



PLANNING COMMISSION RESOLUTION

MOTION:

May 28, 2025

SECOND:

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

RE:

**PROFFER AMENDMENT (PRA) #REZ2024-00025, MANASSAS CORPORATE CENTER
MCC-7
COLES MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request for proffer amendment associated with #PLN2002-00024, PRA PLN2009-00557, and PRA PLN 2011-00437 and to allow rezoning an abandoned right-of-way portion of the Property to PBD and adding O(M) Office - Mid Rise as an implementing zoning district on ±22.51 acres; and

WHEREAS, the site is located at 10101 Harry J. Parrish Blvd., and is located on the south side of the intersection of Harry J. Parrish Blvd. & Clover Hill Rd, and

WHEREAS, the site is designated I-3, Industrial with Transect 3, in the Comprehensive Plan; and

WHEREAS, the site is zoned PBD, Planned Business District; and within the Resource Protection Area Overlay, Data Center Opportunity Overlay, E-Commerce Overlay, Environmental Resource Protection Overlay, Agritourism and Arts Overlay, Airport Safety Overlay, 100-year Flood Hazard Overlay Districts, and the Airport Gateway Commerce Center 1 Planned Districts; and

WHEREAS, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on May 28, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Proffer Amendment #REZ2024-00025, Manassas Corporate Center MCC-7, subject to the proffer statement dated April 22, 2025.

Attachment: Proffer Statement dated April 22, 2025.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2024-00025, Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Property: G.P.I.N. 7694-87-2108
Acreage: ± 22.5163 acres
Proffer Amendment & Rezoning: PBD, Planned Business District & A-1,
Agricultural to PBD, Planned Business District
Magisterial District: Coles Magisterial District

Date: April 22, 2025

The undersigned hereby proffers that the use and development of the subject Property, (as identified above), shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including proffers associated with REZ #PLN2002-00024, PRA #PLN2009-00557, and PRA #PLN2011-00437. In the event the above-referenced proffer amendment is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void and the Proffer Statement associated with REZ #PLN2002-00024, PRA #PLN2009-00557, and PRA #PLN2011-00437 shall remain in full force and effect. This Amended Proffer Statement shall apply only to the Property identified above.

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. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

References made in this Proffer Statement to Commerce Center II shall be references to that property identified with G.P.I.N.s 7794-06-4463, 7694-95-7303.00, 7694-95-2326.00, and 7694-84-2446 and subject to REZ #PLN2002-00025. References in this Proffer Statement to Commerce Center I shall be references to that property identified as G.P.I.N.s 7694-85-3066, 7694-96-2732, 7694-97-1613, and 7694-87-3694 and subject to PRA #PLN2011-00437.

References made in this Proffer Statement to various plans and exhibits are to be interpreted to be references to the following:

- A. Master Zoning Plan entitled "Manassas Corporate Center MCC7," prepared by IMEG, bearing a seal date of April 21, 2025 (the "MZP"), consisting of the following sheets:

PROFFER STATEMENT
REZ2024-00025 Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Date April 22, 2025
Page 2 of 14

- a. Cover Sheet (Sheet 1);
 - b. Existing Conditions Plan (Sheets 2 and 3);
 - c. Master Zoning Plan (Sheet 4);
 - d. Generalized Development Plan (Sheet 5); and
 - e. Generalized Development Plan (6).
- B. Site Light Exhibit Airport Gateway I & II, prepared by Tri-Tek Engineering, Inc. and dated September 19, 2002.

TRANSPORTATION

1. Transportation Tabulation: In order to document the cumulative approved development and associated traffic for purposes of implementing the transportation improvements set forth in Proffers 2 and 3 below, at the time each site plan is filed on the Property, Commerce Center I, and Commerce Center II, the Applicant shall provide a running tabulation of approved uses and associated traffic (vehicle trips per day) on the Property, Commerce Center I, and Commerce Center II, said traffic to be based on the rates contained in the Institute of Traffic Engineers (ITE) Manual.
2. Harry J. Parrish Boulevard (that road located between Clover Hill Road and the northern boundary of the Property as identified on the Transportation Plan).
 - a. The Applicant shall construct Harry J. Parrish Boulevard, within the right of way dedicated pursuant to subparagraph 2.a above, as a four lane divided roadway from Clover Hill Road to the first entrance into Landbay A or Landbay B-1-B, as said landbays are shown on the Master Plan, at the time development in Landbay A and/or Landbay B generates 7,001 cumulative vehicle trips per day (vpd).
3. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,000 per gross acre on the Property to be used for transportation improvements. Said contribution shall be paid pro rata prior to and as a condition of the issuance of

PROFFER STATEMENT
REZ2024-00025 Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Date April 22, 2025
Page 3 of 14

the first building permit associated with an approved site plan and the amount of said payment shall be based on the gross acreage reflected on said site plan.

4. Bus Stop: In the event intracounty bus service is established between the Manassas Airport and/or VRE stations and the Property during the course of development of the Property, the Applicant shall make a monetary contribution to the Potomac and Rappahannock Transportation Commission in the amount of \$30,000 to be used for a bus shelter along Harry J. Parrish Boulevard. Said monetary contribution shall be made prior to the issuance of an occupancy permit on the Property.
5. Bicycle Rack: The Applicant shall provide one (1) bicycle parking space for each data center building constructed on the Property.
6. EV Charging Stations: The Applicant shall provide electric vehicle (EV) charging stations for a minimum of two (2) vehicles for any data center building on the Property. The location of said EV charging stations shall be determined in connection with final site plan review.

ENVIRONMENT

7. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William County Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring studies. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on each site plan.
8. Erosion Control: The Applicant shall provide two layered erosion control measures in connection with development and land disturbing activity on the Property that is within fifty feet (50') of the limits of a Resource Protection Area.
9. Open Space: The Applicant shall provide undisturbed open space areas on the Property substantially as shown on Sheets 5 and 6 of the MZP. Those areas identified as "Undisturbed Open Space" shall remain undisturbed except for disturbances necessary to accommodate road crossings, pedestrian trails, utilities, storm drainage outfall and wetland mitigation as authorized in accordance with sound engineering practices and applicable County standards.

PROFFER STATEMENT
REZ2024-00025 Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Date April 22, 2025
Page 4 of 14

Existing vegetation within said open space areas shall be preserved and maintained but such maintenance shall allow for the removal of dead or dying trees in accordance with accepted horticultural practices.

10. Landscaping: If the Property is developed a data center, the Applicant shall provide landscaping in substantial conformance with Sheet 5 of the MZP, subject to minor adjustments approved by the County in connection with site plan review.
11. Soil Remediation: To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.
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12. Sustainability: In the event the Property is developed with a data center, the Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of eight (8) sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to bond release for each data center building, the Applicant shall provide the Planning Director and Development Services with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building. The Applicant's Sustainability Measures may include, but shall not be limited to, the following:
 - a. Minimize impervious areas and provide enhanced landscaping on the Property;
 - b. Use of available recycled aggregate materials;

PROFFER STATEMENT
REZ2024-00025 Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Date April 22, 2025
Page 5 of 14

- c. Use of onsite renewable energy such as solar power, including installation of solar panels;
- d. Use onsite detention facilities to irrigate landscaping and buffer areas;
- e. Use of solar power for aeration of stormwater management facilities;
- f. A minimum of two (2) electric vehicle (“EV”) charging stations per data center building;
- g. Use of LED fixtures for all interior lighting;
- h. Use of LED fixtures for all exterior lighting;
- i. Recycling of construction material waste as accepted by recycling markets;
- j. Use of heat reflective roofing materials on data center building roof;
- k. Use of sustainable building materials in the construction of the data center building;
- l. Use of reclaimed water for non-potable use;
- m. Trap and reuse heat sources to the maximum extent possible;
- n. Preparation and implementation of a winter management plan in consultation with the County’s Environmental and Energy Sustainability Officer;
- o. Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, natural light, or moisture control;
- p. Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
- q. Use of air or closed loop cooling rather than water-cooled alternatives;

- r. Use of measures and techniques in the office portion of a data center building generally equivalent to/with the sustainability standards of the Green Globes programs; or
- s. Use of backup generation systems which utilize less carbon-intensive or carbon-neutral energy generation in consultation with the County's Environmental and Energy Sustainability Officer.

USES & DEVELOPMENT

- 13. Data Center Building Height: Pursuant to Section 32-400.03.2, the maximum height of any data center building on the Property shall be limited to seventy feet (70') in height. Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.
- 14. FAA Regulations: All development on the Property shall comply with applicable Federal Aviation Administration standards.
- 15. Floor Area Ratio: All density and uses on the Property shall be in accordance with the MZP. The FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In addition, at the time each final site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.
- 16. Master Zoning Plan: The Property shall be developed in substantial conformance with Sheet 4 of the MZP, subject to minor adjustments approved by the County in connection with site plan review. In the event the Property is developed with a data center, the Property shall be developed in substantial conformance with Sheets 4 – 6 of the MZP, subject to minor adjustments approved by the County in connection with site plan review.
- 17. Secondary Uses: The maximum number of secondary uses permitted on the Property and Commerce Center I, said uses being defined as warehousing, wholesaling, in-building storage and/or distribution as the sole, exclusive and principal use on the parcel, shall be limited to no more than thirty-five percent (35%) of the maximum allowable gfa approved for the Property and Commerce

Center I by this rezoning. At the time each final site plan is filed on the Property and Commerce Center I, a running tabulation of approved said secondary uses on the balance of the Property, as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.

18. Outdoor Storage: Outside storage shall be permitted on the Property up to a maximum of eighteen (18) acres cumulative on the Property, Commerce Center I, and Commerce Center II. Outside storage shall not be located within 200' of the Harry J. Parrish Boulevard, Clover Hill Road or the Route 234 Bypass. All outside storage visible from adjacent public rights of way shall be screened utilizing landscaping and/or fencing. At the time each final site plan is filed on the Property, Commerce Center I, and Commerce Center II, a running tabulation of approved outdoor storage uses on the balance of the Property, Commerce Center I, and Commerce Center II, as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.

COMMUNITY DESIGN

19. Architectural Controls
- a. **Architectural Theme**: A coordinated architectural theme shall be implemented using building architecture, building materials, colors, roof line treatments, and landscaping.
 - b. **Building Façade**: The facade of any building that is within 200' of and visible from Clover Hill Road or the Harry J. Parrish Boulevard shall be constructed of brick or cultured stone, or other material as approved by the Planning Director or his designee, with accent materials.
 - c. All development shall be subject to the following:
 - (1) Architectural treatments and design techniques, such as but not limited to vertical features such as entrances, pilasters, columns, steps, modulation in the facade, color and material breaks and building fenestrations shall be utilized on buildings to break up the massing of any facade in excess of two hundred feet (200').

PROFFER STATEMENT
REZ2024-00025 Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Date April 22, 2025
Page 8 of 14

- (2) All loading and service areas located within two hundred feet (200') of and visible from the Route 234 Bypass, Clover Hill Road or Harry J. Parrish Boulevard shall be screened to mitigate visibility from such roads.
 - (3) All dumpsters and trash areas shall be screened utilizing materials compatible with those utilized on the buildings served by the dumpsters.
 - (4) All rooftop mechanical equipment that is visible from the adjacent grade paved roadway of Route 234 Bypass, Clover Hill Road or the Harry J. Parrish Boulevard shall be screened in accordance with the DCSM.
- d. Data Center Buildings: Notwithstanding Proffers 19.a., 19.b, and 19.c above, the design of any data center building constructed on the Property shall be in substantial conformance with the elevations shown on the exhibit entitled "MCC7 Building Elevations," prepared by VSW, and dated April 17, 2025 (the "Building Elevation"). Furthermore, any principal building façade facing Harry J. Parish Boulevard for a data center building constructed on the Property shall include a minimum of four of the design elements set forth in Zoning Ordinance Section 32-509.02.4(A)(1).
- e. Compliance: Compliance with the architectural controls as set forth herein above shall be evidenced with the submission to the Planning Office of building elevations prior to the issuance of the building release letter by the Planning Office in connection with the issuance of a building permit.
20. Pedestrian Facilities: The Applicant shall make a monetary contribution to the County in the amount of \$243,100 to be used for pedestrian facilities along Harry J. Parrish Boulevard. Said monetary contribution shall be made prior to the issuance of an occupancy permit on the Property.
21. Sound: In the event the Property is developed with data center uses, the following shall apply:
- a. Notwithstanding and in addition to the Noise Ordinance, any noise which emanates from any operation, activity, or source on the Property,

PROFFER STATEMENT
REZ2024-00025 Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Date April 22, 2025
Page 9 of 14

including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in agricultural, residential, and mixed use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in agricultural, residential, and mixed use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or at any point within any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 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. This Proffer shall only apply in the event the Property is developed with data center uses.

- b. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Proffer 21.a above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.

