



PRINCE WILLIAM
COUNTY

CPA2021-00004

PW Digital Gateway

PC Work Session
July 20, 2022

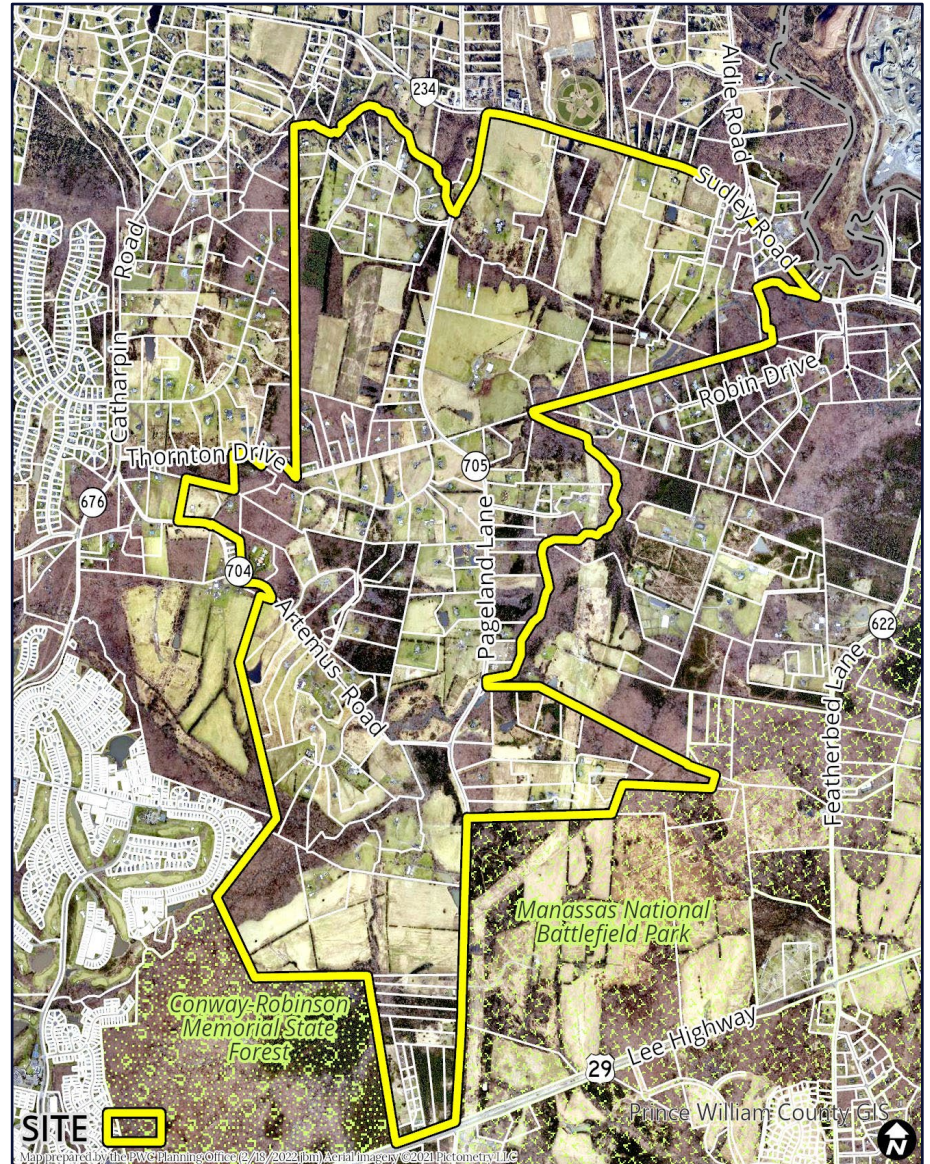
Planning Office

Background

PW Digital Gateway is a Comprehensive Plan Amendment request to redesignate the Pageland Corridor to allow for **Data Center development**

