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. 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 10:00a.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. Such levels shall be measured at locations outside the Property boundary on any land used for residential use. 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.

b. Emergency Operations. Emergency operations shall not be subject to the limitations outlined in Proffer 31.a above. For the purposes of this section, the term "emergency" means 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. The timeline for emergency operations shall meet Virginia's Department of Environmental Quality's provisions or other relevant federal regulations, as applicable.

ENVIRONMENT

~~26~~32. The Applicant agrees to and shall construct one or more Stormwater Management facilities for the property that will include ~~BMP's~~ Best Management Practices (BMPs). These facilities shall be designed in accordance with the DCSM.

~~27~~33. 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, stream restoration projects, and/or drainage improvements. Said contribution shall be paid as a condition of final site plan approval.

~~28~~34. In the event auto or equipment repair uses or outside storage of heavy, fuel operated equipment are established on the ~~property~~ Property, the Applicant shall provide a water quality inlet or other water quality device of a type and in a location reasonably acceptable to the Department of Public Works, Watershed Management Division, in order to pre-treat runoff from such areas. Compliance shall be demonstrated on each final site plan.

~~29. In connection with the submission of a site plan for a use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal for approval, said approval not to be unreasonably withheld. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. In no event, will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required prior to site plan approval.~~

~~30~~35. 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, sandy clay loam, or loamy sand. 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.

~~34~~36. The requirement of DCSM 802.20-21 for a minimum of 10% tree canopy shall be met with each individual parcel as part of the ~~Site Plans~~site plan and shall be reflected on each final ~~Site Plans~~site plan.

~~32~~37. An undisturbed buffer ~~will~~shall be provided ~~on~~surrounding the intermittent stream above the RPA leading to Dumfries Road. This will be a 25 feet undisturbed buffer on each side of the stream except for utility and storm drainage outfalls and allowing for one 24 ~~ft. wide~~foot-wide travelway crossing. Compliance shall be reflected on each final site plan.

~~33. The development of the property shall conform to the approximate Limits of Disturbance as shown on the MZP. Compliance shall be reflected on each final site plan.~~

38. The Applicant shall conduct any land disturbances within the RPA and outside of the Limits of Disturbance (LOD) pursuant to Sections 740 through 742 of the DCSM. With regard to road crossings and the installation of utilities within the Resource Protection Area (RPA) as permitted by the DCSM, the Applicant may construct one two-lane roadway and install wet and dry utilities, such as water/sewer lines, natural gas lines, fiber optic and telephone transmission lines, underground telecommunication and cable television lines, within the RPA and outside of the LOD in accordance with the standards of the DCSM. The Applicant shall design any road crossings to be perpendicular to the RPA and to minimize disruption of such land disturbances outside of the LOD, to the greatest extent practicable.

39. In the event the Applicant develops the Property with one or more data centers, the Applicant shall not use groundwater, surface water withdrawals, or surface water discharges to cool data center buildings on the Property.

FIRE & RESCUE

~~34~~40. 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 gross floor area of all buildings constructed on the Property for fire and rescue purposes. Said contribution shall be paid at the time of issuance of each building permit.

41. In connection with the submission of a site plan for a use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office for approval 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. In no event, will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required prior to final site plan approval.

WATER & SEWER

~~35~~42. The Property shall be served by public sewer and water and extend public facilities to and throughout the ~~property~~ Property at the Applicant's expense, in accordance with the Service Authority's Utility Standards Manual (USM).

~~36~~43. There shall be no wells drilled on the ~~site~~ Property for potable or irrigation purposes.

ESCALATOR

~~37~~44. In the event the monetary contributions set forth in this Proffer Statement are paid to the ~~Prince William County Board of County Supervisors ("Board")~~ Board within eighteen (18) months after final approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following final approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published

by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of five percent (5%) per year, non-compounded.

MISCELLANEOUS

45. Any electric substation to be installed on the Property shall require a Public Facility Review (PFR) in accordance with Virginia Code Ann. Section 15.2-2232 and Zoning Ordinance Section 32-201.11.2. Provided that a separate PFR is approved for any such electric substation, no amendment to the MZP or these Proffers shall be required to accommodate or construct the approved substation.

WAIVERS/MODIFICATIONS

Pursuant to Section 32-404.05 and 32-404.04.7 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of the following:

- ~~4.~~ 46. Modification/Waiver of Section 32-404.03.2 to allow the following uses: Motorcycle sales, rental or lease, service or repair, Motor vehicle parts, with service, motor vehicle repair, motor vehicle sales, rental or lease (limited), Motor vehicle sales, rental or lease (recreational), Motor vehicle service, retail, Motor vehicle service, retail, and self-storage center.
- ~~2.~~ 47. Modification/Waiver of Section 32-404.04.5 to allow a 15-foot buffer along the planned residential Samskey property, identified as GPIN 7891-77-2095, and the M-1 Zoned Marumsco Equipment Corp. property, ~~and identified as GPIN 7891-77-6696~~, the 35-foot Buffer along Dumfries Road, no buffer adjacent to the Abel Property if the Abel Property is rezoned or developed for non-agricultural or non-residential use. and no buffer along the County Landfill ~~property~~ Property. In addition to these modifications/waivers, the buffer between Land Bay 2 and Land Bay 4 ~~are~~ is waived as the uses are of a compatible nature.

Owner:

Date:

Summary report: Litera Compare for Word 11.4.0.111 Document comparison done on 1/25/2024 7:58:50 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
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Modified DMS: iw://na-active.cooley.com/NAACTIVE/284286391/8	
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<u>Add</u>	191
Delete	140
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<u>Move To</u>	0
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Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	331

CASE #: REZ2023-00028

PARSONS BUSINESS PARK REZONING
MASTER ZONING PLAN

14237 DUMFRIES RD.

14209 DUMFRIES RD.

PRINCE WILLIAM COUNTY, VIRGINIA
TAX MAP NUMBERS

GPIN 7891-69-0322, 7892-40-6524

PRIOR CASE #: REZ 2018-00018, SUP 2018-00025

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED REZONING 2018-00018 TO ALLOW FOR ADDITIONAL BUILDING HEIGHT AND MODIFIED PBD DESIGNATION.
2. THERE ARE 2 PARCELS ASSOCIATED WITH THE PROJECT:
- OWNER: PARSONS BUSINESS PARK LLC

PARCEL #1: 14237 DUMFRIES RD.
MANASSAS, VA. 20112
GPIN 7891-69-0322

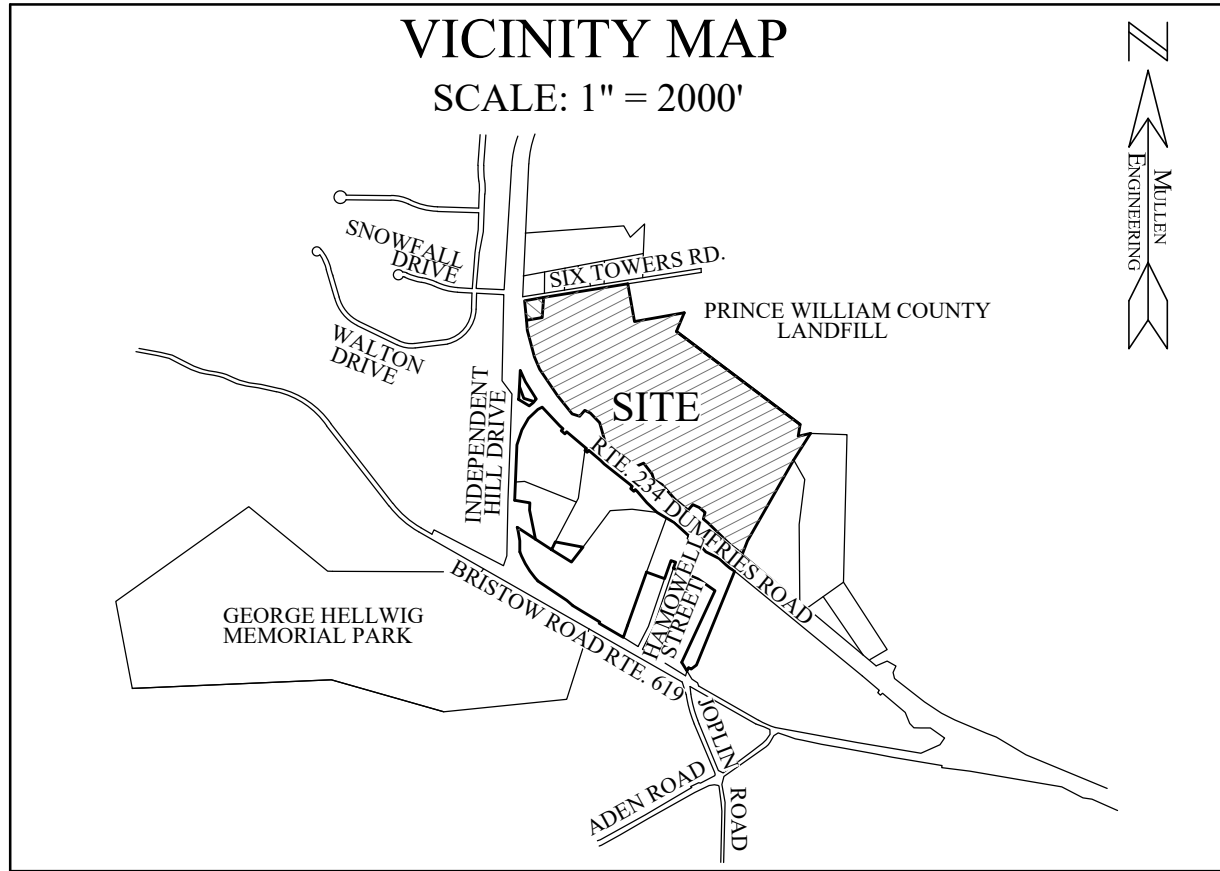
ZONE PBD, PLANNED BUSINESS DISTRICT MIXED
USE: AGRICULTURAL 89.9962 ACRES
- OWNER: PARSONS BUSINESS PARK LLC

PARCEL #2: 14209 DUMFRIES RD.
MANASSAS, VA. 20112
GPIN 7892-40-6524

ZONE: PBD, PLANNED BUSINESS DISTRICT MIXED
USE: SFD 0.8803 ACRES
- TOTAL = 90.8765 ACRES
3. STORMWATER MANAGEMENT AND BMP'S FOR THIS SITE WILL BE PROVIDED IN ON-SITE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THE PLAN.
4. THERE WILL BE PLANNED TREE SAVE AREAS SHOWN ON THE SITE DEVELOPMENT PLAN.
AS A PART OF THE SITE PLAN PROCESS, THE SPECIFIC TREES SAVED IN THIS AREA WILL BE DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DCSM.
5. THESE PLANS IDENTIFY THE LOCATION OF ALL KNOWN GRAVESITES.
GRAVESITES DISCOVERED DURING CONSTRUCTION WILL BE PROPERLY IDENTIFIED AND PROTECTED IN ACCORDANCE WITH STATE LAW.
6. BOUNDARY INFORMATION IS TAKEN FROM A CURRENT SURVEY BY JEFF WARNER, L.S.
TOPOGRAPHIC INFORMATION TAKEN FROM A CURRENT AERIAL SURVEY BY MCKENZIE SNYDER, INC.
7. THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X",
AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER
FIRM NUMBER 51153C0190D AND 51153C0193D EFFECTIVE DATE OF JANUARY 5, 1995
8. A PORTION OF THE SITE LIES IN A RPA, SEE THE ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR DETAILS.
9. WATER AND SEWER DEMAND:
- HEAVY INDUSTRIAL: 89.9962 ACRES X 2,000 GPD/ACRE = 179,992 GPD
COMMERCIAL AREA: 3.69 ACRES X 2,000 GPD/ACRE = 7,380 GPD

TOTAL WATER & SEWAGE DEMAND = 187,372 GPD

THE SITE WILL BE CONNECTED TO PUBLIC WATER AND PUBLIC SEWER.
10. ALL LANDSCAPING TO BE IN ACCORDANCE WITH THE DCSM AND AS PROFFERED
11. THE LANDSCAPING ACROSS THE SITE FRONTAGE ALONG DUMFRIES ROAD SHALL MEET THE FOLLOWING REQUIREMENTS:
- 20 FT. WIDE BUFFER OUTSIDE ANY EXISTING OR PROPOSED EASEMENTS, ALLOWING FOR PERPENDICULAR CROSSINGS.
 - ALL PLANTS WILL BE INDIGENOUS & DROUGHT TOLERANT.
 - THE 20 FT. BUFFER WILL CONTAIN 130 PU/100 LF. AND CONTAIN THE FULL RANGE OF CREDITED PLANTS SUCH AS PERENNIALS, ORNAMENTAL GRASSES, SHRUBS & TREES.
12. ALL PROPOSED LANDSCAPING AND ADVERTISEMENT SIGNAGE AND FEATURES WILL BE PLACE OUTSIDE THE VDOT ROW.



OWNER / APPLICANT

PARSONS BUSINESS PARK LLC
14237 DUMFRIES RD.
MANASSAS, VA. 20112

SHEET INDEX

SHEET NO	DESCRIPTION
1	COVER SHEET
2	MASTER ZONING PLAN (MZP)
3	ILLUSTRATIVE PLAN
4	OFF-SITE SANITARY SEWER OUTFALL PLAN
5A - 5C	SIGHT DISTANCE PLAN AND PROFILE - DUMFRIES ROAD
6	BUFFER LANDSCAPE PLAN
7	SPECIAL USE PLAN (SUP)

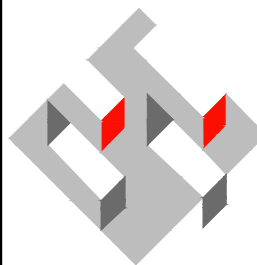
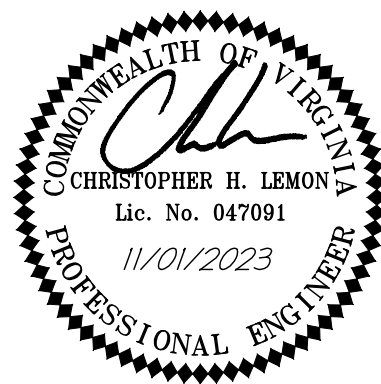
IN-HOUSE REVISIONS	
04/06/23	1st Submission
08/30/23	2nd Submission
11/01/23	3rd Submission
DATE	DESCRIPTION

CASE #: REZ2023-00028
PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

MASTER ZONING PLAN (MZP)

PARSONS BUSINESS PARK

Coles Magisterial District
Prince William County, VA



christopher
consultants

9301 innovation drive (suite 150) • manassas, va 20110
phone 703.393.9887 • fax 703.273.6820

SCALE: 1"= 50' DATE: 4/6/2023

DESIGN BY: TB

SHEET 1 OF 7

THIS SITE IS IN THE CENTRAL PATROL DISTRICT, C17 AND
THE NEAREST FIELD OFFICES ARE THE BRADFORD SQUARE
7-ELEVEN AT 13639 DUMFRIES ROAD AND THE MONTCLAIR
7-ELEVEN AT 16170 COUNTRY CLUB DRIVE

ANY PRIVATE STREETS OR TRAVEL WAYS THAT WILL BE
PART OF THE PROJECT WILL BE PRIVATELY MAINTAINED.