- c. Sound Study: Prior to the approval of each final site plan for the Property that includes a data center building, the Applicant shall provide a Sound Study (the "Sound Study") that is specific to the proposed site layout and building type to ensure compliance with the maximum permissible sound levels as outlined in Proffer 21.a above. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to the issuance of a building permit. The Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these conditions.
22. Stormwater Management: The stormwater management ponds identified on Sheets 5 of the MZP shall be constructed with special landscape treatment to create such facilities as amenities for the development. The specific design (dry vs. wet) and plant materials shall be determined at the time a final site plan is submitted for that portion of the property on which such facility is located, however, the following parameters shall be applied subject to the approval of the Director of Public Works or his designee:
- a. In the event the SWM/BMP facilities are constructed as dry ponds, the perimeter of each such dry pond shall be landscaped with a minimum of fifty (50) plant units per one hundred linear feet around the perimeter of the pond exclusive of dam embankment. Design guidelines for the ponds shall conform to the following standards where possible:
- (1) Pond slopes shall be three-to-one (3:1) or flatter when existing slopes are three-to-one (3:1) or flatter. Steeper slopes may be approved to allow for the preservation of natural vegetation and/or due to topographic constraints.
 - (2) Vegetative strips will be used in place of fencing around outfalls into the pond. These plantings shall be adequate to restrict easy access.
 - (3) Trees or shrubs will be planted around structural items to the extent permitted by the Department of Public Works.

- (4) Herbaceous plants such as low maintenance ground covers and required stabilization grasses/legumes will be planted on the dam, unless they are associated with plantings on a public road, and as approved by the director of Public Works.
 - (5) Rip-rap areas or fill embankments will be screened or enhanced with plant materials.
 - b. In the event wet ponds are constructed, landscaping for such ponds shall utilize wetland benches for emergent vegetation, shrubs, ornamental trees and shade trees. In addition, the plant materials utilized will be consistent with the following guidelines to minimize attraction of water fowl:
 - (1) Areas will be provided for grass meadows and/or cluster of shrubs along the perimeter of the pond. Large expanses of short cut grass will be avoided along the perimeter.
 - (2) Depth of the pond below the permanent pool elevation shall be no less than 8 feet.
 - (3) Where possible, shade trees will be planted at the water's edge to moderate thermal impact on the pool. These may be located between the maintenance bench and the permanent pool. Some open areas are necessary for access to dredge the facility.
23. Parking Lot Lighting: All freestanding parking lot lights shall have a maximum height of thirty feet (30'), except the freestanding parking lot lights located within one hundred feet (100') of a common property boundary with residential uses which shall have a maximum height of sixteen feet (16'). All freestanding parking lot lights shall have fixtures which direct light downward and inward and shall be substantially similar to one of the alternative designs depicted in the exhibit entitled "Site Light Exhibit Airport Gateway I & II", prepared by Tri-Tek Engineering, Inc. and dated September 19, 2002. In addition, all building-mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights of way.
24. Parking Areas: Where parking areas are located between the building(s) and Harry J. Parrish Boulevard as shown on the final site plan, the Applicant shall

provide a berm or plant shrubs or other plant materials as approved by the Planning Director or his designee to create a "hedgerow" effect upon maturity between said parking areas and adjacent roads in order to help screen the parking from view from adjacent roadways. The Applicant reserves the right to provide breaks in any such hedgerow plantings in order to provide views into the parking areas for security purposes and to allow for pedestrian and vehicular access into the parking areas at select points along each such frontage.

25. Signage: In the event the Applicant pursues a freestanding monument sign, such sign shall be a maximum of ten feet (10') in height and low-lying, ornamental landscaping shall be provided around the base of such sign.
26. Interior Parking Lot Landscaping: Interior parking lot landscape areas shall be provided at a rate ten percent (10%) greater than the standard existing at the time of approval of this rezoning and shall be shown on the respective final site plans.

FIRE AND RESCUE

27. Monetary Contribution: 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 any new gross floor area constructed on the Property. Said contribution shall be used for fire and rescue services and shall be paid prior to and as a condition of the issuance of a building permit for each building constructed on the Property.
28. Spill Contingency: In the event the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. 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 for such plan prior to the issuance of a building permit for a data center building on the Property.

WATER AND SANITARY SEWER

29. All development on the Property shall be connected to public water and sewer service and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.
30. The acceptance and approval of this rezoning application by the Prince William Board of County Supervisors authorizes the construction of water and sewer lines and facilities, including pump stations, necessary to serve this Property and the adjacent Commerce Center I and II, pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-201.13(b). The exact locations of such facilities shall be determined based on final engineering and as approved by the Service Authority.

WAIVERS & MODIFICATIONS

31. Buffer Modification: Pursuant to Sections 2-404.05 and 32-700.25 of the Zoning Ordinance, modification of the perimeter buffers and associated plantings pursuant to Sections 32-250.31 and 32-280.14 of the Zoning Ordinance and Sections 802.10, 802.11 and 802.12 of the Design and Construction Standards Manual. The perimeter buffer shall be provided in accordance with the following:
 - a. Waiver of the fifty foot (50') wide buffer along the western boundary of the property adjacent to the VDOT wetlands mitigation bank.
 - b. Buffers between uses on the Property shall be as determined by the Applicant.

MISCELLANEOUS

32. Monetary Escalator: In the event the monetary contributions set forth in this Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer

PROFFER STATEMENT
REZ2024-00025 Manassas Corporate Center MCC-7 Proffer Amendment
Applicant/Record Owner: Unicorn Retail LLC
Date April 22, 2025
Page 14 of 14

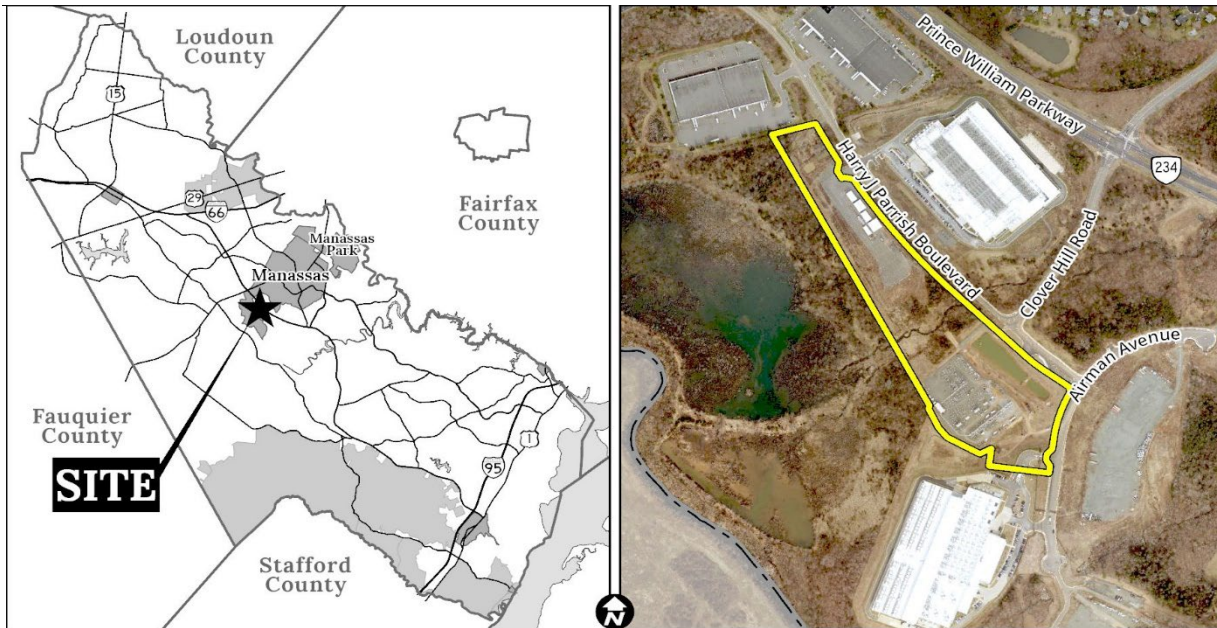
Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted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



STAFF REPORT

PC Meeting Date:	May 28, 2025
Agenda Title:	Proffer Amendment & Rezoning #REZ2024-00025, Manassas Corporate Center MCC-7
District Impact:	Coles Magisterial District
Requested Action:	Recommend Approval of #REZ2024-00025, Manassas Corporate Center MCC-7, subject to the proffers dated April 22, 2025, the MZP dated April 21, 2025, and Building Elevations dated April 17, 2025.
Department:	Planning Office
Staff Lead:	Alex Vanegas/Vanessa A. Watson

EXECUTIVE SUMMARY



This is a request to rezone an abandoned portion of VDOT right-of-way "ROW" (0.181 acres) to include in this application to PBD, Planned Business District along with a request for a proffer amendment to align the proffers with the data center use. Specifically, to rezone the ROW property to PBD and add O(M), Office Mid Rise as an implementing zoning district with a modification and a waiver.

It is the recommendation of staff that the Planning Commission recommend approval of Proffer Amendment & Rezoning#REZ2024-00025, Manassas Corporate Center MCC-7 PRA, subject to the proffers dated April 22, 2025.

BACKGROUND

- A. Request - To rezone a portion of an abandoned VDOT right-of-way "ROW" to PBD, Planned Business District and to amend the proffers associated with #PLN2002-00024, #PLN2009-00557, and #PLN2011-00437 and add the O(M) Office Mid-Rise as an implementing zoning district for the purpose of developing a data center use. The subject property has an existing (Cloverhill) electric substation on-site.
- B. Site Location - The ±22.51-acre property area is located at 10101 Harry Parrish Blvd., at its intersection with Clover Hill and is identified as GPIN 7694-87-2108.
- 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), in the Comprehensive Plan. Data Centers are included as a primary use in the designation.
- D. Zoning - The project site is currently zoned PBD, Planned Business District, (through proffers associated with #PLN2002-00024, #PLN2009-00557, and #PLN2011-00437), and is located within the Data Center Opportunity Zone Overlay District, Resource Protection Area Overlay, E-Commerce Overlay, Environmental Resource Protection Overlay, Agritourism and Arts Overlay, Airport Safety Overlay, 100-year Flood Hazard Overlay Districts, and the Airport Gateway Commerce Center 1 Planned District.
- E. Surrounding Land Uses - The subject property and surrounding area to the north, south & east are designated as I-3, Industrial with T-3 Transect, with the parcel to the west designated, POS, Parks and Open Space on the Long-Range Future Land Use Map. The following table summarizes the area land use and zoning characteristics for the surrounding area.

Property	Existing Land Use for subject property	Long Range Future Land Use Map Designation	Zoning
Subject Site	Temporary Building & existing Electric Substation	I-3, Industrial	PBD
North	Airport related Business	I-3, Industrial	M-2
South	Data Center	I-3, Industrial	PBD & M/T
East	Data Center	I-3, Industrial	PBD
West	Vacant (VDOT owned)	POS, Parks and Open Space	A-1

- F. Background & Context - The property involved in this subject proffer amendment request is currently zoned PBD, Planned Business District. The rezoning request is a ±0.181-acre portion of a VDOT abandoned right of way to bring into the application under the PBD zoning district. The Applicant (Unicorn Retail, LLC) proposes to keep the existing PBD zoning on the entire property with adding O(M), Office Mid-Rise as an underlying zoning district. This will allow the applicant to build a data center use on the property with the existing (Cloverhill) electric substation on-site. The data center building is planned with a height of 70' (exclusive of rooftop equipment) with commitments made to building elevations.

The Master Zoning Plan, Sheet 4 of the MZP plan provided shows the overall site area with the existing and planned data center properties. All surrounding landbays in the campus have comparable heights of 60' and 70' (feet).

If this subject proposal is approved, the proffer statement, as provided will supersede all of the existing proffers associated with the property. However, for more historical background, a brief summary of each prior legislative approval is included below.

- PLN2002-00024 - This rezoning application, known as Airport Gateway Commerce Center I, was a request to rezone 74.28 acres from A-1, Agricultural, to PBD, Planned Business District, and 26.88 acres from A-1 to M/T, Industrial/Transportation.
- #PLN2009-00557 - This rezoning application, also known as Airport Gateway Commerce Center I, was a request to amend proffers for REZ #PLN2002-00024, to eliminate the development phasing and to modify access to Landbay A.
- #PLN2011-00437 - This rezoning application, also known as Airport Gateway Commerce Center I, was a request to amend the proffers of Rezoning #PLN2002-00024 to list M/T zoned uses, which are prohibited instead of listing permitted uses.

In summary and as a result, this proffer amendment request allows the property to develop as a cohesive development with the existing and to be developed Data Center campus in accordance with the PBD/O(M) regulations.