- Applicant submitted
- ± 801.59 acres
- Three noncontiguous area

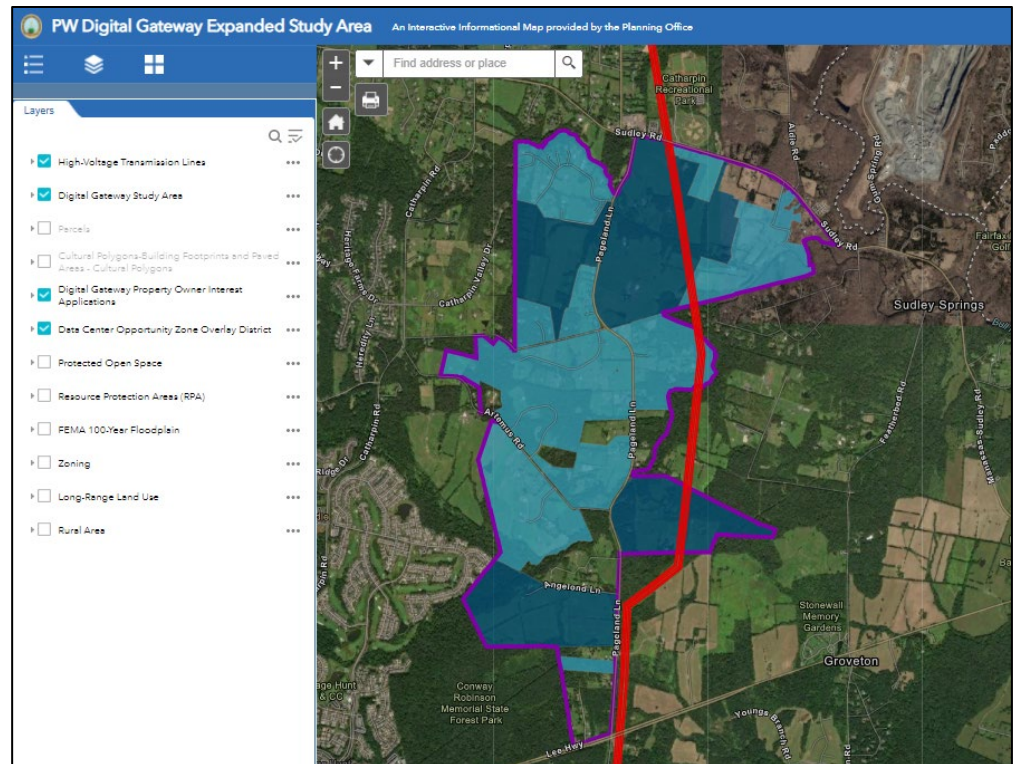
On July 20, 2021 the Board of County Supervisors **initiated** the request with an **expanded study area**



Study Area Boundary

The BOCS initiated the CPA with an expanded study area between **Route 29** and **Route 234**. The Planning Office established five criteria to further define the study area:

1. Original application area
2. Board directed expansion
3. Property owner input
4. Established communities
5. Existing cultural and environmental resources



Community Input

The Planning Office hosted two meetings:

- **January 27, 2022**
In-person meeting
- **February 3, 2022**
Virtual continuation meeting

Additionally, the Planning Office has received numerous comments from the general public and community organizations including phone calls, emails, letters



CPA2021-00004 PW Digital Gateway



Principles of Decision Making

- Incorporate findings from relevant studies:
 - Spatial/layer analysis of the study area
 - Economic Development analysis of 20-year targeted industry demand
- Input from the general public and stakeholders
- Identify environmentally sensitive areas and areas that are incompatible with development
- Capitalize on opportunities to connect open spaces for equestrian/trail corridors to existing parks and open spaces
- Identify and minimize potential impacts to existing adjacent residential and other incompatible land uses
- Preserve priority historic viewsheds from Manassas National Battlefield Park
- Identify cultural resources and appropriate methods to protect/preserve them

Draft Plan

The Planning Office posted the draft on **July 7, 2022**

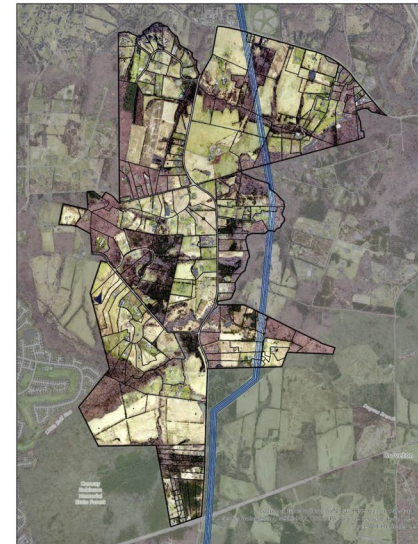
It provides policy and action strategy recommendations and is broken into ten (10) sections:

- Long-Range Land Use
- Community Design
- Cultural Resources
- Economic Development
- Green Infrastructure
- Mobility
- Water and Sewer
- Sustainability
- Level of Service
- Implementation Plan



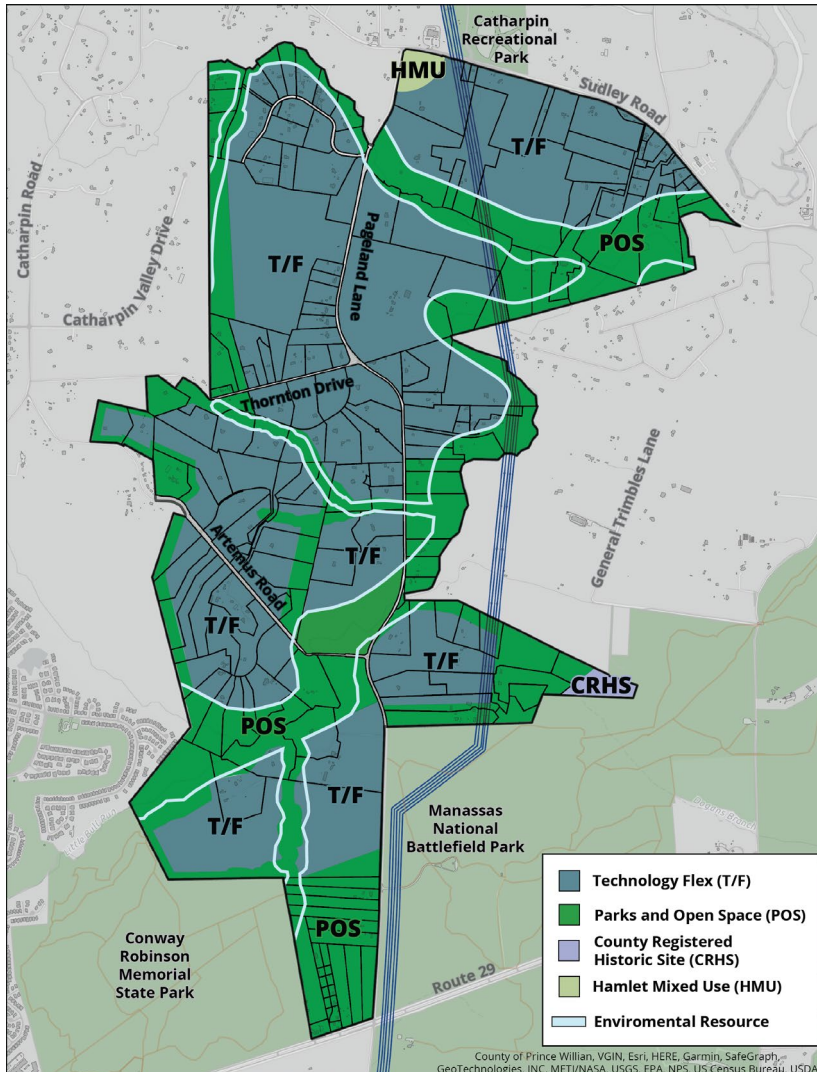
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PW Digital Gateway