LAND USE BY LANDBAY			
LANDBAY	ZONING	LAND USE DESIGNATION	GROSS AREA
LB 1	PBD	M-1	3.89 AC.
LB 2	PBD	B-1/M-1	3.87 AC.
LB 3	PBD	M-1	23.52 AC.
LB 4	PBD	M/T	59.60 AC.

CASE #: REZ2023-00028
PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

MASTER ZONING PLAN
PARSONS BUSINESS PARK

COLES MAGISTERIAL DISTRICT PRINCE
WILLIAM COUNTY, VIRGINIA
SCALE : 1"=100' SHEET 2 OF 7

christopher
consultants
9301 innovation drive (suite150) manassas, va 20110
phone 703.393.9887 fax 703.273.6820

DATE: 4/06/2023

LB 4
PROPOSED PBD ZONING
DESIGNATION: M/T
59.60 ACRES

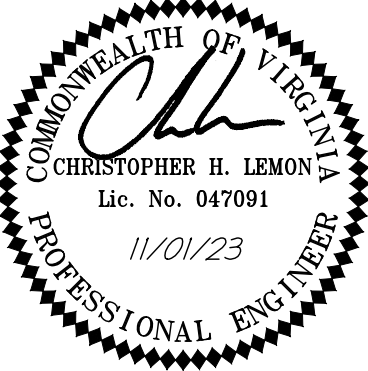
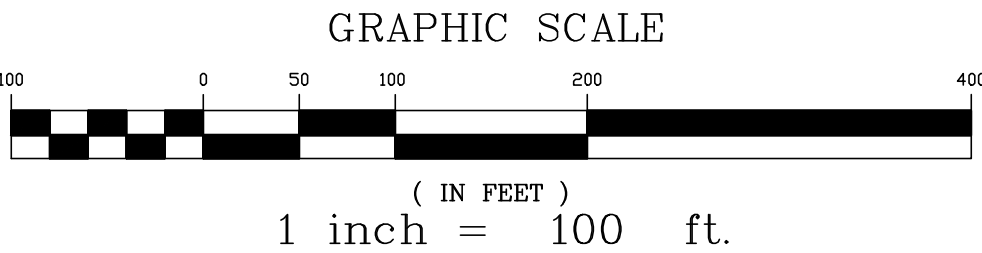
LB1
PROPOSED PBD ZONING
DESIGNATION: M-1
3.89 ACRES

LB 2
PROPOSED PBD ZONING
DESIGNATION: B-1/M-1
3.87 ACRES

LB 3
PROPOSED PBD ZONING
DESIGNATION: M-1
23.52 ACRES

ACCESS POINTS TO
PROJECT FROM
DUMFRIES ROAD
(ROUTE 234)

IN-HOUSE REVISIONS	
04/06/23	1st Submission
08/30/23	2nd Submission
11/01/23	3rd Submission
DATE	DESCRIPTION



DUMFRIES ROAD - STATE ROUTE 234
PRINCIPAL ARTERIAL (GS-5)
R/W WIDTH VARIES
POSTED SPEED=55 MPH DESIGN SPEED=70 MPH
AVERAGE DAILY TRAFFIC = 32,000 AADT - 2025 ESTIMATE

POTENTIAL PRIVATE
STREET CROSSING
(NO DISTURBANCE WITHIN
INTERMITTENT STREAM BUFFER
EXCEPT FOR POTENTIAL PRIVATE
STREET CROSSING AS PERMITTED
BY PROFFER #37)

POTENTIAL
PRIVATE STREET
CROSSING
(VEHICULAR CROSSING
PERMITTED PER
PROFFER #38)

G.P.I.N.#7891-77-2005
MARUMISCO EQUIPMENT CORP.
INSTR # 201408200600252
ZONE: M-1
#14501 DUMFRIES RD

G.P.I.N.#7891-77-2005
SAMSKY, JOHN A IV & ANDREW SAMSKY
INSTR # 201009270083783
ZONE: VACANT/STORE
#14705 BRESTON RD

G.P.I.N.#7892-50-9839
RICKY N. & REGINA C ABDEL
DB 1420 PG 663
ZONE: A-1
#7901 SIX TOWERS RD

G.P.I.N.#7892-50-1508
PARSONS KENNEDY TR &
KUPP & PHILLIPS TR
INSTR # 2010023000000000
ZONE: A-1 USE: VACANT
#8000 SIX TOWERS

G.P.I.N.#7892-50-1501
KUPP & PHILLIPS TR &
SUTHERLAND TR
INSTR # 2010023000000000
ZONE: A-1 USE: SFD
#8000 SIX TOWERS

G.P.I.N.#7892-50-1159
KUPP & PHILLIPS TR &
SUTHERLAND TR
INSTR # 2010023000000000
ZONE: A-1 USE: SFD
#8000 SIX TOWERS

G.P.I.N.#7892-50-8953
PHILLIPS & KUPP TR
INSTR # 2010023000000000
ZONE: A-1 USE: VACANT
#8000 SIX TOWERS

G.P.I.N.#7892-50-6738
EMMETT S. WABER
INSTR # 2010023000000000
ZONE: A-1 USE: SFD
#14237 DUMFRIES RD

G.P.I.N.#7892-50-6554
PARSONS BUSINESS PARK LLC
INSTR # 2010023000000000
ZONE: PBD USE: SFD
0.6803 ACRES
#14237 DUMFRIES RD

DUMFRIES ROAD - STATE ROUTE 234
PRINCIPAL ARTERIAL (GS-5)

INDEPENDENT
HILL DRIVE
STATE RTE. 33245

- NOTE:
1. ALL INTERNAL ACCESS POINTS WILL BE REVIEWED AND ANALYZED WITH THE FINAL SITE PLAN.
 2. BUFFER ONLY REQUIRED IF LAND BAY 2 IS DEVELOPED AS A B-1 USE.
 3. PARKING SHALL BE PROVIDED AS REQUIRED BY THE DCSM AND COMPLIANCE SHALL BE DEMONSTRATED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
 4. BICYCLE PARKING SHALL BE PROVIDED AS REQUIRED BY THE DCSM AND COMPLIANCE SHALL BE DEMONSTRATED AT THE TIME OF FINAL PLAN SUBMISSION.

IN-HOUSE REVISIONS	
04/06/23	1st Submission
08/30/23	2nd Submission
11/01/23	3rd Submission
DATE	DESCRIPTION

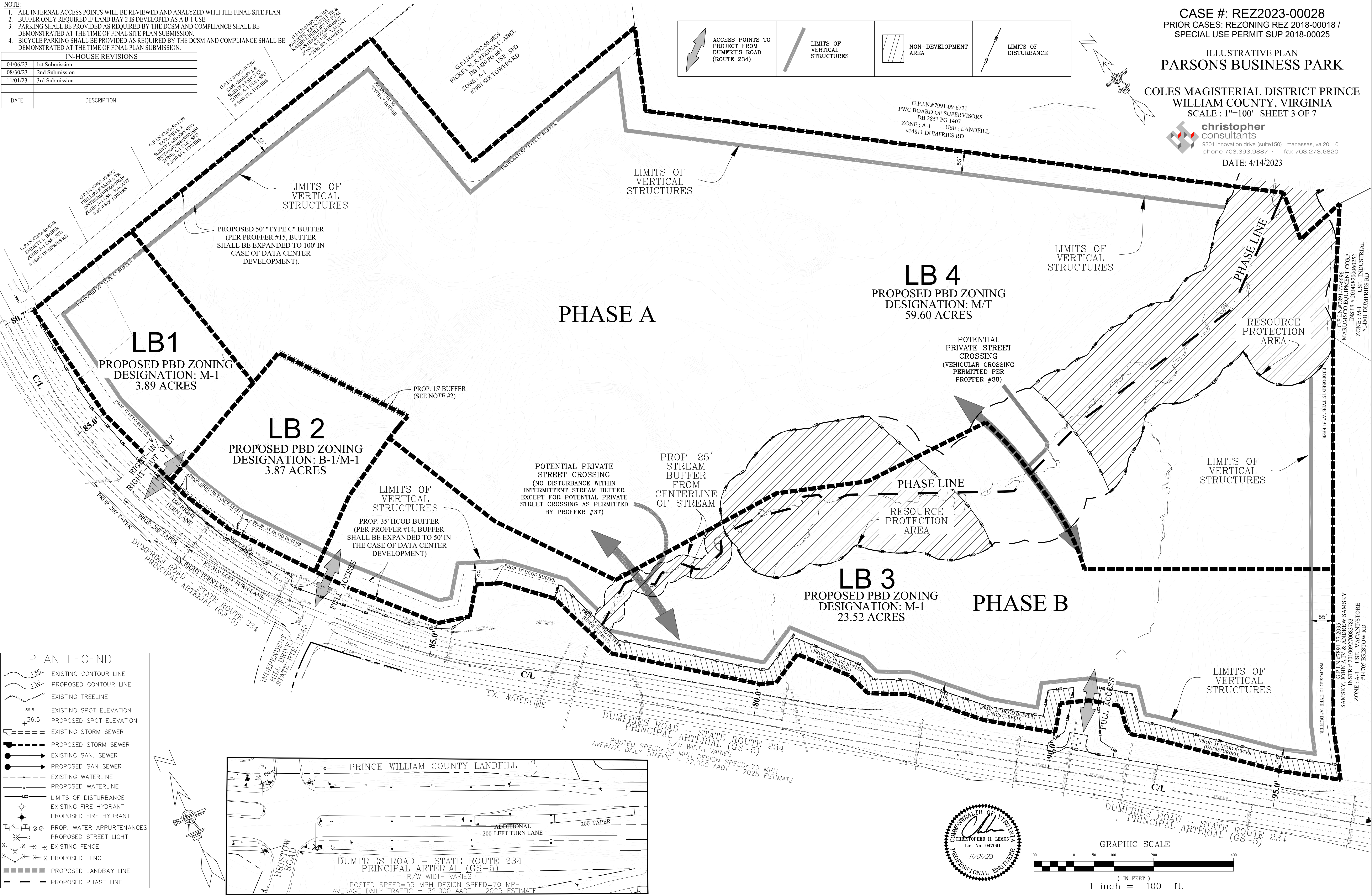
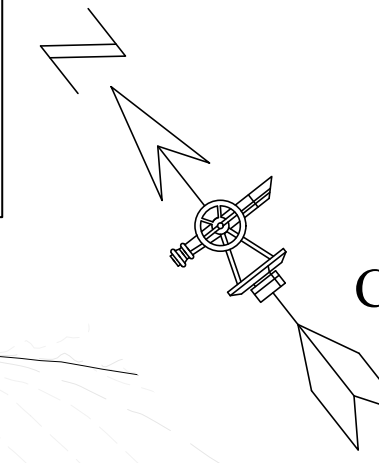
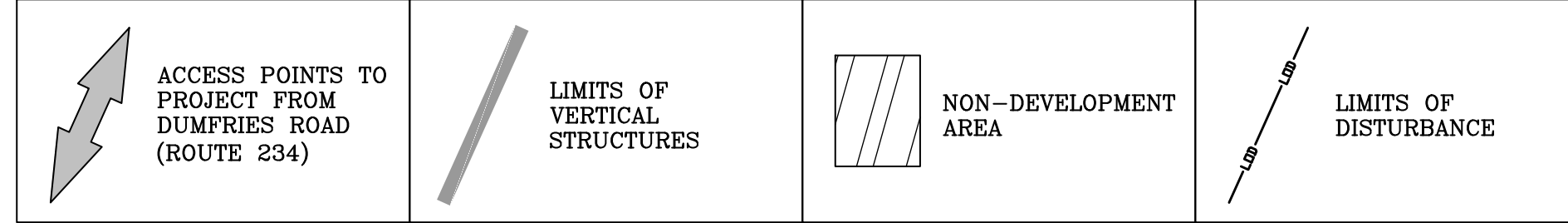
CASE #: REZ2023-00028
PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

ILLUSTRATIVE PLAN
PARSONS BUSINESS PARK

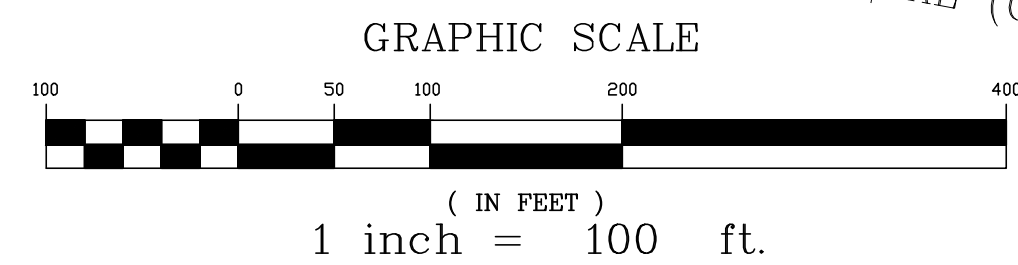
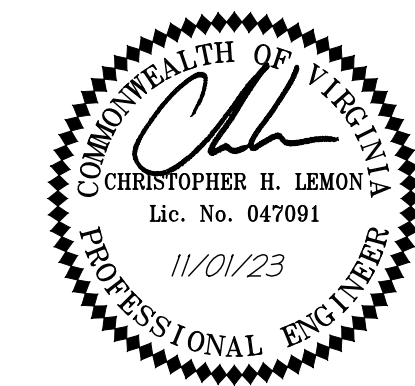
COLES MAGISTERIAL DISTRICT PRINCE
WILLIAM COUNTY, VIRGINIA
SCALE : 1"=100' SHEET 3 OF 7

christopher
consultants
9301 innovation drive (suite150) manassas, va 20110
phone 703.393.9887 fax 703.273.6820