STAFF RECOMMENDATION

Staff recommend approval of Proffer Amendment/Rezoning #REZ2024-00025, Manassas Corporate Center MCC-7, subject to the proffer statement dated April 22, 2025, the MZP dated April 21, 2025, and the Building Elevations for MCC-7 dated April 17, 2025, for the following reasons:

- As proffered, the intended development as a data center facility is consistent with the I-3, Technology/Flex Industrial, and O(M), Office Mid-Rise land use designations and zoning districts.
- As proffered, the Data Center building will be in substantial conformance with the elevations titled MCC-7 Building Elevations dated April 17, 2025.
- The proposal will allow the option to deliver a data center campus that favorably aligns with strategic goals for economic development and non-residential tax base for the County, while supporting the delivery of a targeted industry use.
- The proposed request is consistent and compatible with the existing zoning and uses of abutting properties. It is in harmony with the existing industrial character and will contribute to the overall development, redevelopment, and function of the area, while still retaining the industrial base.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The subject 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 O(M), Office Mixed Use (Mid-Rise).

I-3, Industrial/Tech Flex with T-3 Transect: The purpose of the Industrial classification for I-3 is to provide for areas of employment uses situated on individual sites or in campus-style "parks". Primary uses in this classification are light manufacturing, "start -up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Secondary uses are outdoor storage, retail, office and institutional.

The implementing Zoning District is PBD with a target FAR of up to 0.57.

- *The proposed O(M) underlying zoning district for the property does not align with the intent of I-3 development guidelines. However, Zoning Ordinance Section 32.402.31, the proposed O(M) zoning district does allow for a data center as a by-right use within a data center overlay district, which this property is located in.*
- *Data Centers are permitted primary uses in the I-3 land use designation.*

Level of Service (LOS): The LOS impacts related to this subject proffer amendment/rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated April 22, 2025, as follows:

1. Transportation - \$1,000.00 per gross acre for transportation improvements.
2. Transportation - \$30,000.00 to PRTC for a bus shelter, in the event intracounty bus service is established between the Manassas Airport and VRE stations.
3. Environment - Contribution of \$75.00 per disturbed acreage to be used for water quality monitoring.
4. Transportation - Contribution of \$243,100.00 for pedestrian facilities.
5. Fire & Rescue - Contribution of \$0.61 per square foot of new gross floor area for fire and rescue services.

Community Input

Notice of the rezoning/proffer amendment application has been transmitted to property owners within 500 feet of the site. For community outreach, the Applicant organized a community meeting at the Hylton Performing Arts Center on May 6, 2025, to inform and receive comments from surrounding residents and businesses of this application.

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

Other Jurisdiction Comments

The City of Manassas and the Manassas Airport were given these applications with opportunities to review and comment. The applicant has worked closely with the Airport to assure the development, building materials and foliage are in keeping with the Airport operations in mind.

Legal Issues

If the proffer amendment request is approved, the ±22.51-acre property site could be developed as designed with the MZP and proffer statement for a data center building with the existing electric substation on-site. If the subject proposal is denied, the site can still be utilized through the separated by-right uses as proffered through PLN2002-0024, PLN2009-00557, and PLN2011-00437.

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

Timing

The Planning Commission has until August 26, 2025, which is 90 days from the first public hearing date, to take action on the 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

Attachment B – Master Zoning Plan dated April 21, 2025

Attachment C – MCC-7 Building elevations dated April 17, 2025

Attachment D - Historical Commission Resolution #24-016

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

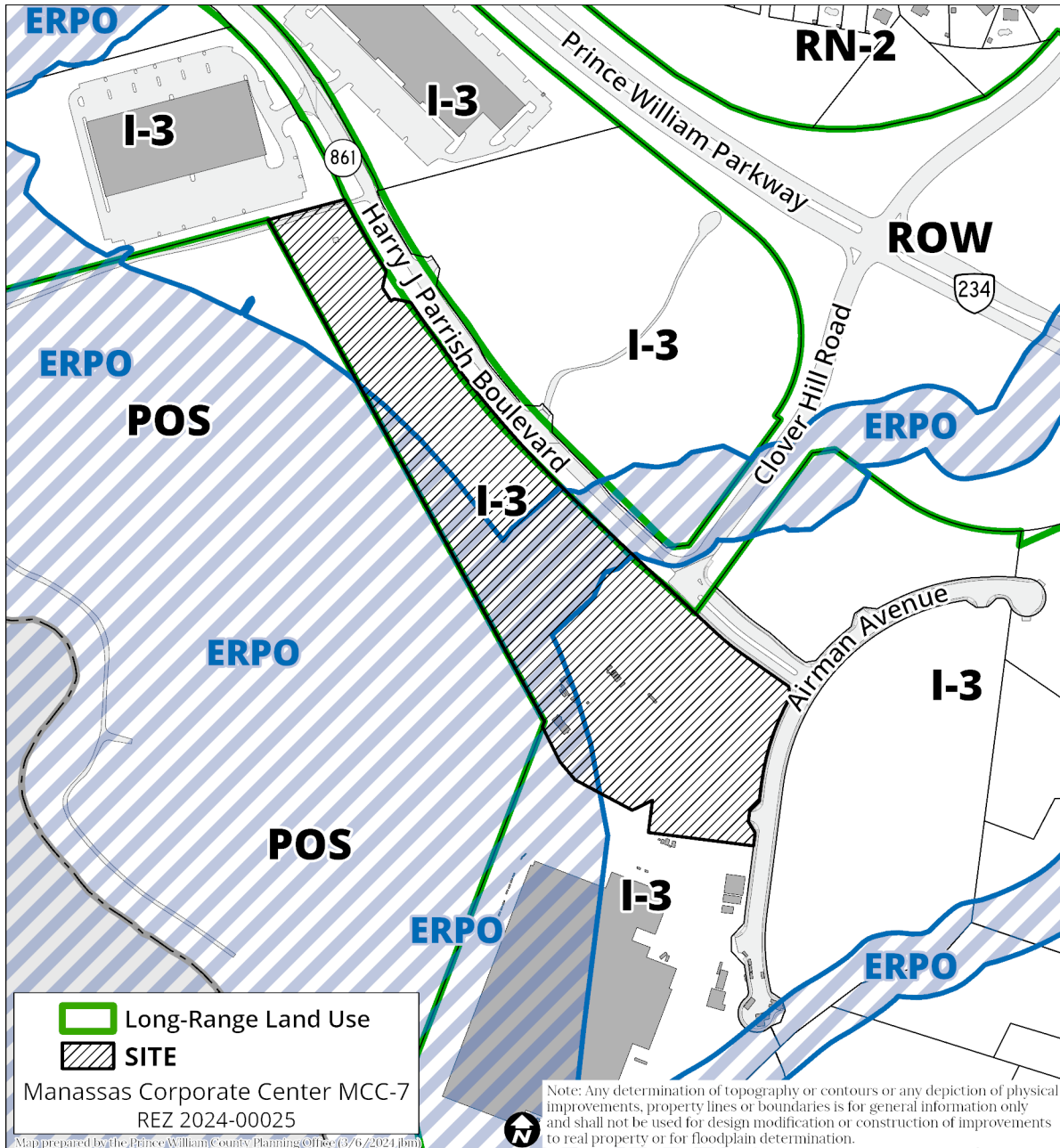
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

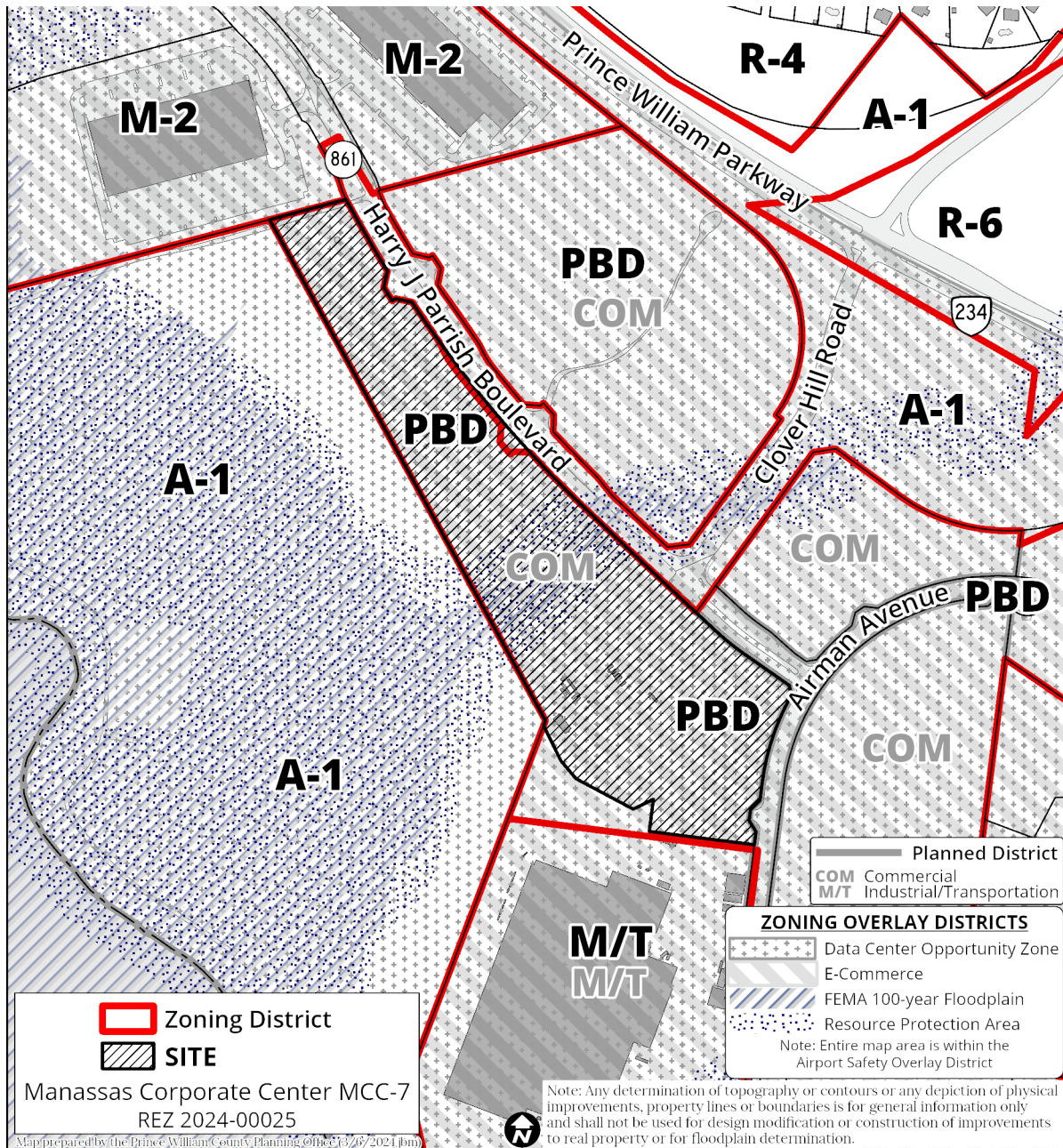
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire & Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area land use characteristics:

Property	Existing Land Use for subject property	Long Range Future Land Use Map Designation	Zoning
Subject Site	Temporary Building & Cloverhill Electric Substation	I-3, Industrial	PBD
North	Airport related Business	I-3, Industrial	M-2
South	Data Center	I-3, Industrial	PBD & M/T
East	Data Center	I-3, Industrial	PBD
West	Vacant (VDOT owned parcel)	POS, Parks and Open Space	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).

Land Use 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 floor area ratio (FAR), and O(M), Office Mid-Rise. In addition, the project area is located within the Data Center Opportunity Zone Overlay District, which was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support such proposed uses.

Through this proposal, the ±22.51-acre project area will be consolidated into a single revised set of proffers, thereby superseding all proffers associated with each of the prior legislative approvals, for the purposes of developing data center use as part of the Applicant's adjacent data center campus, and a floor area ratio (FAR) of up to 0.35 for data center uses.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** As per the Comprehensive Plan, the site is currently designated as I-3, Technology/Flex Industrial, with a T-3 Transect. The proposed rezoning will develop the industrial/technology parcel as a data center facility and/or other by-right industrial uses. As proffered, the proposed underlying O(M) zoning district is appropriate to implement the intended uses in the I-3 and O(M) designations.
- **Provisions Proffered to Master Zoning Plan (MZP):** As proffered, the Property shall be developed in substantial conformance with the MZP. As shown on the MZP and proffered, there are specific limits of clearing and grading, buffering and landscape enhancements, open space and access improvements being proposed. Based on a layout, there will be one building with the existing electric substation location at the southern portion of the site. All such components are intended to create a coordinated and predictable development.

Proposal's Weaknesses

- There are no weaknesses identified with the proposed Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Long-Range Land Use Plan.

Consistency Recommendation

This application is found to be consistent with and compatible to the relevant components of the County's 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.