June 21, 2022 (Drafting in Progress)
July 7, 2022 (Published)

Long-Range Land Use



Key Provisions:

- Primary Use is limited to data centers and accessory uses
- Plan utilizes for land use designations:
 - Technology Flex (T/F) at the T-3 transect density
 - Parks and Open Space (POS) over areas identified for environmental protections
 - County Registered Historic Site (CRHS) over areas within the legislative boundary of MNB
 - Hamlet Mixed Use (HMU) to complement the Hamlet designation proposed in the Land Use Chapter.

Community Design



Key Provisions:

- Provided to ensure high quality development that utilizes **context sensitive design**
- Encourages site specific designs
- When facing and visible from Manassas National Battlefield Park should be non-reflective and earth toned to help buildings blend into the horizon
- Screening of mechanical equipment
- Sound attenuation enclosures around generators
- Innovative substation designs

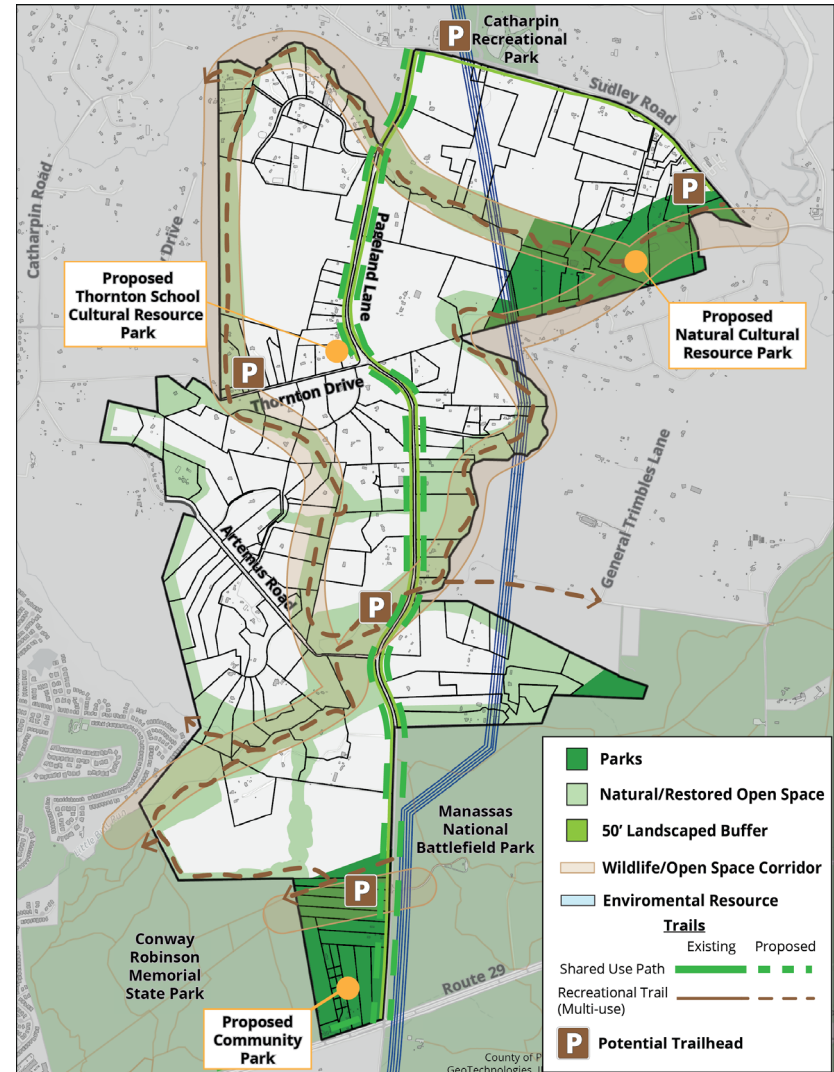
Key Provisions:

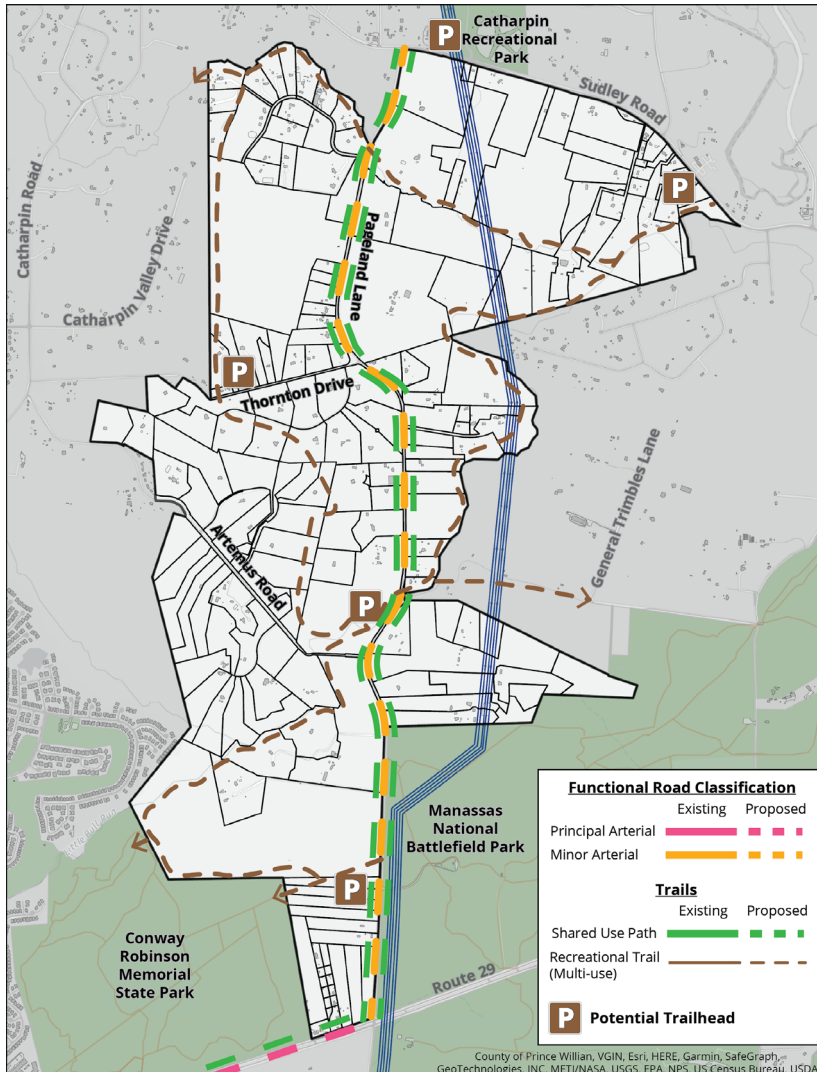
- Promote development that further enhances economic vitality
- Reduce competition between data centers and distribution facilities for existing M-1 and M-2 zoned land
- Partner with George Mason University
- Explore partnerships with Northern Virginia Community College and PWCPS for internships and apprenticeships

Green Infrastructure

Key Provisions:

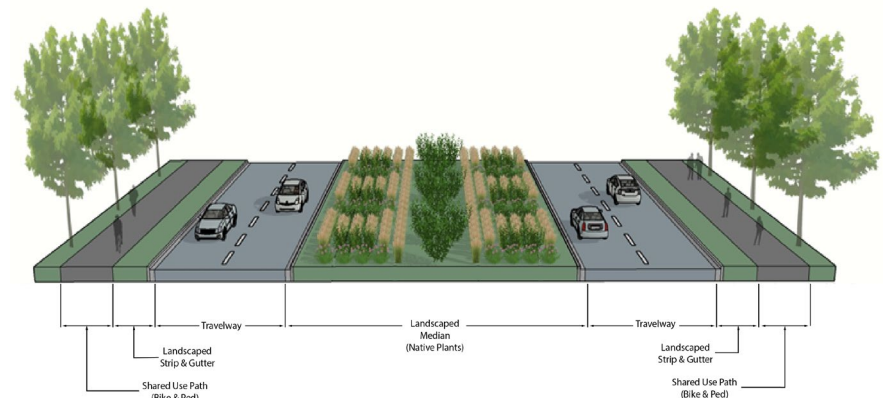
- Identifies three (3) parks:
 1. Southern Community Park
 2. Thornton School Cultural Resource Park
 3. Natural Cultural Resource Park
- Protections for Environmental Resources
- Establishes three (3) wildlife corridors
- Enhanced 150 feet buffers around between incompatible uses





Key Provisions:

- Proposed Pageland Lane as a 4-lane modified Minor Arterial
 - Shared use path on both sides
- Extensive trail network connecting the proposed parks, Catharpin Greenway, and MNBP and Conway Robinson State Forest