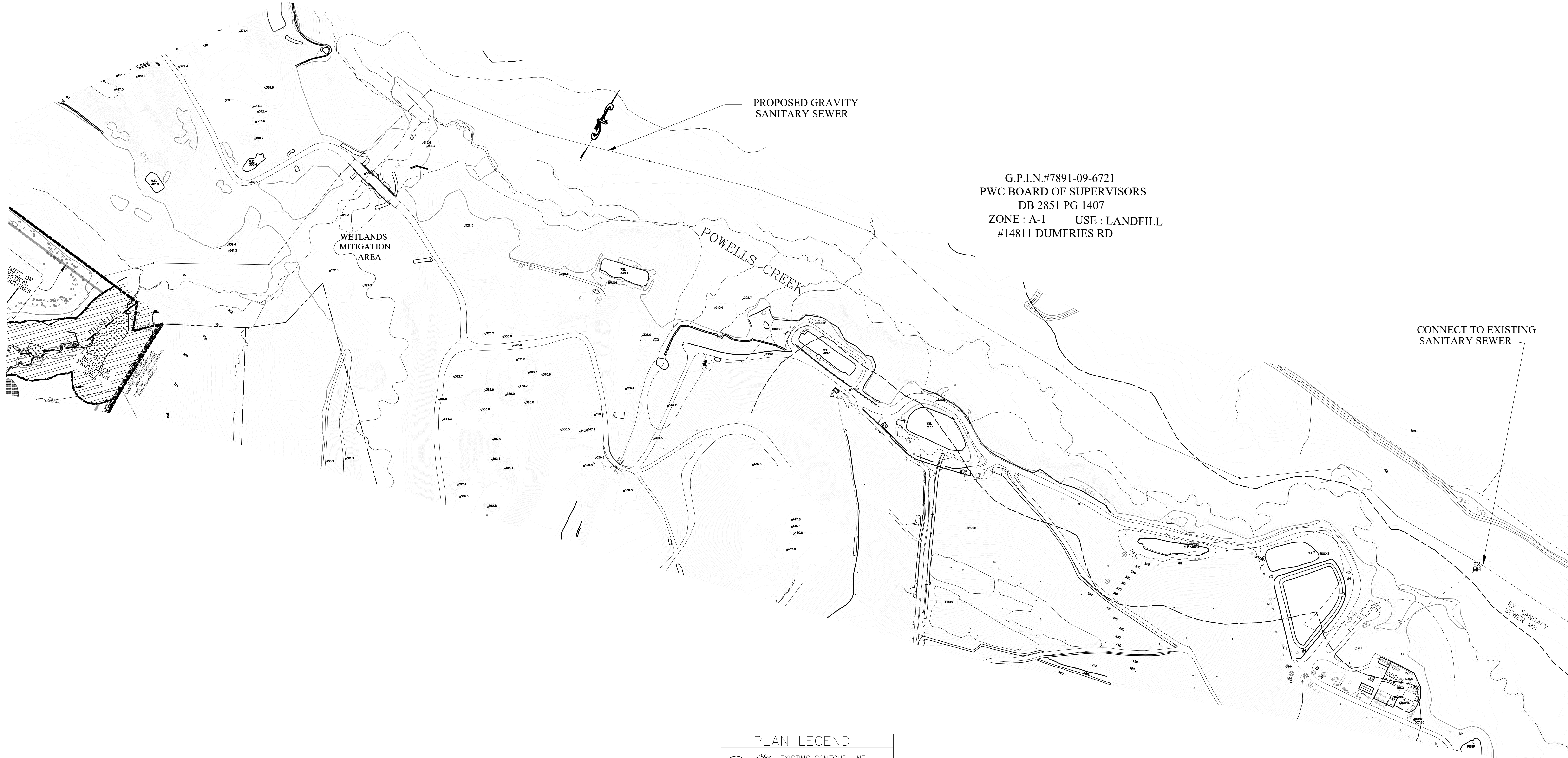
DATE: 4/14/2023



PLAN LEGEND	
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING TREELINE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SAN. SEWER
	PROPOSED SAN. SEWER
	EXISTING WATERLINE
	PROPOSED WATERLINE
	LIMITS OF DISTURBANCE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROP. WATER APPURTENANCES
	PROPOSED STREET LIGHT
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED LAMBAY LINE
	PROPOSED PHASE LINE



SITE-PARSONS BUSINESS PARK

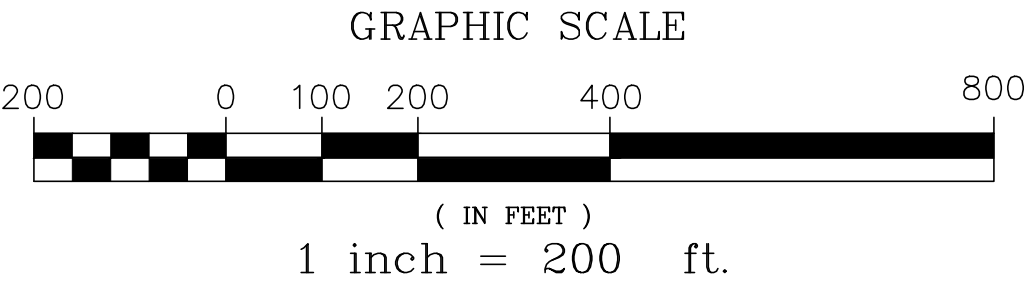


G.P.I.N.#7891-09-6721
PWC BOARD OF SUPERVISORS
DB 2851 PG 1407
ZONE : A-1 USE : LANDFILL
#14811 DUMFRIES RD

CONNECT TO EXISTING
SANITARY SEWER

PLAN LEGEND	
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING TREELINE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SAN. SEWER
	PROPOSED SAN SEWER
	EXISTING WATERLINE
	PROPOSED WATERLINE
	LIMITS OF DISTURBANCE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROP. WATER APPURTENANCES
	PROPOSED STREET LIGHT
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED LANDBAY LINE
	PROPOSED PHASE LINE

IN-HOUSE REVISIONS	
04/06/23	1st Submission
08/30/23	2nd Submission
11/01/23	3rd Submission
DATE	DESCRIPTION



CASE #: REZ2023-00028
PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

Off-Site Sanitary Sewer Outfall Plan

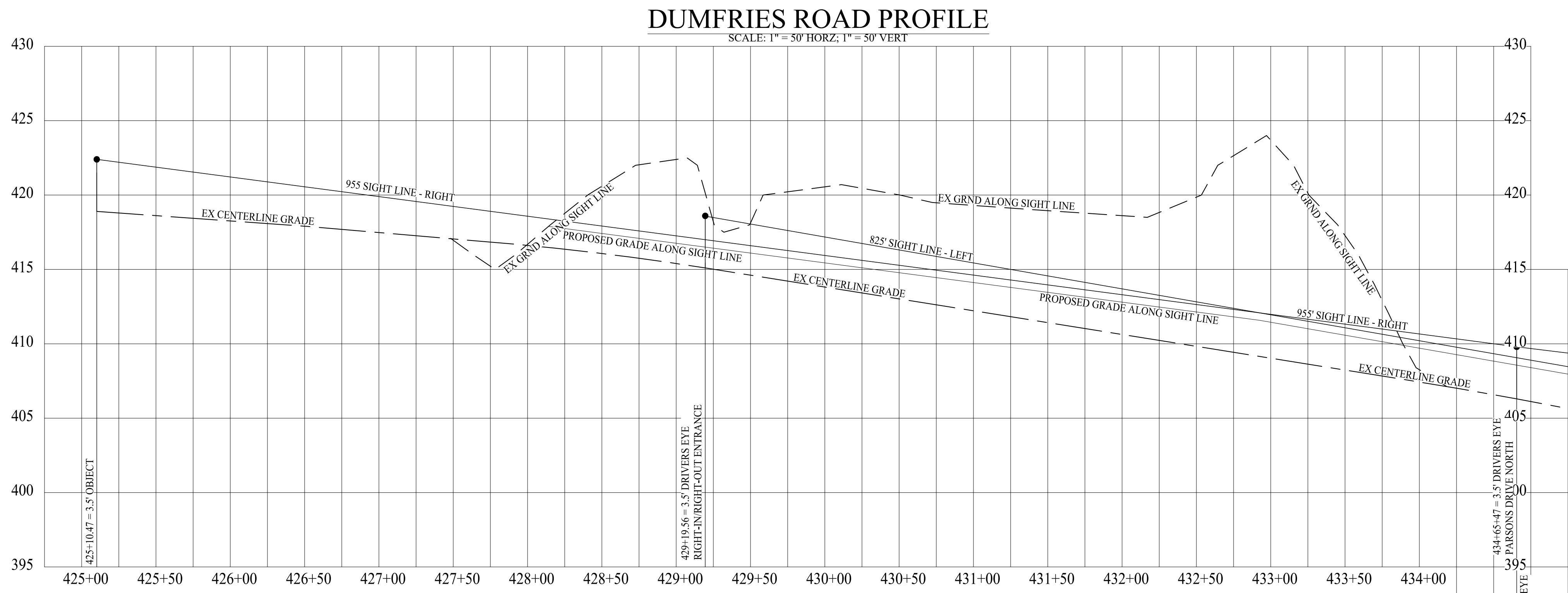
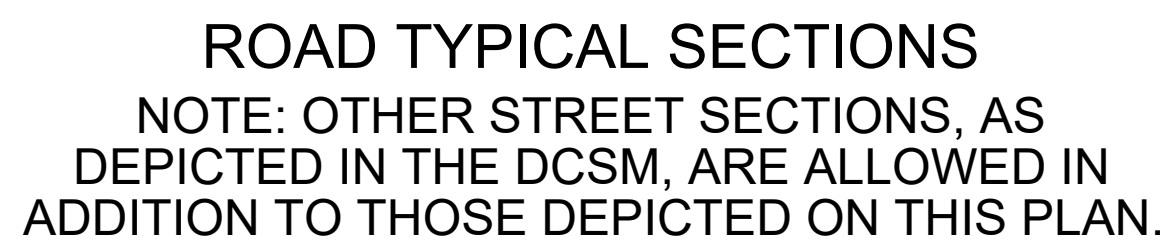
PARSONS BUSINESS PARK

Coles Magisterial District
Prince William County, VA

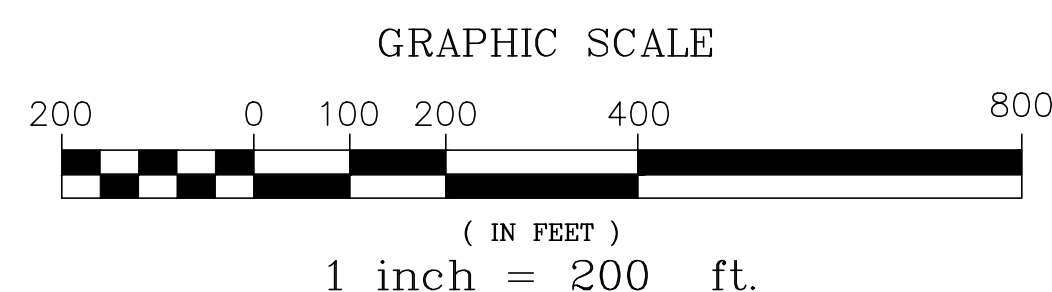


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SCALE: 1"=200' DATE: 4/6/2023
DESIGN BY: TB SHEET 4 OF 7



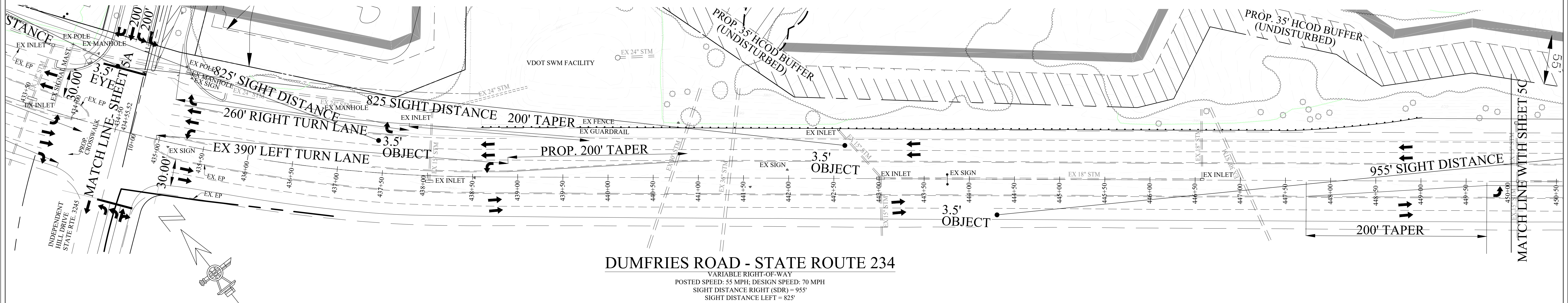
IN-HOUSE REVISIONS	
04/06/23	1st Submission
08/30/23	2nd Submission
11/01/23	3rd Submission
DATE	DESCRIPTION



CASE #: REZ2023-00028	
PRIOR CASES: REZONING REZ 2018-00018 / SPECIAL USE PERMIT SUP 2018-00025	
Sight Distance Plan & Profile and Typical Sections	
PARSONS BUSINESS PARK	
Coles Magisterial District Prince William County, VA	
	 <p>christopher consultants</p> <p>9301 innovation drive (suite 150) · manassas, va 20110 phone 703.393.9887 · fax 703.273.6820</p>
SCALE: 1"=50'	DATE: 4/6/2023
DESIGN BY: TB	SHEET 5A OF 7

DUMFRIES ROAD PLAN

SCALE: 1" = 50'

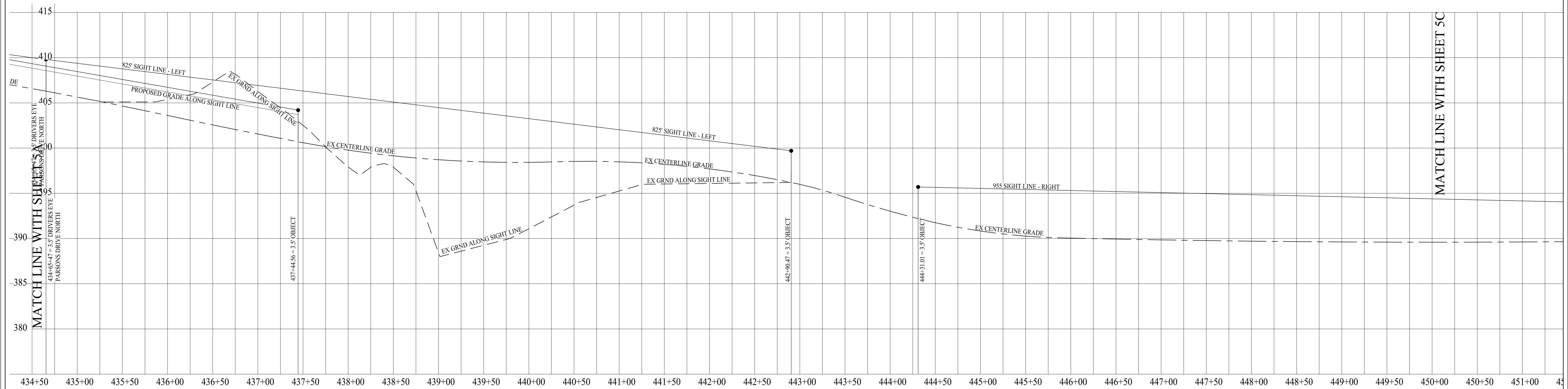


DUMFRIES ROAD - STATE ROUTE 234

VARIABLE RIGHT-OF-WAY
POSTED SPEED: 55 MPH, DESIGN SPEED: 70 MPH
SIGHT DISTANCE RIGHT (SDR) = 955'
SIGHT DISTANCE LEFT = 825'