Proposal's Strengths

- **Building Height:** As proffered (#13), the maximum height of the data center building shall be 70 feet. This is in keeping with Zoning Ordinance Section 32-402.34 (5).
- **Data Center Building Elevations:** As proffered (#19d), the Applicant shall commit to substantial conformance to the Building Elevations provided dated April 17, 2025.
- **Architectural Controls:** As proffered (#19),
 - a. **Architectural Theme:** A coordinated architectural theme shall be implemented using building architecture, building materials, colors, roof line treatments, and landscaping.
 - b. **Building Façade:** The facade of any building that is within 200' of and visible from Clover Hill Road or the Harry J. Parrish Boulevard shall be constructed of brick or cultured stone, or other material as approved by the Planning Director or her designee, with accent materials.
 - c. All development shall be subject to the following:
 - (1) Architectural treatments and design techniques, such as but not limited to vertical features such as entrances, pilasters, columns, steps, modulation in the facade, color and material breaks and building fenestrations shall be utilized on buildings to break up the massing of any facade in excess of two hundred feet (200').
- **Commitment to Screening of Mechanical Equipment:** As proffered (#19 c4) all rooftop mechanical equipment that is visible from the adjacent grade paved roadway of Route 234 Bypass, Clover Hill Road or the Harry J. Parrish Boulevard shall be screened in accordance with the DCSM.
- **Building and Parking Lot Lighting:** As proffered, All freestanding parking lot lights shall have a maximum height of thirty feet (30'), except the freestanding parking lot lights located within

one hundred feet (100') of a common property boundary with residential uses which shall have a maximum height of sixteen feet (16'). All lights shall be directed downward and inward.

- **Sound Study:** Prior to the approval of each final site plan for the Property that includes a data center building, the Applicant shall provide a Sound Study (the "Sound Study") that is specific to the proposed site layout and building type to ensure compliance with the maximum permissible sound levels as outlined in Proffer 21.a above. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to the issuance of a building permit. The Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these conditions.

Proposal's Weaknesses

- There are no weaknesses identified with the proposed Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Community Design Requirements.

Consistency Recommendation

This application is found to be consistent with and compatible to the relevant components of the County's 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.

Proposal's Strengths

- The Historical Commission reviewed the proffer amendment application at its March 12, 2024 meeting and recommended no further work needed. The resolution #24-016 is attached at the end of this report.

Proposal's Weaknesses

- There are no weaknesses identified with the proposed Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Cultural Resources Plan.

Consistency Recommendation

This application is found to be consistent with and compatible to the relevant components of the Cultural Resources 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.

A Chesapeake Bay RPA with extensive wetlands occupies the southeastern portion of the site. An existing wetland is situated under the power lines in the northern portion of the site. The VDOT wetland mitigation site is located immediately west of the site.

Modification/waiver requests:

The waiver and modification were approved with the original rezoning and carried over with the subsequent proffer amendments and still needed today. Additionally, the waiver of the 50' buffer is adjacent to the VDOT wetlands mitigation bank (GPIN 7694-76-3569) and, when that parcel was conveyed to VDOT, a 100' vegetated buffer was recorded along the shared property boundary. The VDOT wetlands mitigation bank is approximately 89 acres of protected open space between the Property and the Manassas Airport, which serves as an adequate buffer and alleviates the need for the Applicant to provide the previously waived 50-foot buffer. In lieu of a buffer, the Applicant is proposing supplemental landscaping and reforestation of denuded RPA in addition to preserving a substantial amount of undisturbed open space. Staff is supportive of the continued requests.

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 (±22.51 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 acreage on each site plan.

Proposal's Strengths

- **Provision for Sustainability Measures:** As proffered (#12), if the property is developed with one or more data center buildings, the Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of eight (8) sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to bond release for each data center building, the Applicant shall provide the Planning Director and Department of Development Services with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building.
- **Erosion Control:** As proffered (#8), the applicant shall provide two layered erosion control measures in connection with development and land disturbing activity on the Property that is within fifty feet (50') of the limits of a Resource Protection Area.
- **Stormwater Management:** - As proffered, the Applicant provides two (2) SWM ponds as shown on Sheet 5 of the MZP. In the event wet ponds are constructed, landscaping for such ponds shall utilize wetland benches for emergent vegetation, shrubs, ornamental trees and shade trees. In addition, the plant materials utilized will be consistent with guidelines (Proffer 22b) to minimize attraction of waterfowl.
- **Landscaping:** As proffered (#10), the Applicant shall provide landscaping in substantial conformance with Sheet 5 of the MZP.

Proposal's Weaknesses

- There are no weaknesses identified with the proposed Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Environmental Services Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Environmental Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of

the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #7 (Lake Jackson) is the first due fire/rescue resource for the subject property. Station 7 serves the western part of the County with the Lake Jackson area with three ambulances, three pumpers, one brush truck and two boats. The site is inside the required 4.0-minute travel time for Basic Life Support and Fire, and within the required 8.0-minute travel time for Advanced Life Support.

In FY 2024, Fire/Rescue Station #7 responded to 732 incidents with a workload capacity of 4,000 incidents per year. All onsite circulation, fire protection, emergency access, and fire code requirements will need to be reconfirmed during site plan review.

Proposal's Strengths

- **Monetary Contribution:** As proffered, the Applicant shall contribute funds to the Board of County Supervisors in the amount of \$0.61 per square foot of new gross floor area (GFA) constructed to be used for fire and rescue facilities. The Applicant will pay the contribution prior to and as a condition of the issuance of the initial building permit for each building constructed on the property, with the exact amount paid based on the proposed GFA in each such building.
- **Inside of 4.0-Minute Travel Time:** The site is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- **Inside of 8.0-Minute Travel Time:** The site is located within the required 8.0-minute travel time for advanced life support services.
- **Station Workload:** Fiscal Year 2024 figures indicate that Fire and Rescue Station #7 responded to 732 incidents, while the workload capacity for Station 7 is 4,000 incidents per year. This indicates the station is operating within capacity.
- **Spill Contingency Plan:** As proffered, in connection with the submission of a site plan for a use on the property that involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office for review and approval. 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 substances be discharged into the public sewer. Fire Marshal Office approval shall be required prior to final site plan approval.

Proposal's Weaknesses

- There are no weaknesses identified with the proposed Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Fire and Rescue Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's 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; lighting in common areas; and 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 have a significant impact on calls for service.

Proposal's Weaknesses

- There are no weaknesses identified with the proposed Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Police Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's 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 24-inch water main located in Harry J Parrish Boulevard. All connections to the public water system shall be in accordance with the Service Authority's USM requirements.

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

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

Proposal's Weaknesses

- There are no weaknesses identified with the requested Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Potable Water Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's 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 Service Authority has an existing onsite 18-inch gravity sewer main, 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 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

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

Proposal's Weaknesses

- There are no weaknesses identified with the requested Proffer Amendment/Rezoning (REZ) that were correlated to or associated with the County's Sanitary Sewer Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Sanitary Sewer Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation, Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable

standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a level of service LOS "E" or better on all roadway, corridors, and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

A Traffic Impact Analysis (TIA), was not required by the PWC Department of Transportation. The requested deferral was approved on March 8, 2023, by George Phillips as the proposal is not anticipated to increase trip generation to the site.

The site is planned to be accessed via one (1) access point on Harry Parrish Boulevard. The access to the existing substation is from Airman Avenue.

Proposal's Strengths

- Provision for Site Access: Subject to County Transportation and VDOT approval, the Applicant may provide access to the property with one (1) public entrance, as generally shown on the GDP. The final location and design of the entrance will be shown on the applicable final site plan proposing such entrance.
- Transportation Contribution: As proffered, the Applicant shall contribute funds to the County for transportation improvements in the amount of \$1,000.00 per acre at the time of issuance of the first building permit associated with the approved site plan.
- Bicycle Parking Provision: In the event the property is developed with data center uses, the Applicant shall provide a minimum of 1 inverted-U bicycle parking rack for each data center building constructed on the property. The bicycle parking shall be shown on the final site plan for the associated data center building and installed prior to issuance of an occupancy permit for such data center building.
- EV Charging Stations: The Applicant shall provide two (2) electric charging stations for any data center building on the Property.
- Bus Stop: In the event intracounty bus service is established between the Manassas Airport and/or VRE stations and the Property during the course of development of the Property, the Applicant shall make a monetary contribution to the Potomac and Rappahannock Transportation Commission in the amount of \$30,000 to be used for a bus shelter along Harry J. Parrish Boulevard. Said monetary contribution shall be made prior to the issuance of an occupancy permit on the Property.
- Pedestrian Facilities: The Applicant shall make a monetary contribution to the County in the amount of \$243,100 to be used for pedestrian facilities along Harry J. Parrish Boulevard. Said monetary contribution shall be made prior to the issuance of an occupancy permit on the Property.

Proposal's Weaknesses

- There are no weaknesses identified with the requested Proffer Amendment/Rezoning (REZ) associated with the County's Transportation Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct 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 2025-2028 Strategic Plan are as follows:

- GOAL 8 – SMART GROWTH; Key Objective #4: Identify strategic emerging sectors to diversify the commercial tax base, lessen reliance on any single industry, and create and retain quality jobs for residents.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. There are no materially relevant issues in this case.

Modifications / Waivers

As proposed in Proffers #31, the following waivers and modifications are being requested:

31. **Buffer Modification:** Pursuant to Sections 2-404.05 and 32-700.25 of the Zoning Ordinance, modification of the perimeter buffers and associated plantings pursuant to Sections 32-250.31 and 32-280.14 of the Zoning Ordinance and Sections 802.10, 802.11 and 802.12 of the Design and Construction Standards Manual. The perimeter buffer shall be provided in accordance with the following:

- a. Waiver of the fifty foot (50') wide buffer along the western boundary of the property adjacent to the VDOT wetlands mitigation bank.
- b. Buffers between uses on the Property shall be as determined by the Applicant.

Staff supports these two modification requests, as submitted. Refer to the Environmental section for more information and explanation.

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:

- Manassas Regional Airport
- City of Manassas
- PWC Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Development Services – Land Development / Zoning & Proffer Administration
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Community Development / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

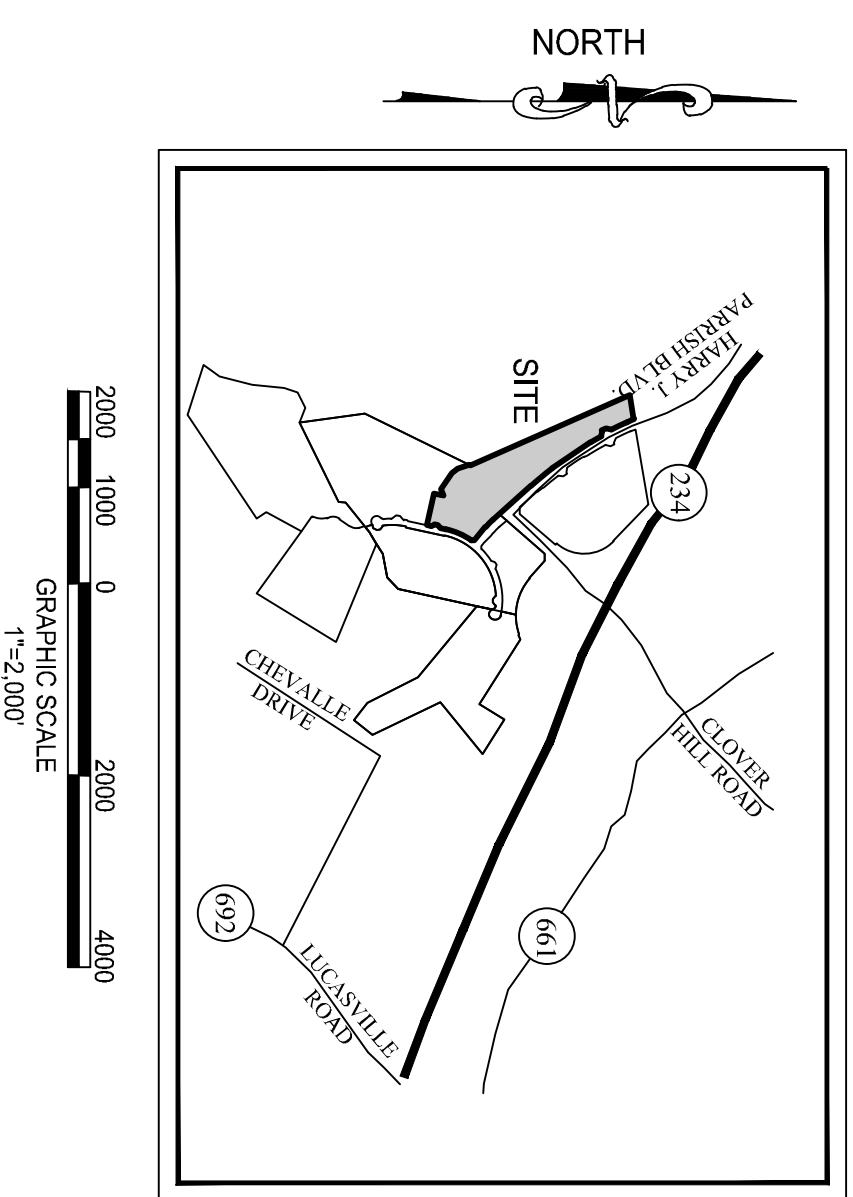
PROFFER AMENDMENT
 REZ#: 2024-00025

MANASSAS CORPORATE CENTER

MCC7
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

GPIN	STREET ADDRESS	OWNER	INSTRUMENT NO.	SIZE (ACRES)	CURRENT ZONING
7694-47-2108	10101 HARRY J PARRISH BOULEVARD	UNICORN RETAIL LLC	201605200037725 202308040040387	22.5163	PBD