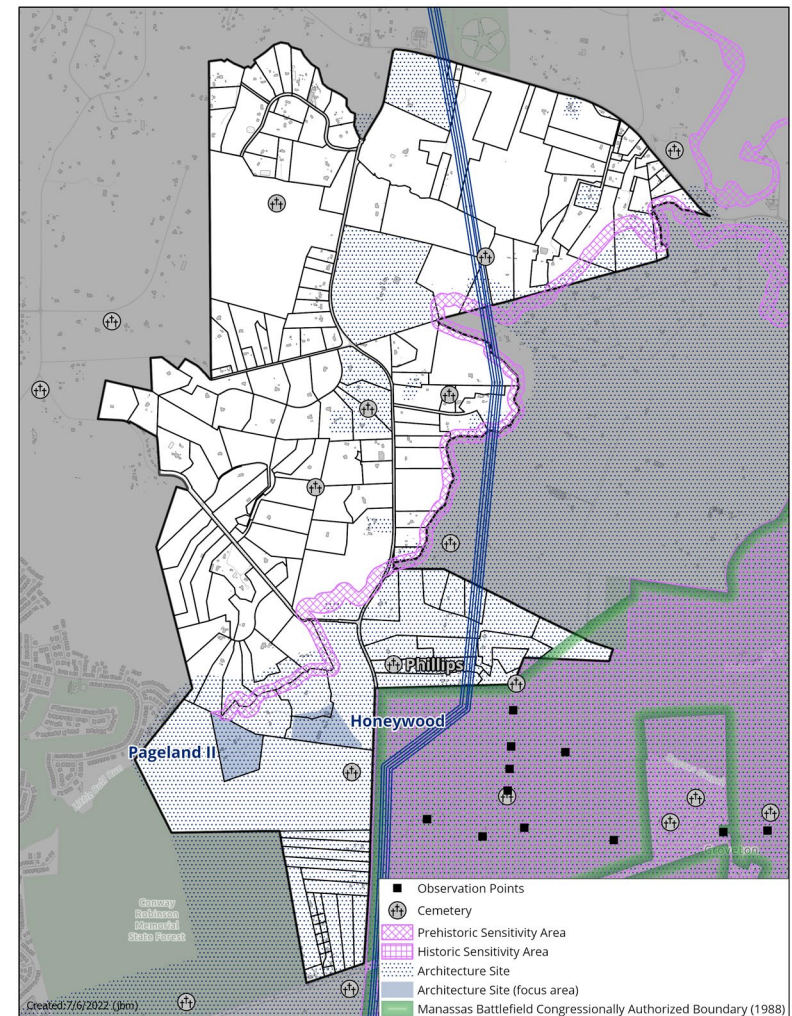


Cultural Resources

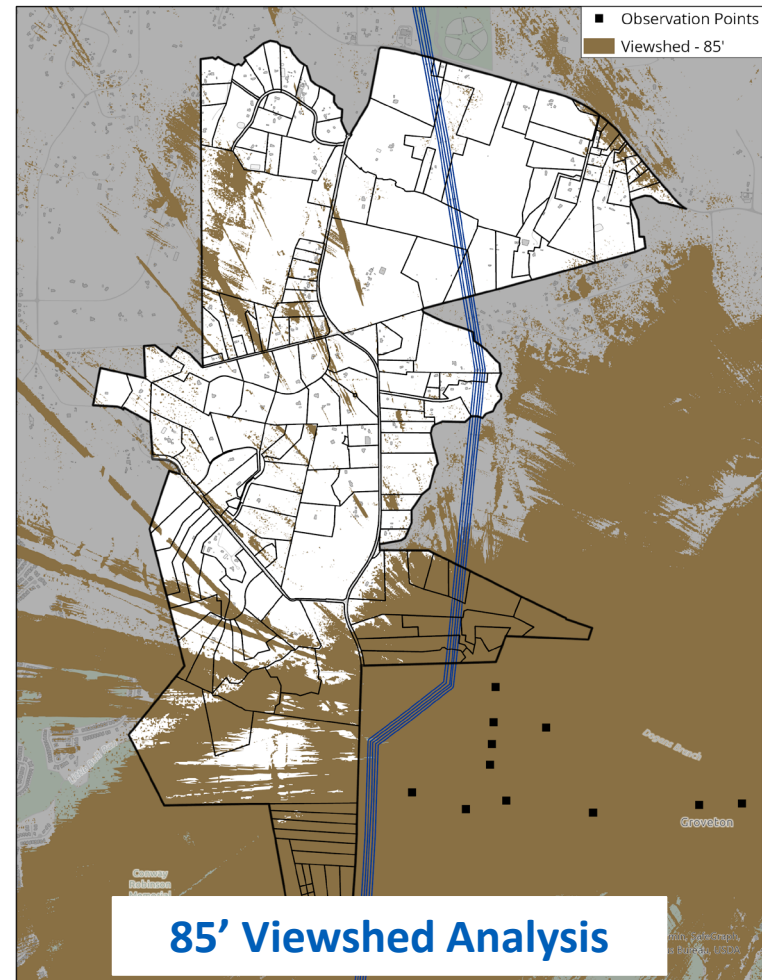
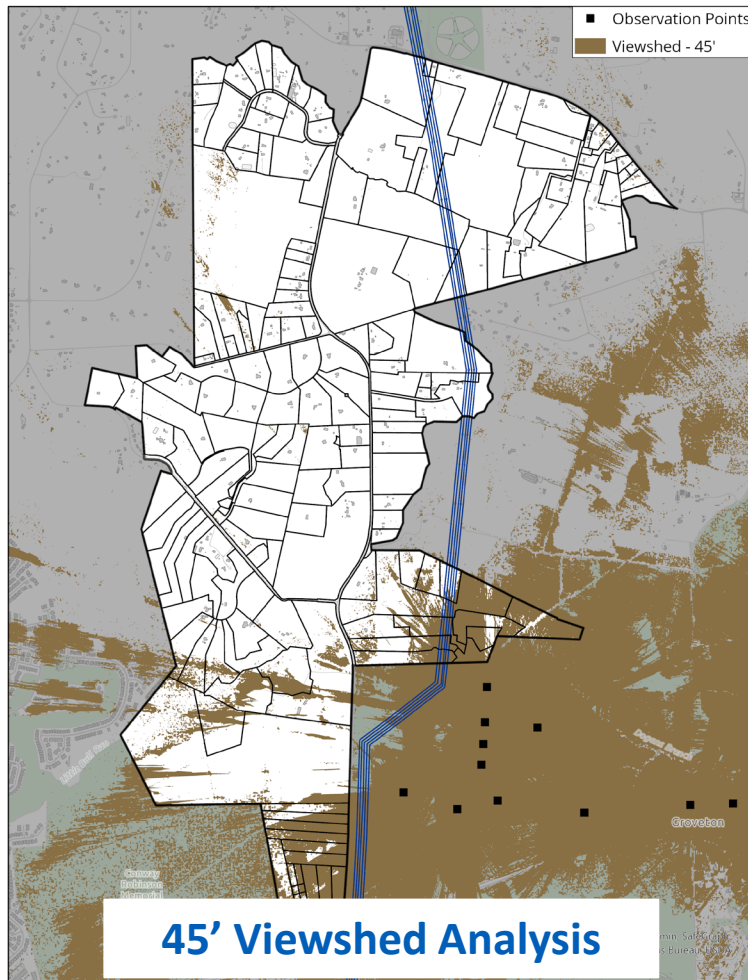
Key Provisions:

- Prioritize preservation and protection of existing cultural resources
- Minimize impacts to significant viewsheds
- Encourage preservation and interpretation of local and national history
- Applications required to submit viewshed analyses
- Building height* should be limited to 45' in the southern district unless no impacts or mitigated impacts to MNBP

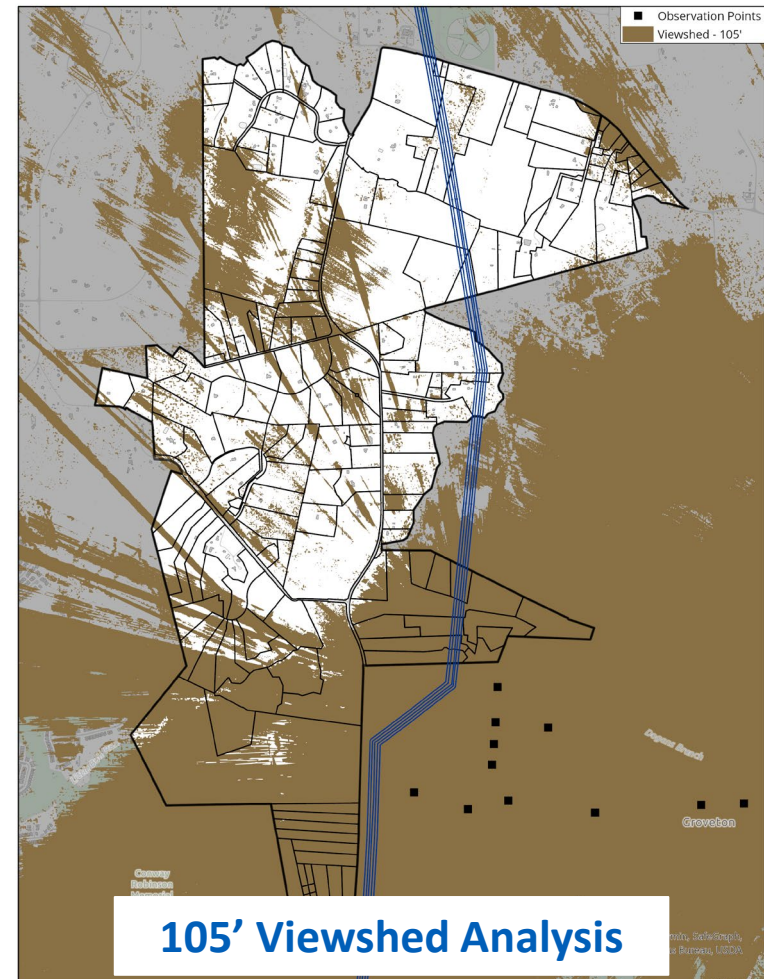
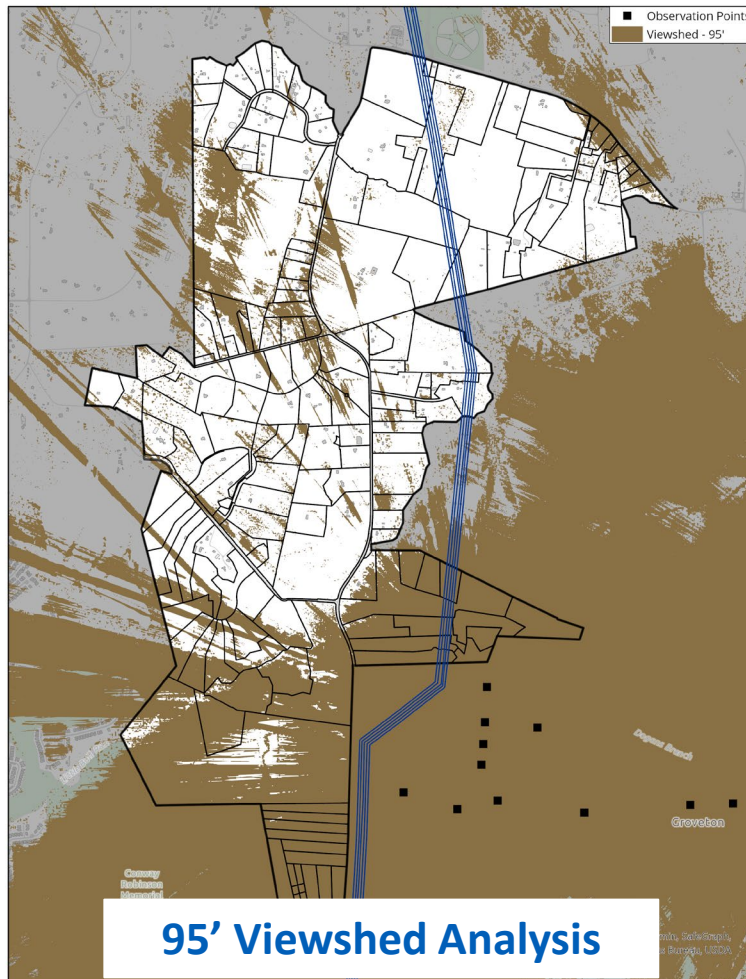
*including rooftop mechanicals