DUMFRIES ROAD PROFILE

SCALE: 1" = 50' HORZ; 1" = 50' VERT



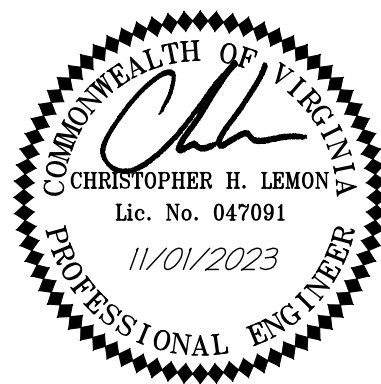
CASE #: REZ2023-00028

PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

Sight Distance Plan and Profile

PARSONS BUSINESS PARK

Coles Magisterial District
Prince William County, VA



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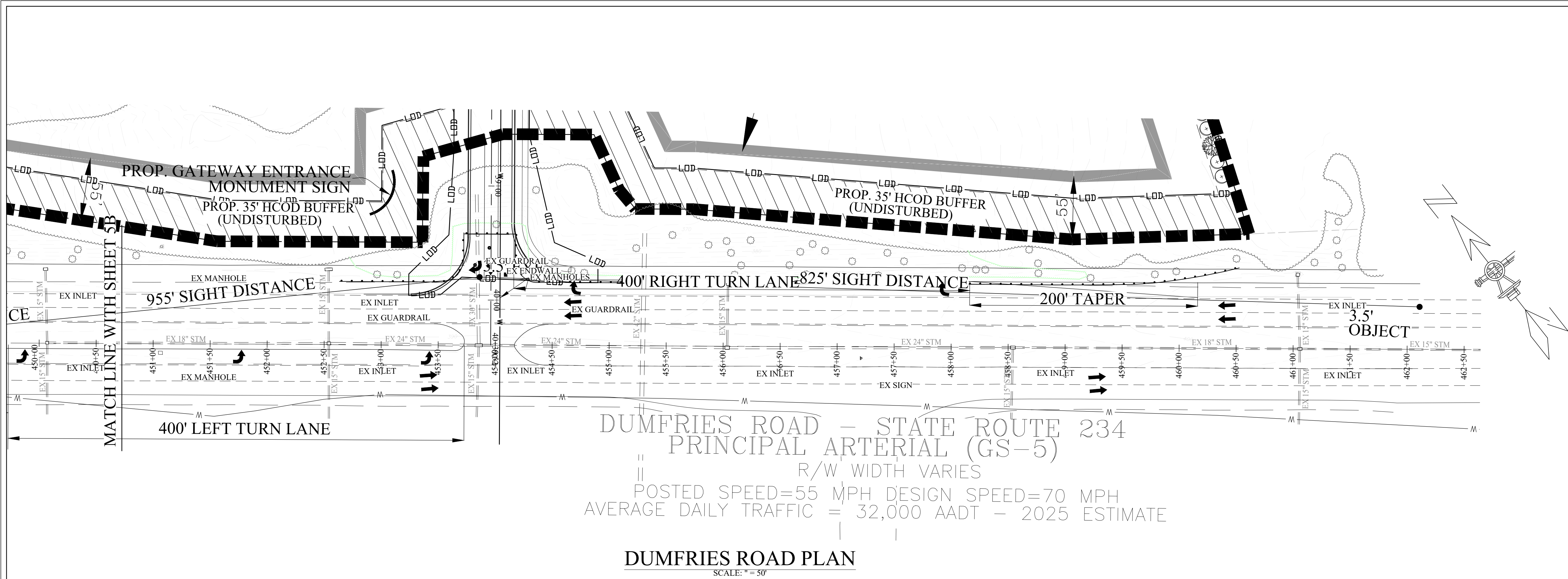
SCALE: 1"=50' DATE: 4/6/2023
DESIGN BY: TB

SHEET 5B OF 7

GRAPHIC SCALE

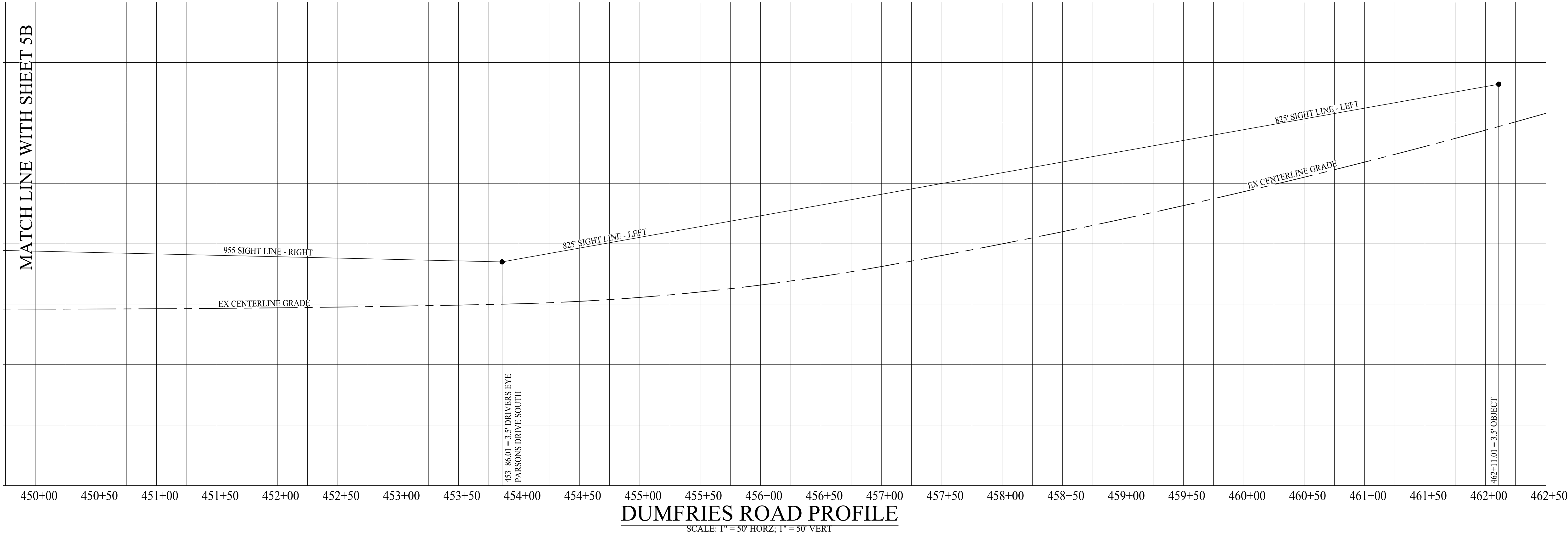


(IN FEET)
1 inch = 200 ft.

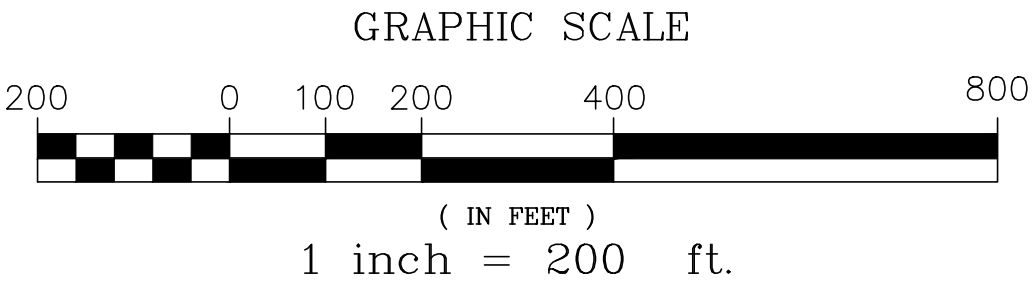


DUMFRIES ROAD - STATE ROUTE 234

VARIABLE RIGHT-OF-WAY
POSTED SPEED: 55 MPH; DESIGN SPEED: 70 MPH
SIGHT DISTANCE RIGHT (SDR) = 955'
SIGHT DISTANCE LEFT = 825'



IN-HOUSE REVISIONS	
04/06/23	1st Submission
08/30/23	2nd Submission
11/01/23	2nd Submission
DATE	DESCRIPTION



CASE #: REZ2023-00028
PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

Sight Distance Plan and Profile

PARSONS BUSINESS PARK

Coles Magisterial District
Prince William County, VA



christopher consultants
9301 innovation drive (suite 150) • manassas, va 20110
phone 703.393.9887 • fax 703.273.6820

SCALE: 1"=50' DATE: 4/6/2023
DESIGN BY: TB SHEET SC OF 7

LANDSCAPING STRIP/BUFFER PLANTING REQUIREMENTS

1. A COMBINATION OF LARGE TREES, MEDIUM, SMALL AND/OR COMPACT TREES, AND SHRUBS SHALL BE USED TO ACHIEVE THE DESIRED EFFECT. THE CATEGORIES OF LARGE/MEDIUM/SMA/LL/COMPACT TREES AND SHRUBS ARE DEFINED IN TABLE I-2-T OF THE PLANT SELECTION GUIDE IN THE DCSM.
2. THIS BUFFER IS ONLY REQUIRED IF LAND BAY 2 IS DEVELOPED AS A B-1 USE. ANY COMBINATION OF THESE TREES SHALL CONFORM WITH SECTION 802.12 OF THE DCSM.

REQUIRED PLANT UNITS

10' LANDSCAPING STRIP = 80 PLANT UNITS PER 100 LINEAR FEET
15' BUFFER = 100 PLANT UNITS PER 100 LINEAR FEET
35' BUFFER = 190 PLANT UNITS PER 100 LINEAR FEET
50' BUFFER = 320 PLANT UNITS PER 100 LINEAR FEET

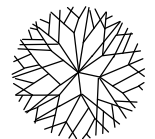
TREE CANOPY COVERAGE

REQUIRED = 10% X 90.8765 AC = 9.0877 AC = 395,858 SF

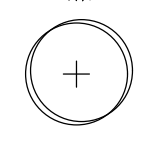
NOTES:

1. TREE CANOPY/LANDSCAPING TO BE DETERMINED IN CONNECTION WITH FINAL ENGINEERING AND IN CONNECTION WITH FUTURE SITE PLANS AND DCSM.
2. LIMITS OF CONSTRUCTION ARE APPROXIMATE AND MAY BE MODIFIED IN CONNECTION WITH FINAL ENGINEERING PLANS.
3. THE FINAL MIX OF LANDSCAPING AND TREES SHOWN HEREON MAY BE REVISED IN CONNECTION WITH FINAL ENGINEERING DURING SITE REVIEW.

LANDSCAPING LEGEND



LARGE DECIDUOUS/EVERGREEN TREES



MEDIUM/SMALL/COMPACT
DECIDUOUS/EVERGREEN TREES

DECIDUOUS OR EVERGREEN SHRUB

CASE #: REZ2023-00028

PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

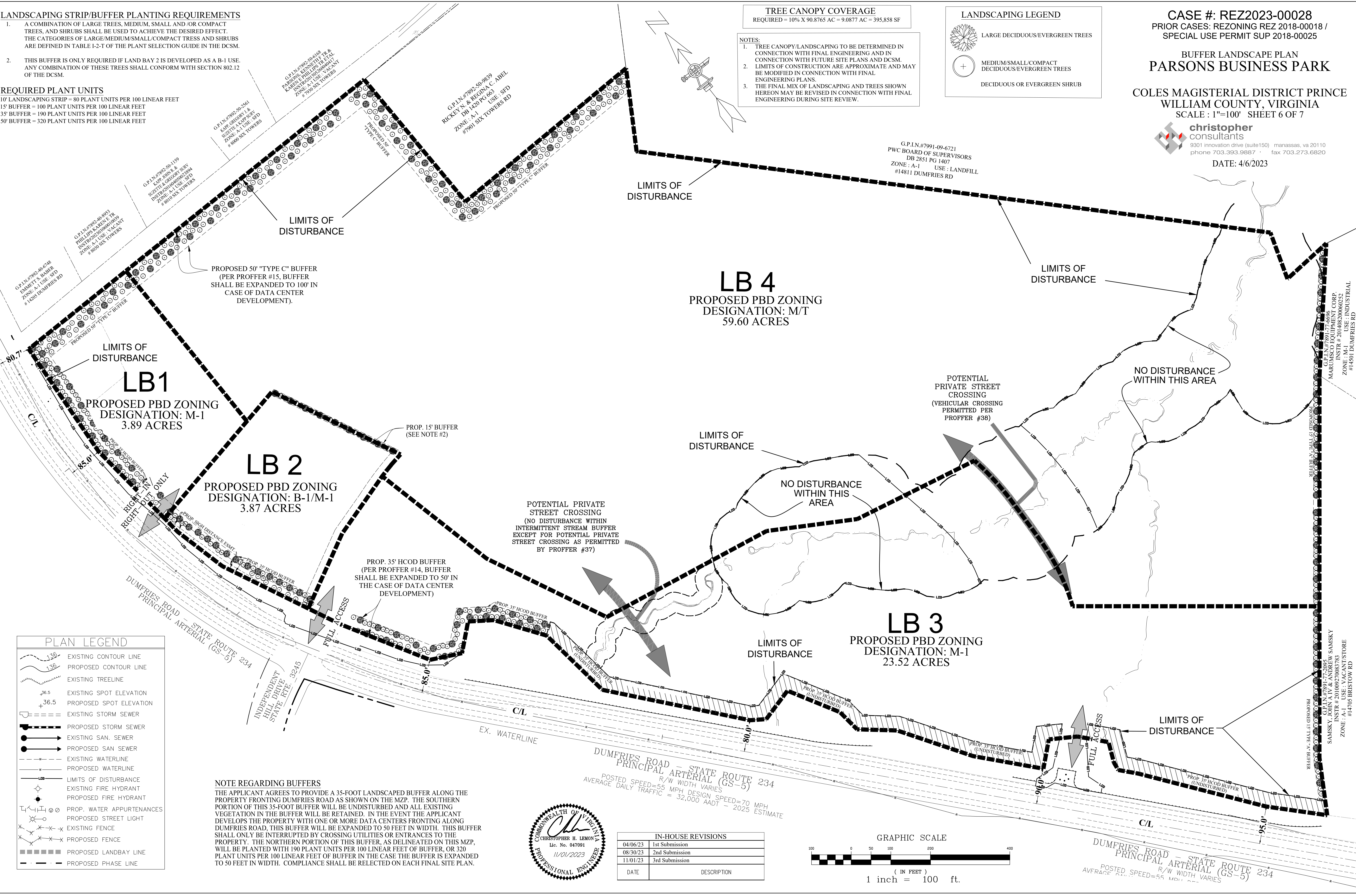
BUFFER LANDSCAPE PLAN
PARSONS BUSINESS PARK

COLES MAGISTERIAL DISTRICT PRINCE
WILLIAM COUNTY, VIRGINIA
SCALE : 1"=100' SHEET 6 OF 7



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phone 703.393.9887 fax 703.273.6820

DATE: 4/6/2023



PLAN LEGEND

- 136 EXISTING CONTOUR LINE
136 PROPOSED CONTOUR LINE
EXISTING TREELINE
36.5 EXISTING SPOT ELEVATION
36.5 PROPOSED SPOT ELEVATION
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SAN. SEWER
PROPOSED SAN SEWER
EXISTING WATERLINE
PROPOSED WATERLINE
LIMITS OF DISTURBANCE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROP. WATER APPURTENANCES
PROPOSED STREET LIGHT
EXISTING FENCE
PROPOSED FENCE
PROPOSED LANDBAY LINE
PROPOSED PHASE LINE

NOTE REGARDING BUFFERS

THE APPLICANT AGREES TO PROVIDE A 35-FOOT LANDSCAPED BUFFER ALONG THE PROPERTY FRONTING DUMFRIES ROAD AS SHOWN ON THE MZP. THE SOUTHERN PORTION OF THIS 35-FOOT BUFFER WILL BE UNDISTURBED AND ALL EXISTING VEGETATION IN THE BUFFER WILL BE RETAINED. IN THE EVENT THE APPLICANT DEVELOPS THE PROPERTY WITH ONE OR MORE DATA CENTERS FRONTING ALONG DUMFRIES ROAD, THIS BUFFER WILL BE EXPANDED TO 50 FEET IN WIDTH. THIS BUFFER SHALL ONLY BE INTERRUPTED BY CROSSING UTILITIES OR ENTRANCES TO THE PROPERTY. THE NORTHERN PORTION OF THIS BUFFER, AS DELINEATED ON THIS MZP, WILL BE PLANTED WITH 190 PLANT UNITS PER 100 LINEAR FEET OF BUFFER, OR 320 PLANT UNITS PER 100 LINEAR FEET OF BUFFER IN THE CASE THE BUFFER IS EXPANDED TO 50 FEET IN WIDTH. COMPLIANCE SHALL BE RELECTED ON EACH FINAL SITE PLAN.