- PLAN NOTES:
- THE SUBJECT PROPERTY IS IDENTIFIED BY THE PRINCE WILLIAM COUNTY ASSESSOR AS FOLLOWS:
 - AREA SUBJECT TO APPLICATION: 22.5163 ACRES
 - THE SUBJECT PROPERTY IS LOCATED IN THE COLES MAGISTERIAL DISTRICT.
 - BOUNDARY INFORMATION OBTAINED FROM A FIELD RUN SURVEY COMPLETED BY ROSS-FRANCE, P.C. IN 2006.
 - TOPOGRAPHIC INFORMATION WAS TAKEN FROM A FIELD RUN SURVEY COMPLETED BY ROSS-FRANCE & CHRISTOPHER CONSULTANTS/IMEG IN 2006, 2019 & 2022.
 - HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983, NORTH, AS ESTABLISHED BY BY ROSS-FRANCE & CHRISTOPHER CONSULTANTS/IMEG IN 2006, 2019 & 2022.
 - THE MAJORITY OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PORTIONS LIE WITHIN SHADED ZONE "X", AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND PORTIONS LIE WITHIN ZONE "AE". BASE FLOOD ELEVATIONS DETERMINED, ALL AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL, NUMBERS S11530316742 AND S115303176-D EACH HAVING AN EFFECTIVE DATE OF JANUARY 3, 1995 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
 - TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
 - THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER (PW/CSA).
 - ALL EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED WITH THE EXCEPTION OF THE SUBSTATION.
 - THE SUBJECT PROPERTIES FALL WITHIN THE HORIZONTAL SURFACE OF THE AIRPORT SAFETY OVERLAY DISTRICT.



Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	MASTER ZONING PLAN
5	GENERALIZED DEVELOPMENT PLAN
6	GENERALIZED DEVELOPMENT PLAN

<p>APPLICANT / OWNER: UNICORN RETAIL LLC 1212 NEW YORK AVE NW STE 560 WASHINGTON, DC 20005</p>	<p>LAND USE ATTORNEY: WALSH, COLUCCI, LUBELEY & WALSH, P.C. 4310 PRINCE WILLIAM PKWY SUITE 300 I PRINCE WILLIAM, VA 22192 PH: (703) 680-4664</p>
<p>CIVIL ENGINEER / LAND PLANNING: IMEG C/O: MIKE MASSEY, P.E. 9301 INNOVATION DRIVE, SUITE 150 MANASSAS, VIRGINIA 20110 PH: (703) 393-9887</p>	



MANASSAS CORPORATE CENTER
 PROFFER AMMENDMENT
 MCC7
 COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	SEPT. 11, 2024	2ND SUBMISSION - REVISED PER COMMENTS
	FEB. 18, 2025	3RD SUBMISSION - REVISED PER COMMENTS
	APRIL 21, 2025	4TH SUBMISSION - REVISED PER COMMENTS

PROJECT No.: 23005982200
 DRAWING No.: 113033
 DATE: NOVEMBER 20, 2023
 SCALE: AS SHOWN
 DESIGN: SEM
 DRAWN: JRM
 CHECKED: RMM

SHEET TITLE:
COVER SHEET

SHEET No.
1

- EASEMENT LEGEND:**
- ACCESS EASEMENTS
 - A2 VEPPO ACCESS EASEMENT INSTR. #201306240064155
 - A3 STORM WATER MANAGEMENT ACCESS EASEMENT INSTR. #201609280079306
 - A4 STORM WATER MANAGEMENT ACCESS EASEMENT INSTR. #201808080041278
 - A5 ACCESS EASEMENT INSTR. #201808080041278
 - A7 STORM WATER MANAGEMENT ACCESS AND PRIVATE ACCESS EASEMENT INSTR. #202008260079122
 - A10 ACCESS EASEMENT INSTR. #202105130058192
 - A11 PUBLIC ACCESS EASEMENT INSTR. #202105130058192
 - BUFFERS
 - B3 BUFFER INSTR. #201308270097427

- ELECTRIC EASEMENTS
- E1 VEPPO SUBSTATION EASEMENT INSTR. #201306240064155
- E2 VEPPO TRANSMISSION EASEMENT INSTR. #201301100030796
- E3 VEPPO UNDERGROUND EASEMENT INSTR. #201406060038701
- E4 ELECTRIC EASEMENT INSTR. #201609280079306
- E5 ELECTRIC EASEMENT INSTR. #201808080041278
- E6 VEPPO ELECTRIC EASEMENT INSTR. #201808080041278
- E9 VEPPO ELECTRIC EASEMENT INSTR. #201808080041278
- E9 TEMPORARY VEPPO ELECTRIC EASEMENT INSTR. #201906260044235

- SANITARY SEWER EASEMENTS
- SS1 SANITARY SEWER EASEMENT D.B. 2320, PG. 1156
- SS2 SANITARY SEWER EASEMENT D.B. 2320, PG. 784
- SS4 PRIVATE SANITARY SEWER EASEMENT INSTR. #202008260079122

- STORM EASEMENTS
- S4 STORM DRAINAGE EASEMENT D.B. 2323, PG. 1330
- S4 STORM DRAINAGE EASEMENT D.B. 2320, PG. 784
- S5 STORM DRAINAGE EASEMENT INSTR. #201202150014256
- S7 STORM DRAINAGE EASEMENT INSTR. #201308270087427
- S8 STORM SEWER EASEMENT INSTR. #201609280079306
- S10 STORM SEWER EASEMENT INSTR. #201808080041278
- S12 STORM DRAINAGE EASEMENT INSTR. #202008260079122
- S14 STORM DRAINAGE EASEMENT INSTR. #202105130058192

- STORM WATER MANAGEMENT EASEMENTS
- SW1 STORM WATER MANAGEMENT EASEMENT INSTR. #201202150014256
- SW3 STORM WATER MANAGEMENT EASEMENT INSTR. #201609280079306

- COMMUNICATIONS EASEMENTS
- T1 TELECOMMUNICATION EASEMENT INSTR. #201609280079306

- TRAIL EASEMENTS
- TR3 TRAIL EASEMENT INSTR. #202008260079122

- WATER LINE EASEMENTS
- W1 WATER LINE EASEMENT INSTR. #201101290007932
- W2 WATER LINE EASEMENT INSTR. #202105130058192
- W10 WATER LINE EASEMENT INSTR. #202105130058192

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD SURVEY.
3. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.), ZONE AND ADDRESS FOR THE PROPERTY SHOWN HEREON ARE AS FOLLOWS:
G.P.I.N. 7694-87-2108 / 10101 HARRY J PARRISH BOULEVARD USE: VACANT MINOR STRUCTURES & SUBSTATION / ZONE: PBD / AREA = 22.5163 ACRES
THE PROPERTY SHOWN HEREON IDENTIFIED AS G.P.I.N. 7694-87-2108 WAS ACQUIRED BY UNICORIN RETAIL LLC BY DEED RECORDED AS INSTRUMENT NUMBER 201609280079306 OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. PARCEL "B-1-B" SHOWN HEREON IS THE RESULT OF A DIVISION OF PARCEL "B-1", RECORDED AS INSTRUMENT NUMBER 201609280079306 AND SHOWN ON THE ASSOCIATED PLAN RECORDED AS INSTRUMENT NUMBER 201609280079306.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PORTIONS, IE WITHIN SHADDED ZONE "X", AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND PORTIONS LIE WITHIN ZONE "A-E". BASE FLOOD ELEVATIONS DETERMINED. ALL AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 511500157-0 AND 5115021750-D EACH HAVING AN EFFECTIVE DATE OF JANUARY 5, 1999 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN A RESOURCE PROTECTION AREA (RPA) AS Delineated ON PRINCE WILLIAM COUNTY PLAN "PW0005-00224-R00"

- GENERAL NOTES:**

- LEGEND:**
- EXISTING LANDBAY B LIMITS
 - PROPERTY LINE
 - LIMITS OF FLOOD HAZARD AREA
 - WETLANDS
 - LIMITS OF EX. PERMANENT CONSERVATION AREA & RESOURCE PROTECTION AREA

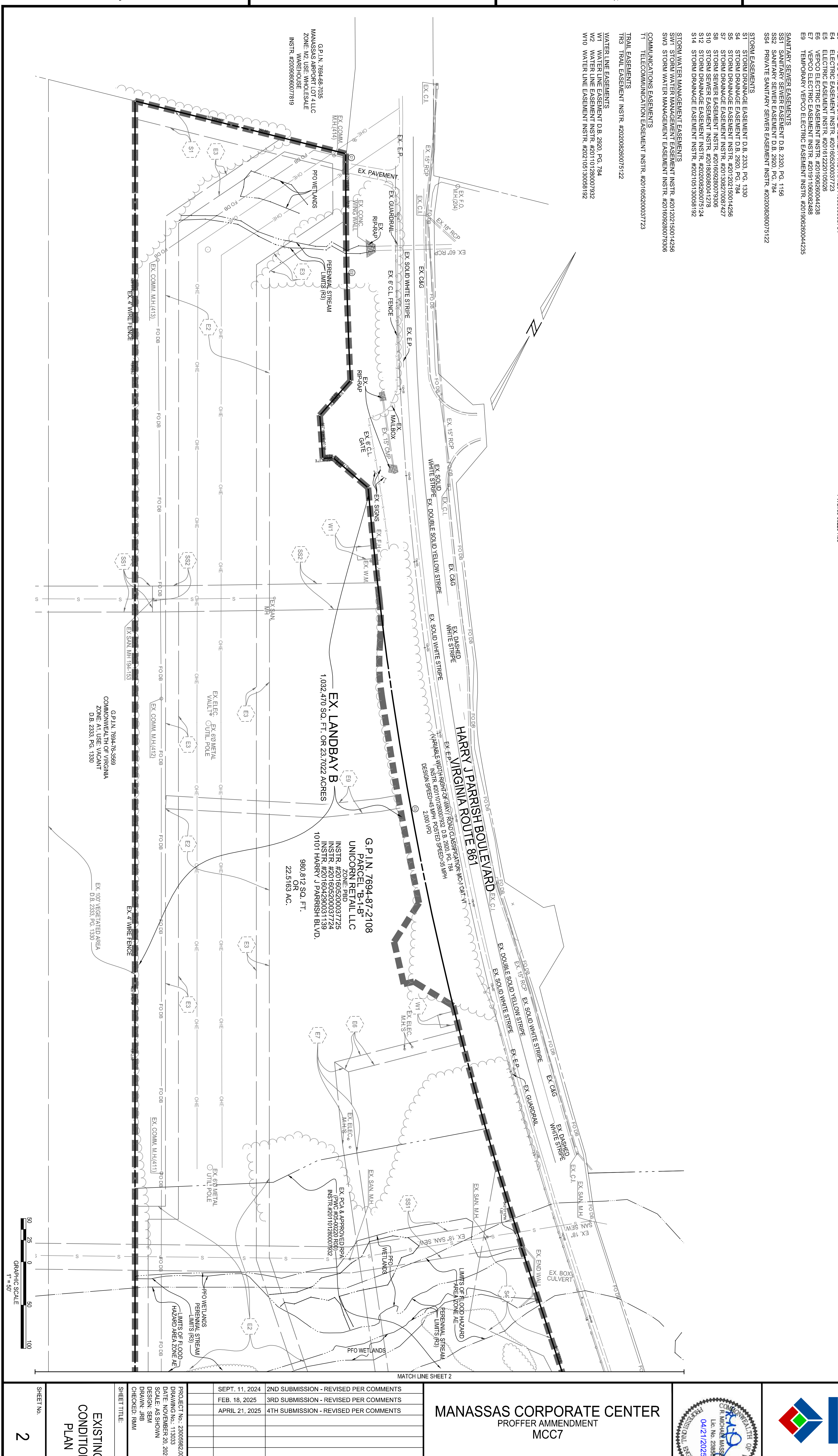
- MANASSAS CORPORATE CENTER**
PROFFER AMMENDMENT
MCC7
- COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	SEPT. 11, 2024	2ND SUBMISSION - REVISED PER COMMENTS
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PROJECT No.: 2305982-00
DRAWING No.: 113033
DATE: NOVEMBER 20, 2023
SCALE: AS SHOWN
DESIGN: SEM
DRAWN: JRB
CHECKED: RMM