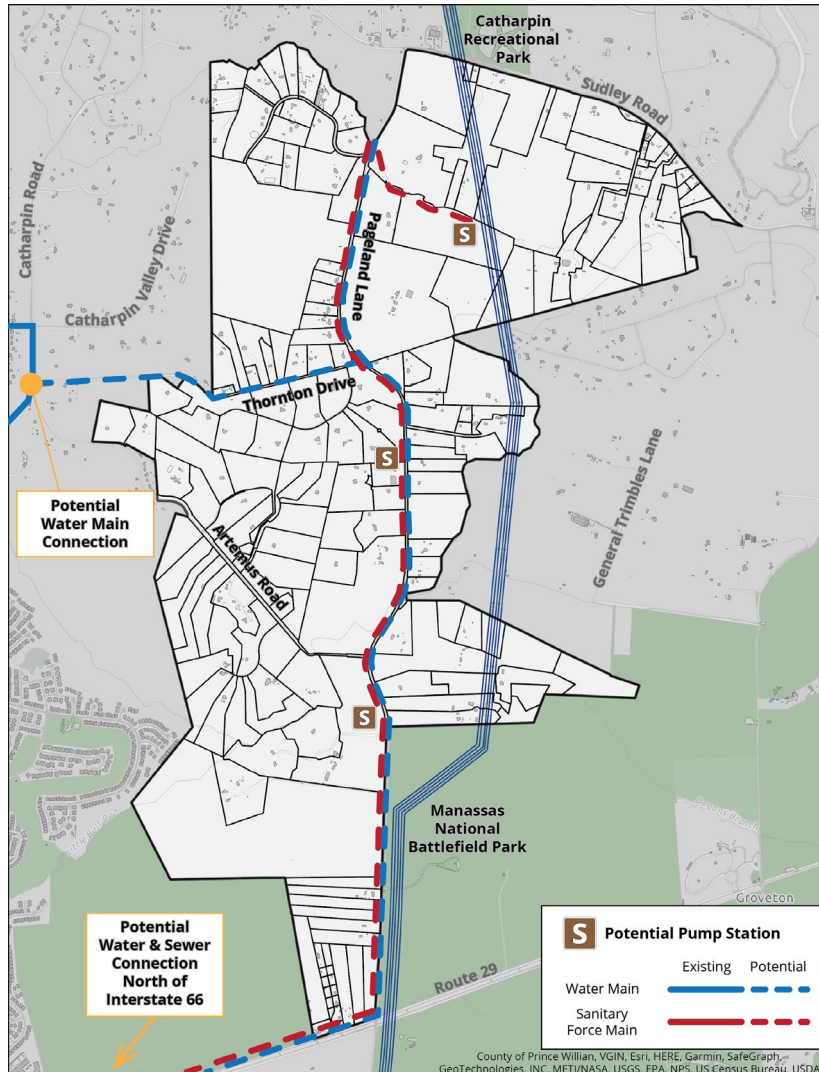
Viewshed Analysis



Viewshed Analysis



Water and Sewer



Key Provisions:

- Development shall be on public water and sewer
- Encourage efficient water usage utilizing “closed loop” or “no water” systems
- Design and construction of infrastructure need to serve development will be borne by the proposed development
- Encourage development to remove existing wells and septic systems

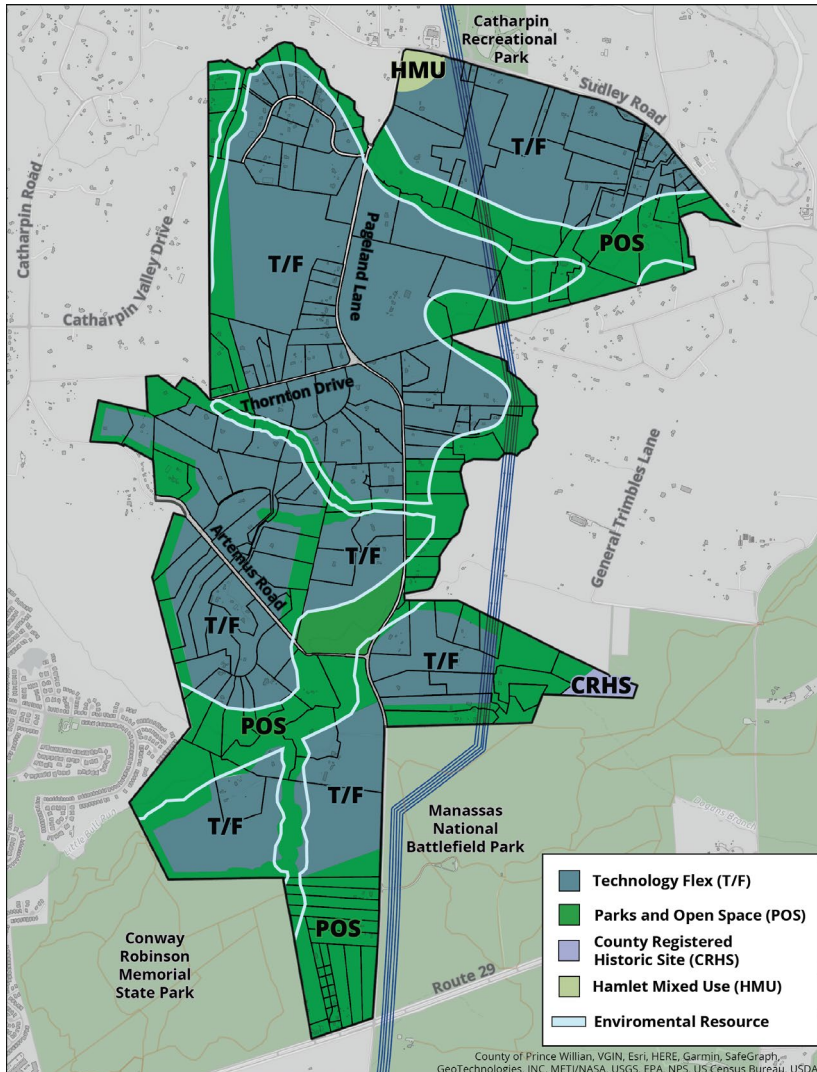
Sustainability

Key Provisions:

- Encourage development to be a steward of world class innovation and sustainability
- Encouraged enhanced indoor environmental quality (“IEQ”)
- Encourage energy efficiency design and operation standards
- Encourage renewable energy on-site
- Enhanced erosion and sediment control



Level of Service



The CPA is anticipated to have significant level of service (LOS) needs related to trails, sidewalks, open space, access to services and mitigation of historical and cultural resources. The LOS component is aimed at providing guidance to help achieve the features identified in the Study Area

- Still under development

Implementation Plan

The Implementation Plan provides additional guidance on the timing of actionable items identified in the draft plan and includes an infrastructure and facilities component

1. Ongoing
2. Short-Term (0-5 years)
3. Medium-Term (6-15 year)
4. Long-Term (16 – 20 years)

Timeframe	Policy Section	Action Item	Responsible Party
Ongoing	Land Use	Develop and monitor an inventory of existing and planned development within the Study Area	PWC
Ongoing	Cultural Resources	Coordinate with Manassas National Battlefield Park to identify areas for reforestation/vegetation for enhanced screening	Private Partners/Manassas National Battlefield Park/PWC
Short-Term	Cultural Resources	Develop a detailed history of Honeywood	PWC/Private Partners where appropriate and consistent with applicable law
Short-Term	Cultural Resources	Define the historic boundary of the "Settlement" Community and Thornton School	PWC/Private Partners where appropriate and consistent with applicable law
Short-Term	Cultural Resources	Develop an Interpretative Plan for use throughout the Study Area	PWC/Private Partners where appropriate and consistent with applicable law
Short-Term	Community Design Cultural Resources Green Infrastructure Mobility	Develop a Master Landscaping, Vegetation, Fencing, and Signage Plan	PWC/Private Partners where appropriate and consistent with applicable law

Next Steps

Next steps include:

- Incorporate feedback from today's work session
- Post a 2nd draft with feedback and finalized LOS section
- Schedule PC Hearing
- Schedule BOCS Hearing