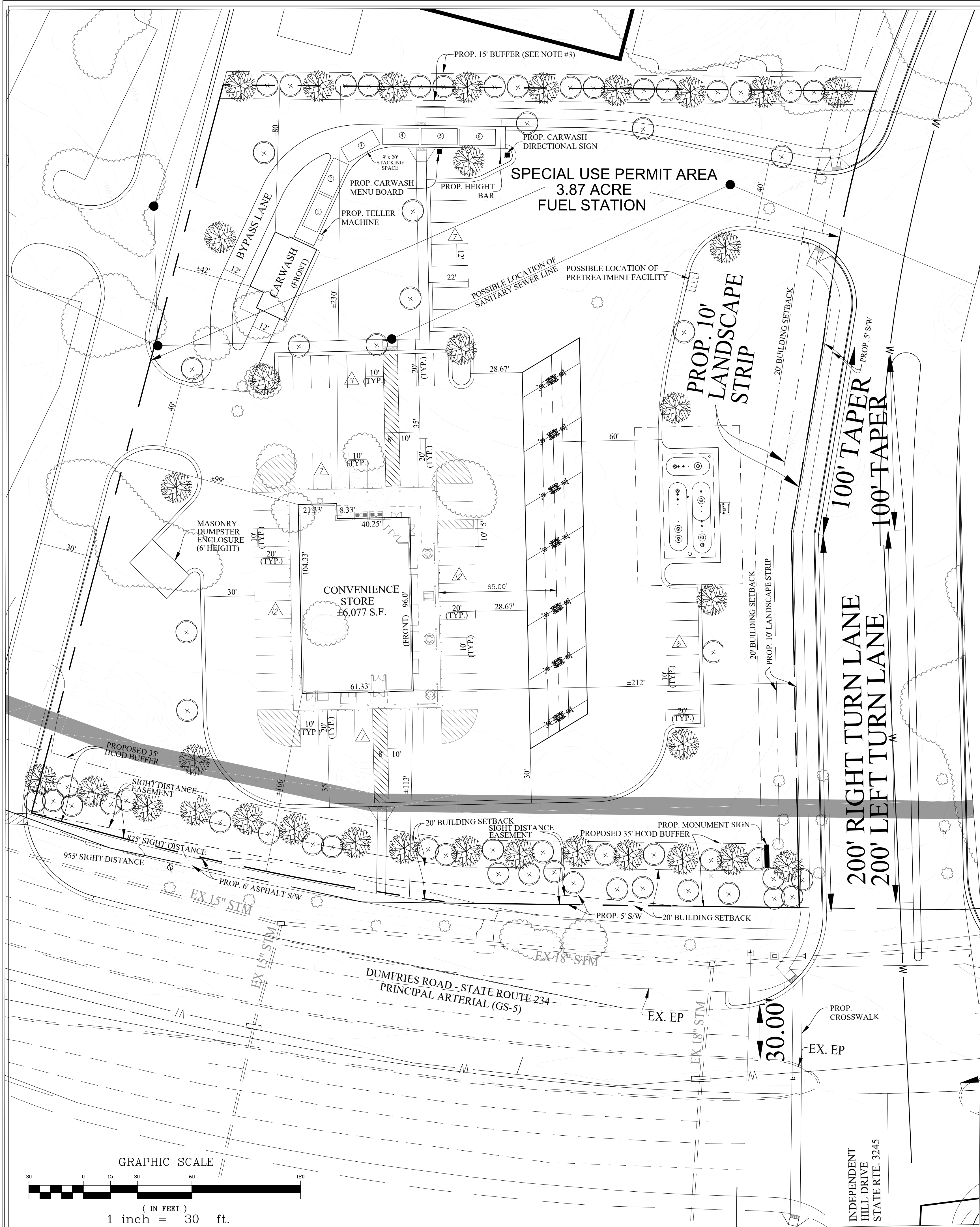


IN-HOUSE REVISIONS	
04/06/23	1st Submission
08/30/23	2nd Submission
11/01/23	3rd Submission
DATE	DESCRIPTION

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LANDSCAPING STRIP/BUFFER PLANTING REQUIREMENTS

1. A COMBINATION OF LARGE TREES, MEDIUM, SMALL AND/OR COMPACT TREES, AND SHRUBS SHALL BE USED TO ACHIEVE THE DESIRED EFFECT. THE CATEGORIES OF LARGE/MEDIUM/SMALL/COMPACT TREES AND SHRUBS ARE DEFINED IN TABLE I-2-T OF THE PLANT SELECTION GUIDE IN THE DCSM.
2. ANY COMBINATION OF THESE TREES SHALL CONFORM WITH SECTION 802.12.A.2 OF THE DCSM.
3. BUFFER ONLY REQUIRED IF LAND BAY 2 IS DEVELOPED AS A B-1 USE.

REQUIRED PLANT UNITS

10' LANDSCAPING STRIP = 80 PLANT UNITS PER 100 LINEAR FEET
15' BUFFER = 100 PLANT UNITS PER 100 LINEAR FEET
35' BUFFER = 190 PLANT UNITS PER 100 LINEAR FEET
50' BUFFER = 320 PLANT UNITS PER 100 LINEAR FEET

THE LANDSCAPING REQUIREMENTS FOR THE SITE SHALL MEET THE MINIMUM DCSM REQUIREMENTS FOR:
INTERIOR PARKING LOT LANDSCAPING (DCSM 802.44)
LANDSCAPING ADJACENT TO A RIGHT-OF-WAY (DCSM 802.42)
PERIMETER PARKING LOT LANDSCAPING (DCSM 802.43)
TREE COVER (DCSM 802.20-21)

PLAN LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING TREELINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SAN. SEWER
- PROPOSED SAN SEWER
- EXISTING WATERLINE
- PROPOSED WATERLINE
- LIMITS OF DISTURBANCE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROP. WATER APPURTENANCES
- PROPOSED STREET LIGHT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED LANDBAY LINE
- PROPOSED PHASE LINE

THIS SITE IS IN THE CENTRAL PATROL DISTRICT, C17 AND THE NEAREST FIELD OFFICES ARE THE BRADFORD SQUARE 7-ELEVEN AT 13639 DUMFRIES ROAD AND THE MONTCLAIR 7-ELEVEN AT 16170 COUNTRY CLUB DRIVE

ANY PRIVATE STREETS OR TRAVEL WAYS THAT WILL BE PART OF THE PROJECT WILL BE PRIVATELY MAINTAINED.

LANDSCAPING LEGEND

- LARGE DECIDUOUS/EVERGREEN TREES
- MEDIUM/SMALL/COMPACT DECIDUOUS/EVERGREEN TREES
- DECIDUOUS OR EVERGREEN SHRUB

IN-HOUSE REVISIONS	
DATE	DESCRIPTION

CASE #: REZ2023-00028
PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

SPECIAL USE PERMIT PLAN (SUP)

PARSONS BUSINESS PARK

Coles Magisterial District
Prince William County, VA



christopher consultants
9301 innovation drive (suite 150) • manassas, va 20110
phone 703.393.9887 • fax 703.273.6820

SCALE: AS SHOWN DATE: 04/06/2023
DESIGN BY: TB

SLOPES BETWEEN 15% & 25%
TOTAL AREA = 8.0719 AC.

SLOPES GREATER THAN 25%
TOTAL AREA = 11.2092 AC.

JURISDICTIONAL WETLAND AREAS

SLOPES BETWEEN 15% & 25%	SLOPES GREATER THAN 25%
TOTAL AREA = 8.0719 AC.	TOTAL AREA = 11.2092 AC.

JURISDICTIONAL WETLAND AREAS

- ① PIN OAKS UP TO 18" AND HICKORY AND RED MAPLES UP TO 15".
- ② TWO ROWS OF PINES FROM 6" TO 10" AND TULIP POPLARS UP TO 7".
- ③ THIS AREA IS OLD GROWTH DECIDUOUS FOREST WITH WHITE AND BLACK OAKS UP TO 36" AND HICKORY AND POPLARS FROM 8" TO 24". ALONG THE STREAM IS ALSO BEECH, HORNBEEAM AND LOCUST UP TO 10".
- ④ SCATTERED PINES - 6", WHITE OAKS AND POPLARS UP TO 30". HORBEAM AND LOCUST IN THE STREAM VALLEY.
- ⑤ POPLARS AND RED MAPLES UP TO 18", PIN OAKS AND WHITE OAKS UP TO 20"

ENVIRONMENTAL CONSTRAINTS PLAN PARSONS BUSINESS PARK



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phone 703.393.9887 • fax 703.273.6820

DATE: 4/6/2023

COMMONWEALTH OF VIRGINIA
Chh
 CHRISTOPHER H. LEMON
 Lic. No. 047091
 4/6/2023
 PROFESSIONAL ENGINEER

10B/B **LB 4**
PROPOSED PBD ZONING
DESIGNATION: M/T
59.60 ACRES

RESOURCE PROTECTION AREA-
4

LB 3

PROPOSED PBD ZONING
DESIGNATION: M-1
23.52 ACRES

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

PROPOSED PBD ZONING
DESIGNATION: M-1
3.89 ACRES

LB 2

**PROPOSED PBD ZONING
DESIGNATION: B-1/M-1
3.87 ACRES**

10B/C	BUCKHALL	
19B/C	ELLOAK	
21B/B	FAIRFAX	
23D/B	GAILA	
24B/C	GLENELG-BUCKHALL	CX I
27A/C	HALBORO-CODORUS	CX III
29B/C	HOADLY	III
38B/B	MEADOWVILLE	III
41B/C/C	MEADOWVILLE	III

CAT

7

11

1

CX I
CY III

二

1. THE ONLY WATER COURSE IS THE PERENNIAL, TRAVERSING THE PROPERTY THAT IS ALREADY IDENTIFIED AS RPA. THE OTHER DRAINAGE WAYS ONLY EXHIBIT INTERMITTENT FLOW.
2. A PERENNIAL STREAM DETERMINATION HAS BEEN PREPARED AND SUBMITTED TO PWC FOR COUNTY REVIEW. THIS PDF CONCLUDES THE ONLY RPA IS THE COUNTY MAPPED RPA AS SHOWN. THIS PDF IS APPROVED AS PLAN# ASP2018-0002.
3. THE WETLANDS LIMITS ARE SHOWN PER DELINEATION BY VIRGINIA WATER & WETLANDS. THE SUBMISSION OF THE JURISDICTIONAL DETERMINATION TO THE CORP OF ENGINEERS WAS IN MAY OF 2017-SEE ATTACHED.
4. LIMITS OF DISTURBANCE: THE LIMITS FOR EACH INDIVIDUAL SITE PLAN MAY VARY SLIGHTLY FROM WHAT IS SHOWN WITH THIS PLAN.
5. TREE SAVE AREAS WILL PREDOMINANTLY BE MAINTAINED IN THE JURISDICTIONAL WETLAND AREA AND IN THE RPA AND BUFFER AREAS. SEE CHART ABOVE FOR A DETAILED DESCRIPTION OF THE EXISTING TREES, THROUGHOUT THE MAIN PORTION OF THE SITE THE ORIGINAL VEGETATION HAS BEEN REMOVED AND THERE ARE MANY STOCKPILES OF SOIL. IN THESE AREAS THERE HAS BEEN SOME VEGETATIVE GROWTH WITH VOLUNTEER SPECIES, THOUGH GENERALLY THERE ARE ONLY SAPLINGS. THESE STOCKPILES WILL BE USED AND GRADED IN THE CONSTRUCTION OF THE PROJECT.
6. ACCORDING TO LETTER RECEIVED FROM THE DEPARTMENT OF CONSERVATION AND RECREATION'S DIVISION OF NATURAL HERITAGE, THE SITE AND CONSTRUCTION ACTIVITY PROPOSED WILL NOT AFFECT ANY THREATENED OR ENDANGERED PLANTS OR INSECTS. ALSO, THE SAME LETTER STATES THE LACK OF PRESENCE OF ANY STATE NATURAL AREA PRESERVES. CLEARING ACTIVITIES FOR THE PROJECT WILL BE SCHEDULED SO AS TO NOT EFFECT THE POSSIBILITY OF THE PRESENCE OF THE LONG-EARED BAT.
7. THE LIMITS OF THE VARIOUS SOILS ARE SHOWN ON THE PLAN. AREAS OF TYPE II & TYPE III SOILS WILL BE DISTURBED. EROSION PROTECTION WILL BE PROVIDED IN THESE AREAS BY MINIMIZING THE AMOUNT OF TIME THE AREA IS DENUDED AND EROSION PROTECTION WILL BE PROVIDED BY APPLYING CONTROLS AS IDENTIFIED IN THE VIRGINIA E & S HANDBOOK. SINCE THE SITE IS SO SMALL AND MOSTLY DRAINS TO THE PROPOSED SWM FACILITY, SEDIMENT SHOULD BE SIMPLE TO MANAGE DURING CONSTRUCTION. A GEOTECHNICAL REPORT WILL BE PROVIDED WITH THE FINAL SITE PLAN TO IDENTIFY ANY OTHER MEASURES THAT ARE REQUIRED.
8. A PHASE I CULTURAL RESOURCE EVALUATION HAS BEEN PREPARED AND SUBMITTED TO THE PLANNING OFFICE FOR REVIEW.

(IN FEET)

1 inch = 100 ft.

IN-HOUSE REVISIONS

IN-HOUSE REVISIONS	
DATE	DESCRIPTION

Gateway Monument Sign



Parson's Business Park

Design Guidelines

March 18, 2019
Revised July 18, 2019
November 6, 2023

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I. Introduction

- A. The Parson's Business Park (the "Park") is an approximately 100-acre property (the Property) located southeast of the intersection of Dumfries Road (Rt. 234) and Six Towers Road, adjacent to the Prince William County Landfill. The Park has been rezoned to allow for a wide range of industrial and commercial businesses to serve the growing needs of the county. Development of the Park may include commercial, industrial, and data center users throughout the Property and a modern fuel station with a convenience store and customer car wash along Dumfries Road. These businesses may consists of those that are too small to be a part of the business-oriented commercial projects such as the Innovation Project, or larger businesses that find the size and location of the Property attractive.
- B. These design guidelines are intended to provide a base line for the quality of the built and natural environments in the Park. However, the guidelines are also intended to encourage creative design as well as be flexible enough to accommodate changing technology. Reasonable variances from these guidelines may, in appropriate cases as set forth in these guidelines, be granted by the architectural review board (ARB), which shall be responsible for the adoption, amendment, repeal and enforcement of these guidelines.
- C. The guidelines are applicable to the area of the Park as identified in REZ2023-00028. The ARB will take into consideration the differing needs and programmatic requirements of individual users in correlation with the current tenants and the surrounding community. All owners, future owners, tenants and their respective design teams are, by contract and/or title, subject to an architectural review process as explained further in these guidelines.
- D. Design, construction and maintenance guidelines and techniques are intended to work with and not against the natural setting, while still providing a modern and marketable project. It is the intent of these guidelines to not have a negative effect on the surrounding community. The viewshed from Dumfries Road and all internal roadways are important, but the needs and aesthetics will be balanced to accommodate the emphasized views from Dumfries Road.
- E. These guidelines, including criteria and enforcement, may be more stringent than applicable governmental requirements. However, these guidelines shall not take the place of or constitute satisfaction of any rule or regulation promulgated by a government agency. All development activities in the Park are also subject to

current ordinances and regulations of Prince William County, Virginia. The more stringent requirements of which shall apply. In the case of direct conflict between these guidelines and a governmental requirement, which is not a case of the guideline only being more stringent or supplemental, the government requirements shall control. Satisfaction of these guidelines and the obtaining of all approvals required hereunder shall not relieve any owner or tenant from compliance with all applicable governmental ordinances, codes, regulations and rules, whether federal, state, county or otherwise.