EXISTING CONDITIONS PLAN

SHEET No. 2



MANASSAS CORPORATE CENTER PROFFER AMMENDMENT MCC7

COLES MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

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Manassas, VA 20110 P 703.393.9887
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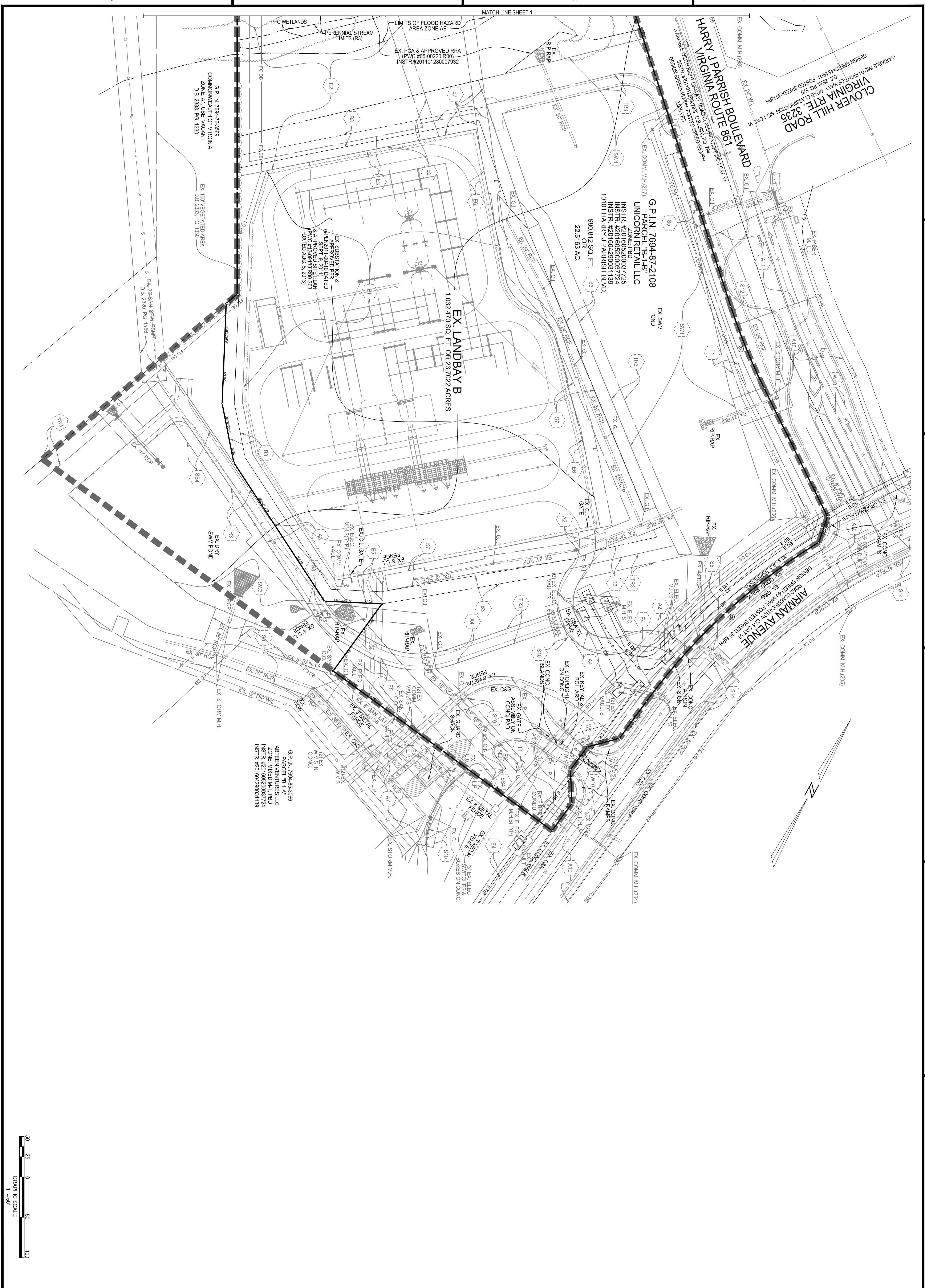
PROFESSIONAL SEAL OF F. MICHAEL MASSEY, LICENSED PROFESSIONAL SURVEYOR, NO. 2988, STATE OF VIRGINIA, COMMISSION EXPIRES 04/21/2025.

MARK	DATE	DESCRIPTION
	SEPT. 11, 2024	2ND SUBMISSION - REVISED PER COMMENTS
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	APRIL 21, 2025	4TH SUBMISSION - REVISED PER COMMENTS

PROJECT No.: 2305982-00
DRAWING No.: 113033
DATE: NOVEMBER 20, 2023
SCALE: AS SHOWN
DESIGN: SEM
DRAWN: JRB
CHECKED: RMM

EXISTING CONDITIONS PLAN

SHEET No. 2



MANASSAS CORPORATE CENTER
 PROFFER AMMENDMENT
MCC7

COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
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PROJECT No.: 23005982.00
 DRAWING No.: 113033
 DATE: NOVEMBER 20, 2023
 SCALE: AS SHOWN
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 CHECKED: RMM

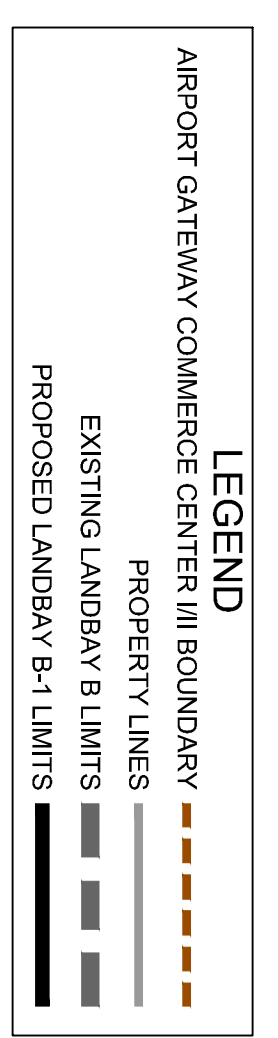
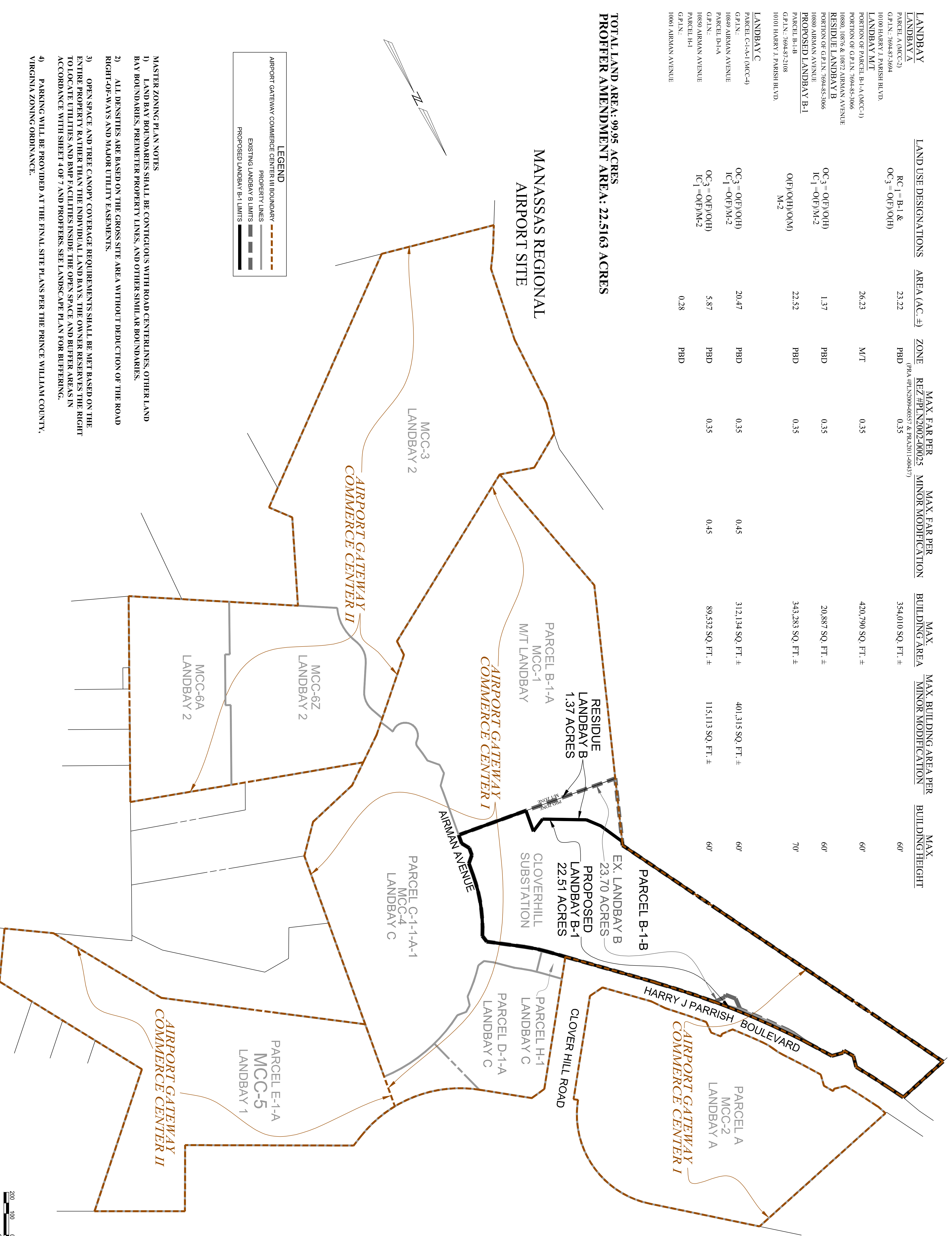
**EXISTING
 CONDITIONS
 PLAN**

SHEET No. **3**

LANDBAY	LAND USE DESIGNATIONS	AREA (AC. ±)	ZONE	MAX. FAR PER REZ #PLN2002-00025 (PRA #PLN2009-00057 & PRA2011-00437)	MAX. FAR PER MINOR MODIFICATION	MAX. BUILDING AREA PER MINOR MODIFICATION	MAX. BUILDING HEIGHT
LANDBAY A PARCEL A (MCC-2) G.P.L.N.: 769487-2604 10100 HARRY J. PARRISH BLVD. LANDBAY M/T	RC ₁ = B-1 & OC ₃ = O(F)/O(H)	23.22	PBD	0.35	354,010 SQ. FT. ±	60'	
PORTION OF PARCEL B-1-A (MCC-1) PORTION OF G.P.L.N. 769488-3066		26.23	M/T	0.35	420,790 SQ. FT. ±	60'	
RESIDUE LANDBAY B PORTION OF G.P.L.N. 769488-3066 10880 AIRMAN AVENUE	OC ₃ = O(F)/O(H) IC ₁ = O(F)/M-2	1.37	PBD	0.35	20,887 SQ. FT. ±	60'	
PROPOSED LANDBAY B-1 PARCEL B-1-B G.P.L.N.: 769487-2108 10101 HARRY J. PARRISH BLVD.	O(F)/O(H)/O(M) M-2	22.52	PBD	0.35	343,283 SQ. FT. ±	70'	
LANDBAY C PARCEL C-1-A-1 (MCC-4) G.P.L.N.: 10849 AIRMAN AVENUE PARCEL D-1-A G.P.L.N.: 10850 AIRMAN AVENUE PARCEL H-1 G.P.L.N.: 10061 AIRMAN AVENUE	OC ₃ = O(F)/O(H) IC ₁ = O(F)/M-2 OC ₃ = O(F)/O(H) IC ₁ = O(F)/M-2	20.47 5.87 0.28	PBD PBD PBD	0.35 0.35 0.35	312,134 SQ. FT. ± 89,532 SQ. FT. ± 115,113 SQ. FT. ±	60' 60'	

TOTAL LAND AREA: 99.95 ACRES
PROFFER AMENDMENT AREA: 22.5163 ACRES

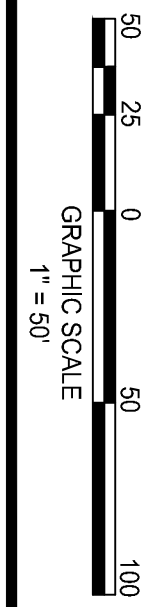
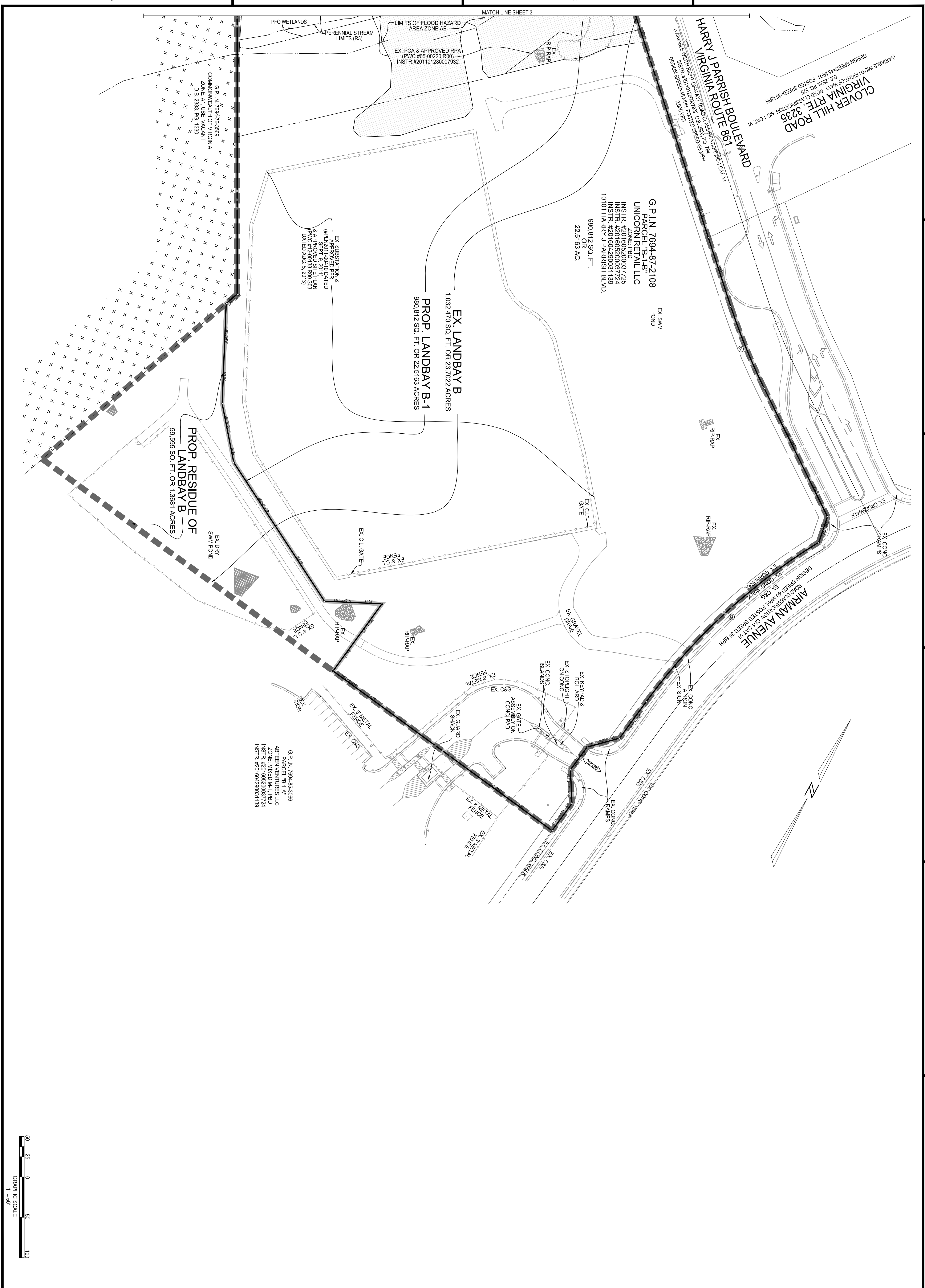
MANASSAS REGIONAL AIRPORT SITE



- MASTER ZONING PLAN NOTES**
- 1) LAND BAY BOUNDARIES SHALL BE CONTIGUOUS WITH ROAD CENTERLINES, OTHER LAND BAY BOUNDARIES, PREEMPTER PROPERTY LINES, AND OTHER SIMILAR BOUNDARIES.
 - 2) ALL DENSITIES ARE BASED ON THE GROSS SITE AREA WITHOUT DEDUCTION OF THE ROAD RIGHT-OF-WAYS AND MAJOR UTILITY EASEMENTS.
 - 3) OPEN SPACE AND TREE CANOPY COVERAGE REQUIREMENTS SHALL BE MET BASED ON THE ENTIRE PROPERTY RATHER THAN THE INDIVIDUAL LAND BAYS. THE OWNER RESERVES THE RIGHT TO LOCATE UTILITIES AND BMP FACILITIES INSIDE THE OPEN SPACE AND BUFFER AREAS IN ACCORDANCE WITH SHEET 4 OF 7 AND PROFFERS. SEE LANDSCAPE PLAN FOR BUFFERING.
 - 4) PARKING WILL BE PROVIDED AT THE FINAL SITE PLANS PER THE PRINCE WILLIAM COUNTY, VIRGINIA ZONING ORDINANCE.



<p>PROJECT No.: 23005982100 DRAWING No.: 113033 DATE: NOVEMBER 20, 2023 SCALE: AS SHOWN DESIGN: SEM DRAWN: JRB CHECKED: RMM</p>	<p>SEPT. 11, 2024 2ND SUBMISSION - REVISED PER COMMENTS FEB. 18, 2025 3RD SUBMISSION - REVISED PER COMMENTS APRIL 21, 2025 4TH SUBMISSION - REVISED PER COMMENTS</p>	<p>MANASSAS CORPORATE CENTER PROFFER AMMENDMENT MCC7</p> <p>COLES MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA</p>		
<p>PROJECT TITLE: MASTER ZONING PLAN</p>		<p>SHEET No. 4</p>		
MARK	DATE	DESCRIPTION		



MARK	DATE	DESCRIPTION
	SEPT. 11, 2024	2ND SUBMISSION - REVISED PER COMMENTS
	FEB. 18, 2025	3RD SUBMISSION - REVISED PER COMMENTS
	APRIL 21, 2025	4TH SUBMISSION - REVISED PER COMMENTS

MANASSAS CORPORATE CENTER
 PROFFER AMMENDMENT
MCC7

COLES MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

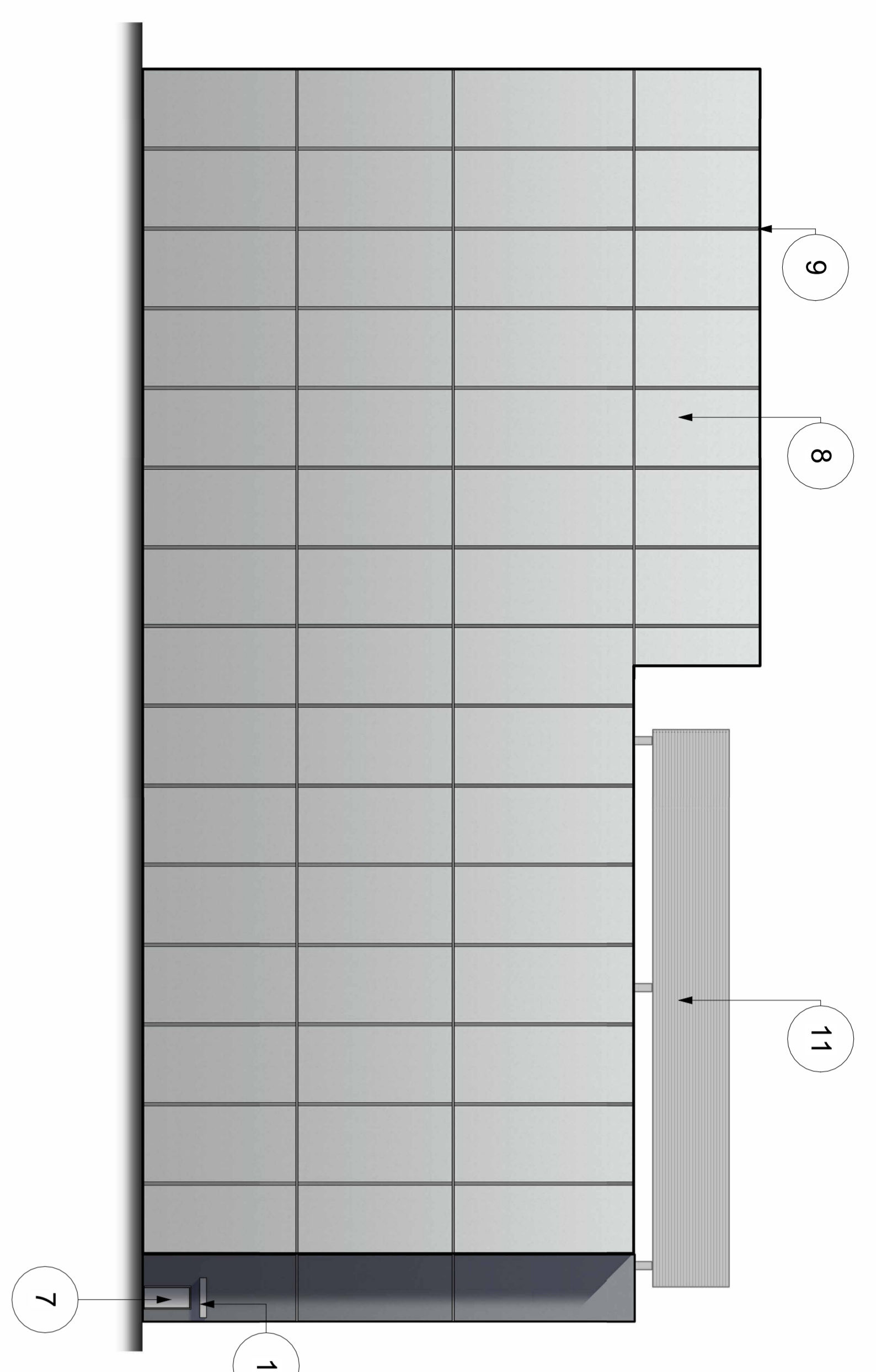


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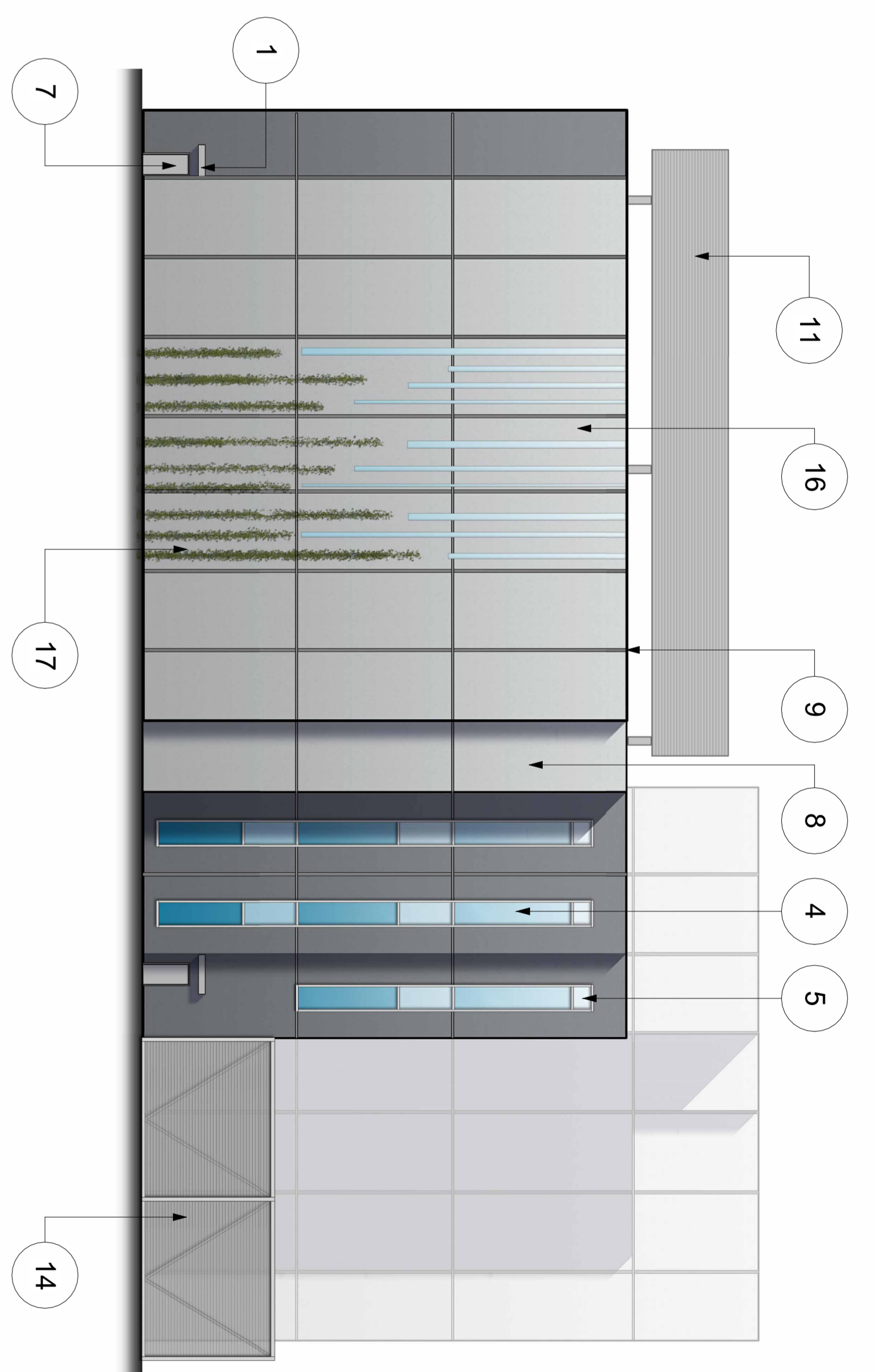
SHEET No. **6**