- F. Parsons Business Park, LLC is the current owner of the Park. The “Owner”, when used in this document, refers to Parsons Business Park, LLC, or any successors or assigns.
- G. The site will develop in conformance with the plans and proffers approved with REZ2023-00028, as may be amended in accordance with the Prince William County Zoning Ordinance, and in accordance with the design guidelines of Section 32-509, Data Center Opportunity Zone Overlay District.

II. Development Concept

- A. The focus of development as stated above is to provide for a variety of users across the Park, including commercial, industrial and data center users. Techniques such as landscaping, buffering, and building design may be utilized along the Dumfries Road frontage to screen and buffer land uses along this road frontage.
- B. The development will act as a transition from the retail and residential development on the west side of Dumfries Road to the Land Fill on the east side of the property.
- C. The development strives to help the county achieve its desired goal of a 35% commercial tax base as stated in the county’s strategic plan.

III. Safety

All elements of development design (landscaping, signage and lighting plans) will take into consideration the strategies recommended in the Crime Prevention Through Environmental Design manual prepared by the Prince William County Police Department. In reviewing submissions, the ARB shall consider safety and security concerns in determining the acceptability and approve ability of submitted plans, designs and specifications. However, approval by the ARB does not guarantee a crime-free environment.

IV. Outdoor Lighting-Streets, Parking Lots and Common Areas

- A. General:** It is intended that lighting will enhance and not detract from landscaping and other design elements of the Park without sacrificing safety and security. Lighting is intended to be attractive and functional and sited to provide efficient illumination. The type, height and location of streetlights shall enhance the image of the project overall. For all development, the lighting shall be a cool, concealed source with a cut-off design. These lights shall be shielded, and direct light downward. Light from on-site sources/fixtures should not be directed towards, and the visibility of fixtures/poles (other than for streetlights on public roads) be minimized from Dumfries Road. A hierarchy of fixture types, depending upon their intended use, different sizes or types of fixtures shall be employed for streetlights, parking area lights and building illumination. The ARB shall select lighting fixtures and types appropriate to the various uses being served as a base line example for development proposals. Lighting designs shall employ colors, heights, and locations that do not create visual and design conflicts between streetlights, building mounted lights and/or parking lot lights on the same property or the surrounding properties.

Each applicant shall submit a detailed a lighting plan for ARB review and approval, which will among other things provide:

1. Fixture type (including the color spectrum), wattage, siting and material of each exterior light/light fixture/pole.
 2. Heights of light poles and heights above grade for building-mounted fixtures.
 3. Fixture style and diagram of actual fixture unit.
 4. Any deviation from the ARB approved fixtures must be approved by the ARB and the onus will be placed upon the applicant to justify the deviation.
- B. Streetlights:** It is intended that street lighting, whether on public or private streets, shall be consistent in design and type throughout the Park. The ARB shall adopt a standard streetlight fixture, including pole, which shall then be required throughout the Park.
- C. Parking Area and Site Lighting:** Parking lot lighting generally will be provided by fixtures mounted on freestanding poles. The ARB may adopt a standard parking area fixture, including pole, which shall then be required throughout specific areas within the Park.
- D. Visibility:** The visibility of light fixtures from Dumfries Road should be minimized. Fixtures shall not be taller than can be effectively screened by buildings, landscaping, buffer and distance from these roads. Building-mounted light fixtures

may be approved by the ARB, but only for the purposes of illuminating building facades or lighting courtyards and loading areas in immediate proximity of the building. Bollard lighting will be encouraged to illuminate pedestrian ways within and to parking areas.

- E. Building Illumination: Soft white, indirect lighting of a building's exterior will be permitted, provided that the light and fixture complement the building's architecture and surroundings. Such lighting shall be mounted on the building or within ground areas immediately adjacent to the building, or by discrete fixtures included in the architectural design of the facade. Interior lighting should be attractive when viewed from the exterior, especially from Dumfries Road.
- F. Service and Loading Areas: Service and loading areas shall be illuminated by freestanding or building-mounted fixtures, as appropriate and approved by the ARB, with enough illumination to accommodate the purpose(s) of the areas illuminated. The visibility of fixtures from Dumfries Road should be minimized. Service and Loading areas should be if possible, located facing away from Dumfries Rd.

V. Utilities & Antennas

- A. Utilities and Easements: All utilities, including but not limited to electric power lines, telephone lines, gas lines, cable TV lines, fiber optic lines, water and sewer lines and drainage pipes, shall be underground or enclosed within a main building. Electric power lines shall be permitted above ground as needed to connect any buildings in the Park to any electrical transformer or substations.

The location, width, and terms of all easements shall be subject to ARB approval prior to recordation. Common shared easements shall be used to the maximum extent possible to minimize the area encumbered by utility easements. Easements shall not be in a manner that precludes the provision of landscaping and buffering. Landscaping will be permitted in utility easements where the placement of plant material does not directly interfere with the purpose of the easement. Appurtenances related to underground utilities, such as but not limited to switch gear, transformers, and vents, shall be underground or enclosed within an appropriate building. Where that is impossible because of the nature of such appurtenance, the appurtenance may be located above-ground in an unobtrusive location and screened completely by landscaping, as approved by the ARB. Where possible, utilities and appurtenances should be installed within already-cleared areas, such as road rights-of-way and driveways serving the property so as to avoid the disruption of existing vegetation and pavement when installing or repairing utility lines.

- B. Antennas:** Consistent with any requirements of federal or local law, antennas and receiving or transmitting dishes shall be in an unobtrusive location and screened from view. Such location shall be shown on a plan submitted to the ARB for their review and approval, taking into consideration the technical requirements and need for such antenna/dish and location.

VI. Signs

- A. General:** All signs will be subject to minimum zoning ordinance requirements, SUP and rezoning approvals in addition to meeting the guidelines contained herein. Signs shall be of durable, weather-protected materials and finishes and shall be visually related as to sign type, design, color, finish, mounting and graphics to other signage in the Park, as well as such signs' surroundings, including new or existing landscape plantings.

An applicant shall submit to the ARB for review and approval an application and plan or plans indicating type, size, location, height, colors, materials, and text of each proposed sign. All signage shall demonstrably complement the architectural style and color scheme of the structures on the site. The application shall indicate whether the proposed sign is to be temporary or permanent. All signs, whether temporary or permanent, shall be designed, fabricated, sited, altered and maintained in accordance with the plan or plans approved by the ARB. In order to coordinate signage to protect views and the quality of the Park, the ARB may require an applicant to show on its application/plans existing or approved signs within 1,000 feet of the applicant's site. All signage shall be maintained in original, clean, attractive, lighted (if provided) condition and kept clearly visible. Surrounding landscaping shall be maintained to enhance the signage. Signs may, with ARB approval, be placed on the wall of a building, in or behind a window of a building, on a pole if otherwise permitted, or on the ground. All freestanding business, informational and directional signs shall be monument-style. Notwithstanding any provision to the contrary, gateway monument signs and internal directional signs shall not be required to be set back from a public or private right-of-way. Signage in the land bays containing retail uses shall also be subject to specific guidelines set forth below.

- A1. Fuel Station / Convenience Store and Businesses fronting 234 Signage:** The signage for businesses fronting 234 along with the Fuel Station and Convenience Store will be given special consideration due to the nature of their use and the specific company signage utilized for their facilities. All parameters for the signage for this specific site shall be governed by the agreement between the facility owner/operator and Owner and as may be approved by Prince William County. Therefore, signage for the Fuel Station and Convenience Store will not be subject to the provisions of this signage section of the Guidelines.

B. Temporary Signs:

1. During or prior to construction temporary signs shall be allowed that:
 - a) Offer the Property for sale or lease.
 - b) Identifies the name of the future use and/or development of the Property. Lists contractors, architects, financial institutions, or others involved in the design, financing and construction of buildings being erected on the lot or site. Signs shall be a consistent design, setback, size, height and area. Such signs shall be subject to review and approval as described for permanent signs.
2. Other types of temporary signs advertising special events and activities may be permitted subject to review and approval by ARB.

C. Project-wide Signage: Gateway and directional signs shall be provided project-wide and shall require a comprehensive sign plan coordinated by the declarants.

D. Gateway Signs: Gateway signs may be provided at the major intersection with the site entrance and Dumfries Road. Such signs shall be permanent, freestanding, monument-style signs in accordance with the county's sign ordinance. Such signs and associated landscaping, entrance features and lighting are subject to review and approval by the ARB.

E. Directional Signs: The number and size of directional signs is subject to ARB review and approval. Such signage should be consistent with and complement other signage.

F. Public and Private Street Signs: All traffic safety and informational signs required by the Virginia Department of Transportation are exempt from the signage requirements contained herein. Use of the street name signs that are the same style or color as standard street name signs used throughout Prince William County is discouraged. All signs, including but not limited to their design and location, are subject to ARB review and approval. Street name signs shall be pole-mounted and of such size and location as to be readily visible from vehicles using the street. Traffic signs shall comport with standard state requirements but will be mounted on posts conforming to those approved by ARB.

G. Sign Illumination: Notwithstanding any requirement to the contrary in the general lighting standards of Part IV., above, signs may be illuminated externally or back lit in retail areas. External lighting fixtures shall be placed on the ground, at a distance of no more than six feet from the base of the sign so as not to cause glare

or nuisance beyond property lines and not shine directly into eyes of drivers entering or exiting a site. External lighting fixtures shall be shielded and concealed by landscaping. Lighting shall clearly illuminate a sign, but not draw inordinate attention to such sign. The visibility of such lighting, except for gateways signs, from Dumfries Road should be minimized. Lighting, including location, size, wattage, lumens, type, shall be subject to ARB review and approval.

H. Landscaping Around Signs: Notwithstanding and requirement to the contrary in the general landscaping requirements of Part X., below, landscaping shall screen the base of a freestanding sign to soften its appearance. This shall not apply to street, traffic, or directional signs unless deemed desirable by the ARB. Landscaping may include a combination of shrubs, flowers, ground cover (other than grass or sod) or other vegetation, in accordance with the general landscaping guidelines. Landscaping shall screen the base of the signs where it is required, as well as the on-ground lighting fixtures provided for such signs and shall cover the entire ground area within a distance from the sign base equal to location, extent and type of landscaping shall be subject to ARB review and approval. Such landscaping should not obstruct or impair sight distances at road intersections or site access points. Any shrubs or plantings of perennials shall be of indigenous varieties to the area.

I. Permanent Advertising Tech/Flex/Office Signs:

1. Freestanding monument-style company identification signs, which include the buildings street address, may be erected at each road entrance to each lot, parcel or site. Signs shall be in an appropriate location clearly visible from the roadway and not obstruct or impair sight distances for vehicles exiting the site.
 - a) The maximum dimensions for freestanding monument-style signs shall be as follows:

1) Sign area	50 square feet
2) Height	15 feet
3) Setback	15 feet from the public right-of-way or private road easement
2. Building-mounted company identification signs may be permitted for a single tenant/user on the exterior of a building, subject to review and approval of the ARB. The maximum size of each such sign shall be one percent of the square footage of the building face where the sign is to be located. Building mounted signs shall generally be flush mounted on the building surface or integral with the buildings architectural design. In the case of a multiple tenant building, company identification signs may be allowed, one per tenant or user entrance,

upon review and approval of the ARB. The maximum area all signs mounted on the building shall be one percent of the square footage of the building face where the sign is to be located.

3. The applicant for a building mounted sign on a multiple tenant building shall provide the following information:
 - a) A rendering of the proposed sign and the building where the sign to be mounted.
 - b) The location, size, materials and colors of all other existing and proposed signs on the façade where the sign is proposed.
 - c) A comprehensive sign plan for that building.
4. No façade sign, including building logo signs, shall extend above the roof line of the building or structure. Additional permanent signs may be approved as deemed appropriate by the ARB at its discretion.

VII. Retail Areas

There is not anticipated to be a great deal of retail associated with the Park, however any retail uses of the Park shall be subject to the following additional guidelines. In the event of conflict between the retail signage guidelines and other signage guidelines, these retail signage guidelines shall control.

- A. General:** Signs shall not be moving, flashing, blinking or fluctuating, whether powered or wind driven. No flags, pendants, balloons or similar items may be attached to a building's exterior or be otherwise visible from roadways or parking areas other than an appropriately-sized United States, Virginia, Prince William County or company flag which is not utilized to advertise a sale. Size and location of such flags are subject to ARB review and approval.
- B.** Window dressing, signs and displays may be in or behind a retail establishment's window but shall not be attached to the exterior of a window or building or located on or within any pedestrian or vehicular travel way. Not more than 50% of a window's surface area may be covered.
- C.** Specialty retail signs shall be of modest size and dimensions, both in terms of the exterior dimensions of the sign and its textual component.
- D.** Retail signs may be back lit. Color and type style should be consistent, with flexibility allowed to integrate corporate identity symbols into the signage.

- E. Temporary signs advertising special events, such as grand openings, sidewalk sales and similar activities, shall be permitted subject to review and approval by the ARB.
- F. Development along Dumfries Road, though screened, may still be visible from Dumfries Road. Such visibility requires retail signage within this land bay to be highly regulated to preserve the viewscape and park-like setting, especially as viewed from these two major roads.

VIII. Architecture

A. General:

1. Design and architecture of buildings and structures within the Park, including building siting and orientation, shall be subject to ARB review and approval. Buildings and structures should complement each other in design, style, and materials, without necessarily being identical. The design and siting of buildings shall complement the natural terrain.
2. Plans and specifications submitted by an applicant shall show the proposed design, including materials, of the proposed building or structure and indicate how it relates to existing or proposed buildings or structures on adjoining sites and sites across public or private streets. All architectural plans will be evaluated in terms of integration, form, texture (materials and color), scale and façade with the landscape and topographic character of each site, as well as with adjacent buildings.

B. Walls:

1. All exterior walls and structures shall be constructed with one or more attractive, durable materials, such as textured concrete, masonry, stone, brick, finishing wood, stucco smooth metal panels or glass. Finer materials, superior details, and more skillful craftsmanship shall be used on facades facing Dumfries Rd. The side or less prominent elevation facades may have less details than the front facades. Facades facing Dumfries Rd. shall have a minimum of 30% Brick or Natural Stone as part of its design, unless developed as a data center campus, whereby architectural design standards dictated by the Zoning Ordinance within the Data Center Opportunity Zone Overlay District shall govern the design of the building.
2. Elevations visible from other public roadways shall also be provided with a higher quality, less utilitarian standard for materials and craftsmanship, but shall not be held to the same heightened standards as those elevations visible from Dumfries Rd.. Less expensive materials, simpler details, and more

expedited means of construction may be used on other, less prominent elevations, but shall be harmonious with and complement the design and construction of more visible elevations. Unless otherwise approved by the ARB and properly maintained, colors to be used on building exteriors must not be applied but must be intrinsic to the material used.