GENERALIZED DEVELOPMENT PLAN

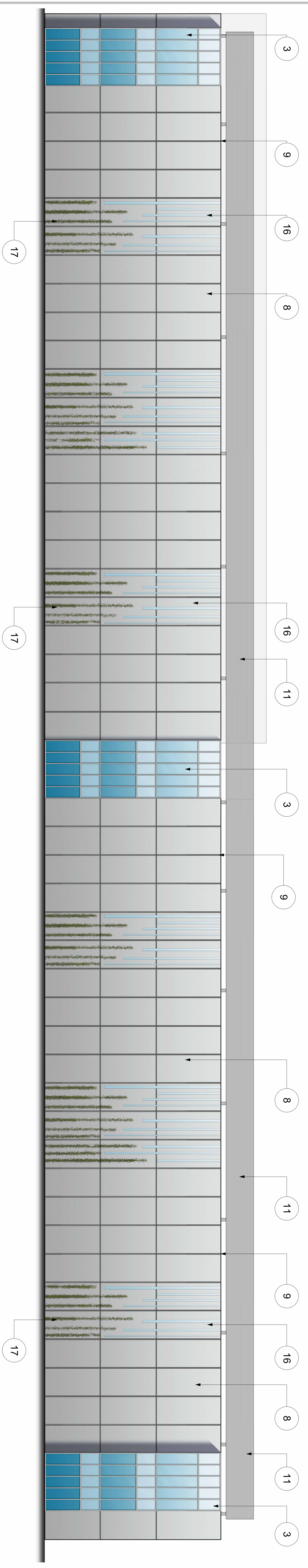
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 DRAWING No.: 113033
 DATE: NOVEMBER 20, 2023
 SCALE: AS SHOWN
 DESIGN: SEM
 DRAWN: JRB
 CHECKED: RMM



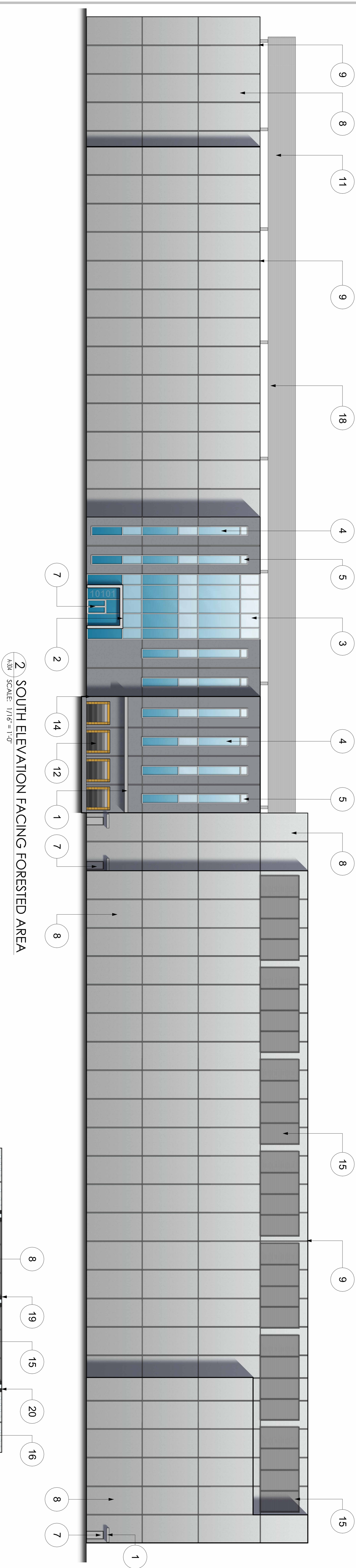
3 EAST ELEVATION FACING CLOVER HILL SUBSTATION
ASB / SCALE: 1/16" = 1'-0"



4 WEST ELEVATION FACING ADJACENT WAREHOUSE
ASB / SCALE: 1/16" = 1'-0"



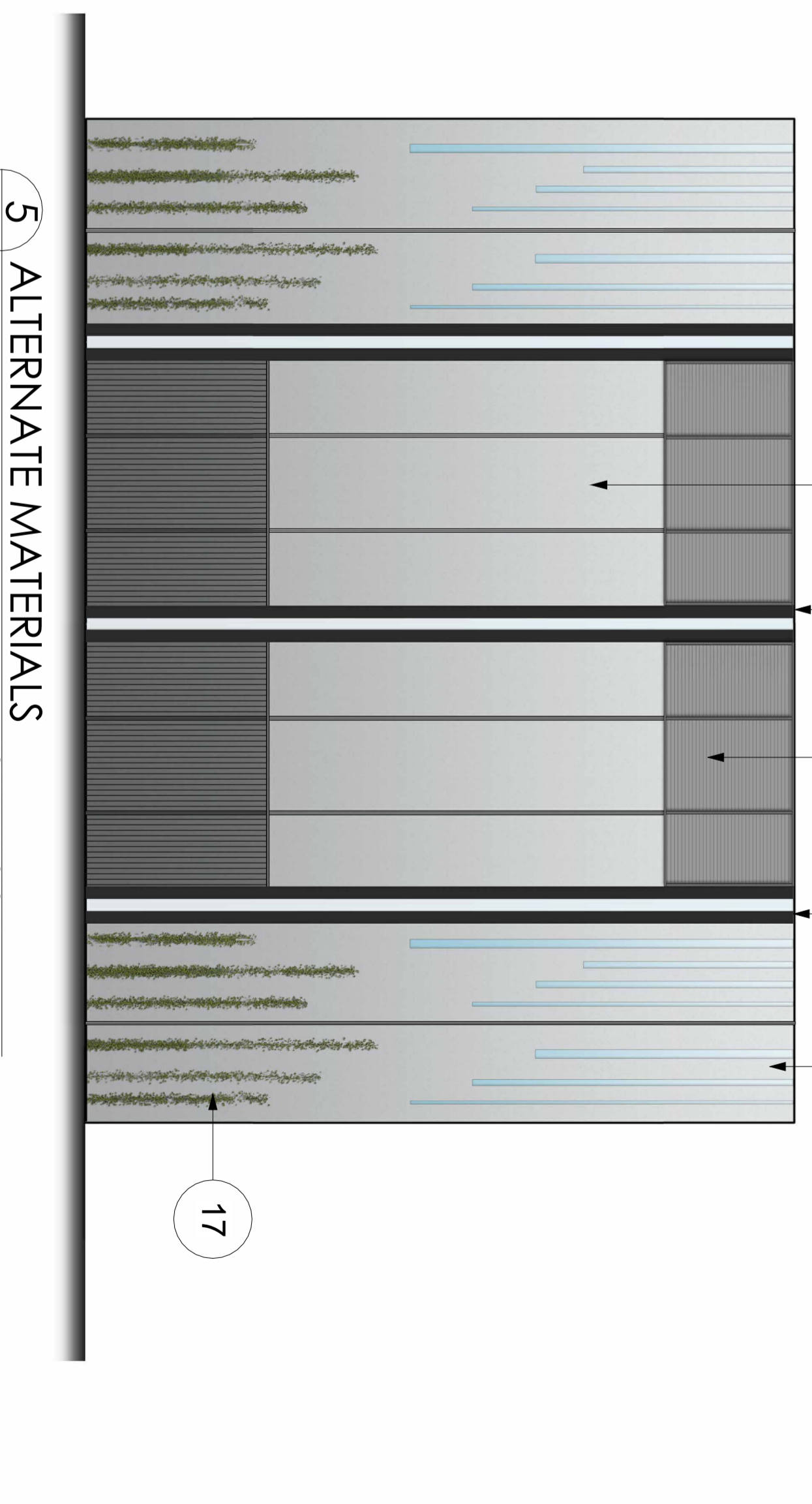
1 NORTH ELEVATION FACING HARRY J PARRISH BLVD
ASB / SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION FACING FORESTED AREA
ASB / SCALE: 1/16" = 1'-0"

ELEVATION KEYNOTES	
1	CANOPY
2	ENTRANCE CANOPY
3	STD CURTAIN WALL WITH VISION AND SPANDREL GLASS
4	VISION GLASS
5	SPANDREL GLASS
6	NOT USED
7	DOOR AS SCHEDULED
8	PRECAST PANEL, TYP.
9	PANEL JOINT, TYP.

ELEVATION KEYNOTES	
11	ROOF SCREEN WALL
12	OVERHEAD DOOR
14	METAL CLADDED FENCE / SCREEN WALL
15	ALUMINUM LOUVERS
16	PRECAST RAIN PANEL WITH STAINLESS STEEL INSERTS
17	GREEN WALL CABLE SYSTEM FOR VINES
18	MECHANICAL PLATFORM
19	PRECAST PANEL, PAINTED, TYP
20	COMPOSITE METAL PANEL, ANODIZED BRUSH



5 ALTERNATE MATERIALS
FOR REFERENCE ONLY
ASB / SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

KEY PLAN

MCC7
MANASSAS, VA

04/17/2025 SD Final
2025 Submission

NO DATE ISSUE

RESUBMITTER: VSW
DATE: 2/28/24
FILE: BSMW.BX
SCALE: 1/8" = 1'-0"
TITLE: BUILDING ELEVATIONS

RESUBMITTER: VSW
DATE: 2/28/24
FILE: BSMW.BX
SCALE: 1/8" = 1'-0"
TITLE: BUILDING ELEVATIONS

A-304

VSW

ARCHITECTURAL PLANNING & INTERIORS
10000 WOODBURN ROAD, SUITE 100
MANASSAS, VA 20108
PHONE: (703) 790-0000
FAX: (703) 790-0001

KW mission critical
233 N. Water Street
6th Floor
Milwaukee, WI 53202

RATHGEBER/GOSS ASSOCIATES
Consulting Structural Engineers
15877 Crabbs Branch Way
Rockville, Maryland 20855
Phone: (301) 590-0071 Fax: (301) 590-0073

christopher consultants
5001 Innovation Drive, Suite 150
Manassas, VA 20110

CloudHQ

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

**March 12, 2024
Regular Meeting
Res. No. 24-016**

SECOND: BRICKLEY

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:

Case Number	Name	Recommendation
REZ2024-00017	8548 Wellington Road Property	No Further Work
SUP2024-00017	James Madison Marketplace	Applicant fabricate and install an Historical Marker at the property, recognizing what appears to be the first business established after the burning of Haymarket (Hullfish Family General Store), with text provided by the Historical Commission.
REZ2024-00016	James Madison Marketplace Proffer Amendment	
REZ2022-00030	Bristow Campus 3 rd Submission	No Further Work
SUP2022-00034	Bristow Campus 3 rd Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00024	13000 Sport and Health Drive	No Further Work
REZ2024-00023	Hoadly Square Rezoning	Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. and Preservation or avoidance of site discovered as a result of the Phase I study that identified a previously unknown prehistoric lithic quarry and workshop with "potential to yield significant data to our understanding of local and regional prehistory".
REZ2024-00025	Manassas Corporate Center MCC-7 Proffer Amendment	No Further Work
REZ2024-00026	Gordon Plaza Rezoning	No Further Work
SUP2024-00026	Gordon Plaza Retail	No Further Work
REZ2022-00035	Grayson Overlook - 3 rd Submission	Table
REZ2017-00005	Innovation South Rezoning	No Further Work
SUP2024-00028	Chick-Fil-A at Sowder Village Special Use Permit Amendment	No Further Work
SUP2024-00029	Kane Kennel	No Further Work
SUP2024-00030	Sonic at Barracks Row	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brace, Porter

MOTION CARRIED

ATTEST: 
Secretary to the Commission