3. Retaining walls and screening walls shall be constructed with attractive, durable materials, such as textured concrete, masonry, stone, brick, finishing wood, stucco, or smooth metal panels compatible with the materials and colors used in the principal buildings on the property.

C. Fences, Railings, and Guard Rails: Shall be subject to ARB approval in terms of materials and location. Fences shall be as unobtrusive as possible and be integrated with existing and proposed landscaping. Attractive, durable materials and finishes that are compatible with the materials and colors used in the buildings and surrounding area are required. Fencing shall not prevent access to required landscaped open spaces. Approval by the ARB does not guarantee the safety of anyone utilizing such railings, fences or guard rails. Fences, except for safety purposes such as around storm water management ponds, if otherwise allowed are generally discouraged.

D. Roof Treatments and Appurtenances: Equipment placed on flat roofs must be hidden by a parapet wall or an enclosure incorporated as a part of the architectural style and design of the building. Roof equipment shall not be visible from Dumfries Road. Roof penetrations, including vent stacks, shall be placed on the rear slope of pitched roofs and finished to match the color of the roof. Such penetrations shall not be visible from Dumfries Road. Solar panels shall be flat and mounted only on the rear slope of the roof and in a location not visible from Dumfries Road. An applicant may request an alternative location if a location meeting the above criteria would not allow such solar panel to work effectively. The ARB, in its discretion, may approve an alternative location. Vertical projections above the roof or parapet wall, such as towers, dish antennas, vents, etc. should be avoided. However, should such projections be necessary, they must be appropriately designed and/or screened and approved by the ARB at its discretion.

E. Siting/Height/Lot Coverage:

1. The height, lot coverage and setback of a structure shall be subject to review and approval by the ARB, taking into consideration the desire to maintain a green and quality setting and preserve and enhance the view from Dumfries Rd.
2. Lot coverage shall not exceed 80% of the Park, with a required open space of 20%. Buildings and structures shall be subject to the following setbacks, and

shall be located no closer to the right-of-way or property lines, as appropriate, than the designated distance:

- a) 50 feet from Dumfries Rd.
 - b) 50 feet from any public road.
 - c) 11 feet from any side or rear property line.
3. The entire length and width of setback areas, except at locations of access points, sidewalks/trails and where such landscaping would directly interfere with utilities, shall contain one or more of the following:
- a) Existing woodland vegetation;
 - b) A combination of existing woodland vegetation and supplemental landscape plantings intended to provide an integrated streetscape that is consistent with the landscape plan of adjacent properties; or
 - c) Low berms and a combination of well-maintained lawn and landscape plan adjacent properties.
4. Setbacks along property lines internal to the Park shall contain landscaping quantities of 100 plant units pers 100 linear feet. Plant units shall be defined as provided in Section 800.00 et seq of the Prince William County Design and Construction standards Manual (DCSM).

Subject to all governmental approvals, the ARB may grant, upon written request, exceptions to the general setback standards for walkways; trails; fences; landscaping; irrigation systems, gateway directional, traffic, parking, identification or other signs, in the ARB's discretion.

IX. Maintenance Standards, Construction Period Plans

A. Maintenance During Construction General:

- 1. Major earthwork should be planned and carried out in such a manner as to ensure adequate erosion and siltation control in woodland and downstream areas. Temporary structures or features constructed for such control shall be eliminated by the end of construction, and the area re-landscaped if necessary. All areas must be regularly cleaned of trash and debris. Access roadways must be kept free and clear of excess mud and must be stone reinforced, if necessary.
- 2. Noise levels shall not exceed county, state or federal standards. Periodic and unannounced inspections of the construction site(s) by ARB representatives may be conducted to ensure compliance with guidelines.

B. Maintenance After Construction: To preserve the high-quality image of the Park, each owner shall be held to a consistently high standard of maintenance for both land and improvements. As required in the declaration, each owner must keep the land and improvements, including appurtenances and parking areas, in a safe, clean and neat condition.

1. Roadways and Parking: All paved areas, curbs and drainage structures shall be kept free of litter, debris, and weeds, with each owner removing, at its own expense and at least once a week, any rubbish or trash of any character that may accumulate. All roadways, parking areas, and designated pedestrian paths throughout the project shall be plowed and sanded during the winter months to provide safe and clear passage. Such plowing and sanding shall be affected within 24 hours of the end of each storm. All guard rails, lighting and signage shall be kept in a good repair and function and shall be cleared of weeds and vegetation for optimum visibility.
2. Building and Exterior Maintenance: All buildings will be maintained in a clean and attractive manner. All debris, trash, graffiti, and broken elements shall be removed or replaced to maintain the structure in its original condition.

X. Landscape Standards

- A. General: The primary design objectives for new landscaping is to:
1. Visually combine new development with its natural surroundings.
 2. Complement the design of buildings and structures.
 3. Screen service areas and utilitarian elements from view.
 4. Enhance the attractiveness of trails and courtyards.
 5. Improve the appearance of public and private streets; particularly the view from Dumfries Rd.
 6. Preserve existing natural woodland areas including existing mature hardwoods, fence lines, and drainage corridors.
- B. Landscape plans are subject to ARB review and approval. The landscape design should:
1. Emphasize large-scale formal motifs and areas of naturalized design.
 2. Utilize plant material that is sympathetic in color, form and texture to the naturalized planting goals.
 3. Be simple, incorporating only a few plant types in any given area to avoid visual chaos.
 4. Concentrate selected species in masses to maximize their visual effect.
 5. Use specimen trees and shrubs to reinforce native plant species for maximum design effect.

6. Be aware of seasonal interest.
 7. Restore areas close to existing woodlands with naturalized plantings.
- C. The ARB may designate a list of acceptable plantings or unacceptable plantings or both, which list(s) shall be utilized in preparing and submitting a landscape plan. Irrigation systems are required in all planting areas, unless otherwise approved by the ARB. The design and location of irrigation and outdoor sprinkler systems is subject to review and approval of the ARB. A landscaping plan for any lot is to be submitted to and approved by the ARB prior to any development of the lot. Such plans shall include information regarding type of sodding, seeding, trees, hedges and shrubs, and other proposed treatment of the site, such as irrigation, walls, sign locations, etc. Landscaping of the lot must be in accordance with the approved landscaping plan for the proposed site.

D. Planting Guidelines:

1. Minimum Standards: These guidelines have been established as minimum requirements for areas that affect all owners in the Park, especially along the roadways. All development plans should exceed these minimum requirements whenever possible to further enhance the overall visual quality of the Park.
2. Preservation of Existing Specimen Trees: Every effort shall be made by an owner/developer to preserve all hardwood specimen trees 12 inches or greater and all flowering trees four inches or greater in diameter at breast height (dbh) in and around disturbed areas using tree protection fences during construction. Tree protection fences shall be located at the drip line (or beyond) of each tree to be saved. Every owner/developer is encouraged to preserve as much natural vegetation as possible.
3. Roadway Landscaping: All development along the Park frontage shall be stabilized and landscaped by the owner of each parcel abutting roadways, with a blend of turf, naturalized ground covers, shrub masses, and/or trees to soften the distinct edge created by the limits of clearing for a road. Entry roads and building entrances shall be treated in a manner that allows integration of the natural landscape with a more formal entrance statement. The use of a similar plant matter as used elsewhere on the site shall act as unifying design elements.
4. Parking Area Landscaping: Parking areas for the development along Dumfries Road shall be visually screened from adjacent roads and development sites by use of earth berms and/or a mix of evergreen and deciduous tree and shrub plantings. Earth berms, if used, shall have a natural appearance.

5. Open, Off-street Parking Areas: Interior landscape areas shall be as required in the DCSM.
6. Building Landscaping: Sufficient landscape plantings will be encouraged around all proposed buildings to soften and harmoniously integrate all structures with the surrounding formal landscape areas, as well as any nearby natural woodland. Specimen trees, shrubs, ground covers and annual and perennial accents shall be used to visually blend all disturbed areas smoothly back into the undisturbed surroundings woodland.
7. Retention & Detention Facility Landscaping: All disturbed areas surrounding storm detention areas shall be stabilized and landscaped. These areas should be carefully designed to accommodate aesthetic naturalized plantings and recreation amenities while minimizing the impact of hardened or edge treatments, head walls, pipe outfalls and bulkheads to the extent allowed by applicable governmental standards.
8. Landscape Edges: The ARB may determine that due to the proposed design and development of the site, selected areas of existing woodland buffers must be supplemented with additional naturalizing plantings (evergreen and deciduous) to reinforce the woodland edge and maximize its effectiveness.
9. Landscaping and Grounds Maintenance-Lawn Areas: Lawn areas shall be cut to maintain a healthy, green and neat appearance. Maximum height for fine lawns shall be four inches. All such areas shall be edged as needed and raked of clippings and leaves to maintain a neat, trimmed appearance.
10. Landscaping and Grounds Maintenance-Meadow Areas: All meadow or long grass type areas must be kept full and neat and no taller than 15 inches. Fertilizing, hand weeding, raking, scarifying and dethatching, as well as establishment of wildflower plantings, is strongly recommended in these areas. The transition between meadows and other landscaped areas must be sensitively and neatly maintained.
11. Landscaping and Grounds Maintenance-Ground Cover and Flower Beds: The areas must be neat, healthy, vigorously growing and disease free, showing no bare spots. They must be kept free of leaf accumulation litter, neatly edged and mulched as needed. Once past flowering, annual and perennial tops of plants must be properly removed and the area re-mulched or replanted. Woodland canopies may be thinned, if necessary, to provide adequate light for the native ground covers.

12. Landscaping and Grounds Maintenance-Trees and Shrubs: All trees and shrubs shall be maintained in specimen quality and in large enough sizes and spacing to create a quality landscape effect. They shall be insect and disease free with adequate fertilizing and water to promote healthy, vigorous growth, color and flower. They shall be hand-pruned to maintain and encourage appropriate form. Mulching shall primarily be provided to prevent mowing injury and water loss, but not so deep as to promote surficial roots. Excess mounding will not be permitted.
13. Landscaping and Grounds Maintenance-Existing Woodland Maintenance: All woodland areas shall be kept free of trash and debris. Woodland areas, especially at edges, shall be kept healthy, neat and as disease free as possible through pruning, thinning, timber stand improvement, spraying, cabling, fertilizing, etc. under the guidance of a certified arborist. Dead or diseased trees or undesirable species must be removed as soon as they occur. Normal maintenance procedures of landscaped areas should be carried out in a manner so as not to damage root or branching systems of adjacent woodland trees.
14. Landscaping and Grounds Maintenance-Pond & Basin Maintenance: Detention basins must be kept open and functioning as needed and seeded with grass or other stabilizing ground covers. Permanent lakes must be kept clean in the interior, with depth and storage substantially as originally intended, with periodic dredging and distilling if necessary. The edge must be kept substantially erosion free and clear of litter and visible debris. Lake bank areas must be maintained in a clean, healthy state. Silt, leaves, debris, etc. shall be cleaned up after storms when water overflows normal levels.

XI. Parking

- A. All parking, loading and service vehicle areas must be designed to serve the activity being conducted on the particular lot or site, without using parking or other areas located on an adjacent lot or site, unless a cooperative arrangement has been approved by the Prince William County Planning Director. Parking lots, driveways and related walks are to be surfaced with a dust free, all weather surface, such as concrete, bituminous, brick or other material of equal quality approved by the ARB. Integral concrete curb and gutter edges are preferred. Parking spaces shall be designated by painted lines. Parking areas shall be served by adequate driveways and with sufficient space for movement of vehicles.
- B. A vegetative screen and/or buffers shall be used to preserve the view from Dumfries Road. Parking areas between buildings and Dumfries Road shall be minimized. If parking is provided in such areas it shall be effectively screened, as determined by

the ARB in its review of an applicant's plans, by landscaping, buffer, topography, and/or distance.

- C. If a lot has dual frontage, recommended parking locations should be to a buildings side lot line(s). Lighting shall be provided in accordance with the general lighting provisions made applicable to parking areas. The number of parking and loading spaces provided shall be as required by the applicable code and regulations of Prince William County, Virginia. No on-street parking shall be allowed, and no on-street areas shall be counted for purposes of calculating the number of parking spaces provided.

XII. Service/Loading/Dumpster Areas

- A. Outside storage of material, supplies or equipment, including trucks or other motor vehicles, shall be permitted only if approved by the ARB, and its discretion, and the area containing such storage is fully screened on sides with architectural walls, opaque fencing and/or landscape screening. Storage of all trailers or container boxes shall be screened if they are not connected to an operational truck that has current tags and inspection. Storage containers shall not be stacked more than two high.
- B. Facilities and access routes for deliveries, service and maintenance shall generally be separated from other parts of a developments on-site circulation system. All service and loading areas should be in interior courtyards serving one or more principal structures, unless an alternative location is approved by the ARB, which approval may be based upon, among other things, proposed location and screening of such service and loading areas.
- C. Service/Loading/dumpster areas shall be set back as follows:
 - 1. 60 feet from any other public street rights-of-way, except a dumpster can be located closer than 60 feet from a right-of-way if the dumpster is fully screened by a masonry wall or as approved by the ARB.

When otherwise visible from the public street rights-of-way, service areas shall contain screening at least equivalent to the plantings specified in buffer type A of section 802.12 of the Prince William County Design and Construction Standards Manual. Adequate loading, unloading and maneuvering space must be provided for each building. Dumpsters shall be inside the building or located in service areas away from public view and screened with a solid wall or fence and using materials that are architecturally compatible with the building(s) it serves.

XIII. Electrical Substation

- A. An electrical substation shall be permitted in the Park and designed with accompanying screening and buffering.

XIV. Review Process

A. Architectural Review Board (ARB):

1. Responsibilities: The ARB shall, in addition to any other responsibilities which may be granted to it or imposed upon it pursuant to the declaration of the Owner's incorporation documents. Be responsible for the adoption, amendment, repeal, administration and enforcement of the design guidelines. The ARB shall exercise design control over all construction in the Park, including review and approval of all alterations and modifications to improvements after initial construction is complete. Such review shall include but not be limited to walls, painting, renovations and landscaping, and is intended to ensure attractive, compatible development. The ARB shall meet as necessary to conduct its business.
2. Limitation of Responsibilities: Approval by the ARB does not relieve an owner or tenant of the obligation to obtain government approvals. No responsibility or liability with regard to submitted plans shall lie with the ARB. Notwithstanding any provision in these guidelines to the contrary, the ARB shall have no responsibility to review plans, applications or other submissions for compliance with any law, code or regulation, guarantee or warranty as to, and the ARB assumes no liability or responsibility for, such compliance. The ARB's primary goal is to review applications for conformance to the design guidelines. Such review and approval do not guarantee or warrant, and the ARB assumes no responsibility for:
 - a) The structural adequacy, capacity, integrity or safety of any structure or other improvement.
 - b) Soil conditions, erosion, drainage or other site conditions, whether natural or altered.
 - c) Compliance and effect of compliance with building codes, applicable engineering or design standards, safety requirements, governmental laws, codes, rules or regulations.
 - d) The licensing or performance of quality of work of any contractor.
3. Initial ARB: The initial ARB shall consist of the General Partners of the Owner. At such time as the board determines to appoint a separate ARB, it may appoint an architect, a civil engineer, a landscape architect, and a person familiar with

the principles and practices of real estate development and marketing, especially in the areas of high technology office parks.

4. Staff: The ARB may hire or contact with such professional staff or consultants as may be necessary to review plans and otherwise administer these design guidelines. Such staff shall be paid, as set by the ARB, from the fees received by the ARB for review and enforcement of the design guidelines, and from such assessments as shall be payable to the Owner. The ARB may hire or contract with outside counsel for advice and for enforcement of these guidelines.
5. Fees: The ARB shall establish and publish a schedule of fees for plan review, inspections and other work or tasks within its jurisdiction/responsibilities.
6. Vacancies: Should a vacancy occur through death, resignation, incapacity or otherwise, the board of directors shall promptly appoint a successor or successors, attempting to maintain as members of the ARB those possessing the qualifications set forth in paragraph XIV.A.3, above.
7. Amendments: The ARB may amend, modify or repeal these guidelines as it deems appropriate, after at least one hearing, with written notice of the proposed change sent by mail or by hearing, with written notice of the proposed change sent by mail or by hand delivery to the owners of properties in the Park. Opportunity shall be provided for such owners, tenants, and users to review the changes prior to the hearing and to be heard at the hearing. Any such amendment or modification to these guidelines must then be approved by the ARB. Thereafter, changes so adopted and approved shall be published by the ARB and shall apply to all applications pending at the time the change was approved and those filed thereafter.

B. Process:

1. Procedure: The ARB shall set its procedure for administering the design guidelines. The ARB shall appoint one of its members as president, who shall preside at the ARB meetings. A secretary shall also be appointed to keep minutes. Other officers may be appointed from the ARB membership, as deemed necessary or desirable by the ARB, for the proper and efficient conduct of its business. Written minutes of any meeting shall be kept, and copies of decisions and approved plans and specifications shall be retained by the ARB. The ARB may provide application forms for review, inspection, and other requests under the design guidelines.
2. Introductory Meeting: An applicant may request an introductory meeting with the ARB or on or more of its representatives or staff members. At such meeting,

an applicant may ask questions regarding the design guidelines and provide such information on its proposal as may be useful for the discussion. The purpose of this meeting is to clarify design guideline requirements prior to the preparation of detailed plans and specifications.

3. Required Submissions:

- a) Waiver Submissions: After such introductory meeting, if any, the owner or his designated representative shall, if the same has not been expressly waived in writing by the ARB, be required to present his development proposals for such owner's lot to the ARB in at least two submissions.
- b) Preliminary Submission: If the ARB has not waived the application in accordance with Section 1., above, each owner shall make a preliminary submission to the ARB, at which time the owner or his designated representative shall submit three full sets of preliminary schematic plans and specifications in accordance with the guidelines, showing or stating at least the following in schematic and conceptual form:
 - 1) Location of all structures, street rights-of-way, parking areas, and setback lines.
 - 2) Layout and location of all walks and trails.
 - 3) Location of all landscaping features, including information as to proposed new plantings and existing trees to be preserved or removed.
 - 4) Lot coverage data and calculators, including floor area ratio.
 - 5) Parking data and calculations, including base data for projected needs.
 - 6) Building elevation drawings of each building face including, without limitation, materials to be used in their proper locations and schematic details of each building.
 - 7) Preliminary signage and lighting plan showing location and sketches of proposed signs.
 - 8) Exterior light fixtures and standards, including pole height and height above grade for building-mounted signs and lights.
 - 9) Building materials and color information, with samples to be submitted, if available.
 - 10) Description of proposed uses, proposed utility connection alignments, and such other data as may be required by the ARB.

- C. Preliminary Plan Review Period: Within 20 days of the receipt of the preliminary plans and specifications, at the request of the ARB, a meeting shall be held between the ARB and the owner or his designated representatives. At such meeting, the ARB shall provide to the owner or his designated representatives written comments to said preliminary plans and specifications for guidance in preparation of the final construction drawings and specifications. The ARB shall notify the owner in

writing promptly upon receipt of all required plans and specifications, and the aforesaid 20-day period shall commence on the date of such notification. If the ARB does not request a meeting within this 20-day period, the preliminary plans and specifications shall be deemed approved by the ARB and, upon written request of the applicant, the ARB shall promptly provide a written confirmation of such approval.

D. Final Submission: There shall be a final submission to the ARB, at which time the owner or his designated representative shall submit detailed information in writing regarding the proposed use of the lot, copies of all applications for permits and any accompanying correspondence, site plans, erosion and sedimentation control plans and other plans to be submitted for governmental approval, and three full sets of final construction drawings and specifications at the scale set forth below, showing or stating all aspects of the proposed development, including without limitation, the following:

- 1) Location of structures, easements, street rights-of-way, and set back lines.
- 2) Location of all walks, driveways, trails and curb lines.
- 3) Layout and location of all parking areas, including location and dimensions of all spaces, circulation aisles, curbs and bumpers.
- 4) Layout and location of all off-street loading areas.
- 5) Layout and location of all outside storage areas, including identification and size of the material to be stored, and location and dimensions of all fencing and screening.
- 6) All landscaping, including location, height, spread, type and number of trees and shrubs, location and type of all ground covers and lawn material, and existing trees and limits of clearing and grading.
- 7) Location, height, intensity and fixture type of all exterior lighting.
- 8) Location, size and type of all pipes, lines, conduits and appurtenant equipment and facilities for the transmission of sanitary sewage, storm water, water and other utility services.
- 9) Location, size and type of all fencing.
- 10) Architectural floor plans, building elevations, wall sections and details of each building, including doors, windows and openings, as well as any roof equipment and roof penetrations.
- 11) Building material and color information, including samples.
- 12) Temporary construction sign design.
- 13) Permanent sign design.
- 14) Lot coverage data and calculations, including floor area ratio.
- 15) Parking data and calculations, including base data for projected needs.
- 16) Lot grading plan.
- 17) Description of proposed use.
- 18) Any construction staging or phasing plan.

19) Such other data as may be required by the ARB.

4. Scale and Detail: All architectural plans and construction drawings submitted shall be to a scale of not less than one-quarter inch equal to one foot; and all site plans submitted shall be to a scale of not less than one inch equal to 30 feet, unless otherwise specified in the guidelines or allowed by the ARB, after request, including reasons for the different scale. If a site is of such size or shape so as not to fit on a plan with maximum dimensions of 24 inches by 36 inches, then an applicant may submit the plan on multiple sheets showing appropriate match lines. In such event, the applicant shall also submit a plan showing the entire development on one sheet (maximum 24"x36") at an appropriate larger scale.
5. Construction Period Plans: The owner of each lot shall submit to the ARB, as part of any plans and specifications, construction period plans which shall provide for:
 - a) The designation of access routes for construction traffic to and from the lot.
 - b) The fencing of the building site except for access routes, if and as designated in (a) above.
 - c) The designation of sites within the lot for storage of equipment or materials used in construction, trash storage and pickup, and concrete truck wash down. No construction period plans to have received the written approval of the ARB, and the owner shall comply with such plans as so approved.
6. No Use Prior to Approval: No use, building, structure or improvement of any kind shall be commenced, installed, erected, placed, assembled, altered, occupied or permitted to remain on any lot, nor shall any use be commenced on any lot unless and until the final plans for the same (including a description of the proposed use) have been submitted to, review and approved by the ARB in writing, in accordance with these guidelines. No owner or occupant shall apply to any public authority for any construction or building permits for any project before the preliminary submittal of the development proposals to the ARB, in accordance with these guidelines.
7. Changes: No construction or use that is inconsistent with, in addition to, or materially different from, any previously approved plans shall be commenced or permitted until the plans reflecting such change or addition have been submitted to and approved by the ARB, in accordance with these guidelines.

E. Approval and Disapproval:

1. Standards: The ARB shall have the right to disapprove the plans and other specifications or details submitted, if they are not in accordance with the declaration or guidelines, if they are incomplete, or if the ARB reasonably determines the plans and such specifications or details or any part thereof to be deficient from an engineering or design standpoint, or to be inferior to a degree reasonably determined to be contrary to the best interests of the Park and the owners. In this connection, the ARB may base its approval or disapproval upon, among other things, compliance with the provisions of the declaration, the architectural design concept, the adequacy of lot dimensions, conformity and harmony of external design with neighboring types of operations and uses, relation to topography, grade and finished ground elevation of the lot being improved to that of neighboring lots, proper facing of main elevation with respect to nearby streets, adequacy of screening of mechanical, air conditioning or rooftop installations, and conformity of the plans to the purpose and general plan and intent of the declaration and these guidelines.
2. Conceptual and Illustrative Plans: Notwithstanding any provisions to the contrary, conceptual, illustrative or other plans approved as part of the initial rezoning shall be deemed approved by the ARB.
3. Statement of Reasons for Disapproval: In any case where the ARB shall disapprove and preliminary or final plans submitted hereunder, or shall approve the same only as modified or upon specified conditions, notice of such disapproval or qualified approval shall be accompanied by a statement of each specific reason therefore. In any such case, the ARB, if requested, shall make reasonable efforts to assist and advise the applicant in the preparation of acceptable final plans, at the sole cost to the applicant.
4. Time for Approval: In the event the ARB fails to approve, disapprove or request any additional or supplemental information relating to any final plans within 20 business days after such final plans are fully submitted, such plans shall be deemed to have been fully complied with. The ARB shall notify the owner in writing promptly upon receipt of fully submitted final plans, and the aforesaid 20 business day period shall commence on the date of such notification. An application or request may be withdrawn, without prejudice, and review fees refunded, if a written request is submitted before the ARB begins its review. Applications and requests may be withdrawn, without prejudice, by written request after review has commenced but before decision, no refund of fees will be made in such case. Except as otherwise provided, decisions shall be rendered by majority vote of the ARB members present and voting on the application.

5. Liability for Violation: Any person violating this section shall be liable for all costs incurred by any person who seeks to enjoin or otherwise remedy such violations, including without limitation, attorney fees and court costs.
6. Copies: Upon approval by the ARB of any final plans submitted hereunder, two copies of such final plans, as approved, shall be retained by the ARB.
7. Expiration of Approval: If work is not commenced within one year from the date of such approval, then the approval given, pursuant to this section, shall be deemed revoked by the ARB, unless the ARB extends the time for commencing work. In any event, all work covered by such approval shall be completed within two years of the commencement thereof, except for such period of time as such completion is rendered impossible, or would result in great hardship due to strikes, fires, national emergencies, critical material shortages, or other intervening forces beyond the control of the owner, occupant or his agent, unless the ARB extends the time for completion. An owner, occupant or agent shall, in any event, promptly provide written notice to the ARB if it appears that delays in construction of buildings shall make it unlikely that construction will be completed within two-year deadline.

F. Deposit, Field Inspections:

1. Deposit: For the approved plans and specifications to be released, the applicant shall, at the time a set of stamped, approved plans is picked up, tender to the ARB a check in the amount set by the ARB. Such amount is to be based on the extent and the nature of construction to be conducted by or for the applicant, as a deposit, which will be held by the ARB or placed in an escrow account until such construction passes field inspection and the ARB has issued a letter of compliance. Full compliance shall result in the return of the deposit. Otherwise, the deposit shall be used to repair, replace or clean up areas damaged by construction activities or items that do not meet the guidelines; provided however, before using the deposit for such purposes, the ARB shall give the applicant 48 hours advance notice of its intention to so use the deposit, in order to allow the application an opportunity to rectify the problems before the deposit is so expended.
2. Field Inspections: The applicant shall submit to the ARB, upon completion of construction, a request for a field inspection and two sets of as-built documents. After reviewing the submitted information, the ARB shall cause a field inspection to be conducted in order to confirm that the construction complies with these guidelines and with approved plans and specifications and is otherwise acceptable to the ARB. Upon an affirmative finding by the ARB, the ARB shall issue a letter of compliance to the applicant. Should the inspection

report identifying such deficiencies and problems shall be issued to the applicant, and the applicant shall correct such deficiencies or problems prior to requesting another inspection.

3. Periodic Inspections: The ARB may conduct periodic post-construction inspections or review of completed improvements in order to determine continued compliance with the design guidelines.

G. Variances, Waivers, Minor Changes:

1. Variances: All requests for variances or exceptions to these guidelines must be made in writing and may be granted based on unusual programmatic requirements, peculiar site constraints, hardship or architectural merit, as determined by the ARB. Such variances shall not have any precedential value, and each application shall stand on its own. The grant of a variance or exception shall require the affirmative vote of two thirds of the ARB members present and voting on the request.
2. Waivers: The ARB shall have the right, in its sole absolute discretion, to waive, upon written request, some or all requirements or provisions of these guidelines, including submission requirements.
3. Minor Changes: Minor Changes during construction may be approved by the ARB, upon written request by the applicant, submitted with information describing the proposed change and reasons, therefore.

H. Enforcement:

1. Should a violation occur, the board shall have the right to injunctive relief, which requires the owner, developer, tenant or user, as appropriate, to stop and then remove and/or alter any improvements so as to comply with these guidelines and any exceptions or variances thereto properly granted by the ARB.
2. Any person, firm or corporation violating these guidelines shall be liable for all costs incurred in remedying such violations, including but not limited to attorney fees and court costs.
3. The ARB or board, as appropriate, is expressly authorized to retain outside counsel to assist its enforcement efforts.

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

September 12, 2023

SECOND: HENSON

Regular Meeting

Res. No. 23-081

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2023-00031	Saint Elizabeth Ann Seton SUP Amendment	Table
SUP2019-00044	Haymarket Motor Vehicle Fuel Station – 4th Submission	Fabricate and install up to two interpretive markers, similar to Civil War Trails signs, with The Journey Through Hallowed Ground and Civil War Activity at Haymarket as their subjects, with specific content to be determined by the Historical Commission at a later date.
REZ2018-00023	American Trade Center – 4 th Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2018-00041	American Trade Center Building B – 4 th Submission	No Further Work
SUP2018-00042	American Trade Center Building C – 4 th Submission	No Further Work
SUP2018-00043	American Trade Center Motor Vehicle Fuel Station – 4 th Submission	No Further Work
REZ2023-00026	Stoneview – 2 nd Submission	Military Site Survey. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Research past ownership. Interpretation of Bethlehem Church.
SUP2023-00033	Living Hope Evangelical Presbyterian Church Special Use Permit Amendment	No Further Work
REZ2023-00028	Parsons Business Park Proffer Amendment	No Further Work
REZ2023-00031	Thomas Farm at Bristow Station	Table
SUP2024-00002	Tommy's Car Wash at Minnieville	Table
SUP2023-00036	Braemar Flagship Car Wash	No Further Work
REZ2024-00001	Manassas Point Proffer Amendment	Cemetery Delineation. Phase I study. Viewshed study.
PFR2024-00002	Homeless Navigation Center East	No Further Work
SUP2024-00001	American Trade Center Car Wash	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00002	Balls Ford Road Crossing	Research past ownership. Phase II evaluation and Phase III data recovery study of 44PW211. Artifacts to be donated to and curated with the County. Interpretation of Wellington Station and army maneuvers.
REZ2024-00004	Gibson Crossing	Evaluate standing structure/ architectural review of house. If house is razed salvageable vintage material to be ceded to the Prince William County Office of Historic Preservation for restoration projects.
REZ2024-00003	Palmas Garden Center	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brown, Kastens

MOTION CARRIED

ATTEST:



Secretary to the Commission